

ENVIRONMENTAL ASSESSMENT  
MORRO BAY FIRE STATION  
CITY OF MORRO BAY FIRE DEPARTMENT  
EMW-2009-FC-00374R  
*November 2010*



**FEMA**

**U.S. Department of Homeland Security**  
Federal Emergency Management Agency  
Region IX  
1111 Broadway - Suite 1200  
Oakland, CA 94607

**ENVIRONMENTAL ASSESSMENT  
MORRO BAY FIRE STATION  
CITY OF MORRO BAY FIRE DEPARTMENT  
EMW-2009-FC-00374R**

For submittal to:

U.S. Department of Homeland Security/Federal  
Emergency Management Agency  
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# ***SECTION 1.0***

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## ***INTRODUCTION***

# SECTION 1.0

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## INTRODUCTION AND PURPOSE AND NEED

### 1.1 INTRODUCTION

This Environmental Assessment (EA) has been prepared for a proposal by the City of Morro Bay (City) to complete Phase II (administrative offices, living quarters, and training center facility) of the reconstruction of the City's fire station (Proposed Project). Under the American Recovery and Reinvestment Act of 2009 (ARRA), the Department of Homeland Security Federal Emergency Management Agency (FEMA) may provide grant funding for the Proposed Project through its Fire Station Construction Grant Program (SCG) (Proposed Action). In accordance with the National Environmental Policy Act (NEPA), an environmental review is required to assess the environmental impacts to the quality of the human environment should FEMA provide funding to the City for the Proposed Project.

This EA has been prepared in accordance with NEPA, the President's Council on Environmental Quality regulations to implement NEPA (40 CFR Parts 1500-1508), and FEMA's regulations for the implementation of NEPA (44 CFR Part 10). FEMA is required to consider potential environmental impacts before funding or approving actions and projects. This document provides a description of the Proposed Action and an analysis of the potential environmental consequences associated with the release of the funds to the City, which would result in the development of the Proposed Project. This EA also includes a discussion of alternatives, impact avoidance, and mitigation measures. Consistent with the requirements of NEPA, FEMA will use the findings in this EA to determine whether to prepare an Environmental Impact Statement (EIS) or a Finding of No Significant Impact (FONSI).

### 1.2 LOCATION AND SETTING

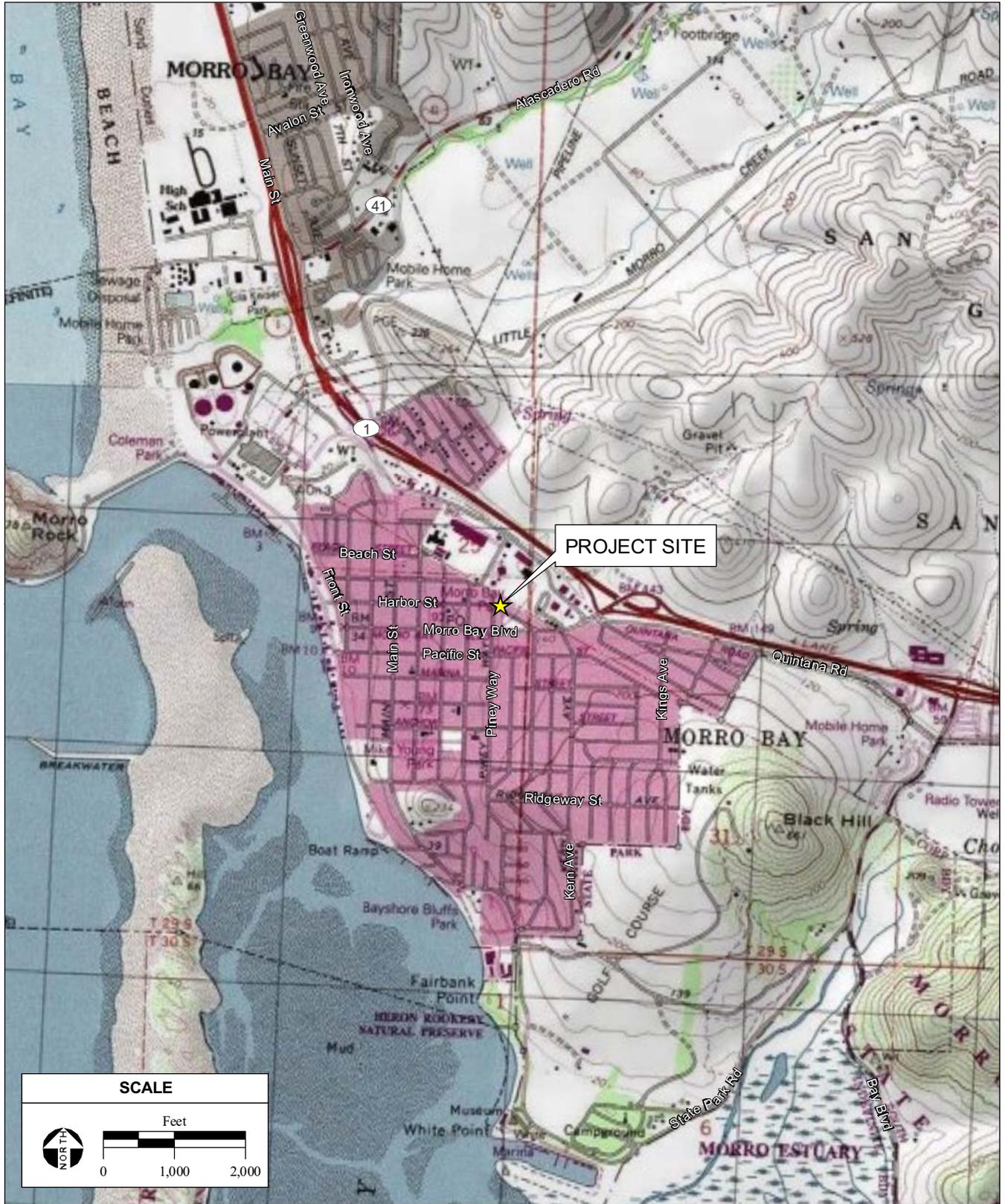
The project site addressed in this EA is located in the southeastern portion of the City, approximately 0.2 miles southwest of State Route 1 (SR-1). The project site, which covers approximately 4,500 square feet (0.1 acres) is located within a 0.72 acre parcel (Assessor's Parcel No. 66-071-035) owned by the City. The parcel is situated within an unsectioned portion of T29S, R10E, Mount Diablo Baseline Meridian, as depicted on the *Morro Bay South, CA* USGS 7.5 minute topographic quadrangle (**Figures 1 and 2**).



SOURCE: ESRI Data, 2010; AES, 2010

Morro Bay Fire Station EA / 210538 ■

**Figure 1**  
Regional Location



SOURCE: "Morro Bay South, CA" USGS 7.5 Minute Topographic Quadrangle, Unsectioned Area of Morro Bay, T29S, R10E, Mt. Diablo Baseline & Meridian; ESRI Data, 2010; AES, 2010

Morro Bay Fire Station EA / 210538 ■

**Figure 2**  
Site and Vicinity

Regional access is provided by SR-1, which travels in a generally north to south direction, and SR-41, which travels in a northeast direction originating off of SR-1 approximately one mile north of the project site (**Figure 3**). Direct access to the project site is off Harbor Street from Morro Bay Boulevard, which provides access to the City from SR-1. The project parcel currently serves as the apparatus bay (completed Phase I of the fire station reconstruction project) and training grounds for the City Fire Department. An updated aerial photograph showing the existing conditions of the project site in adequate detail is currently unavailable. The parcel would continue to serve the above referenced functions with implementation of the Proposed Project. Surrounding land uses consist of commercial, community park, and medium-density residential. The project site is currently zoned General Office (G-O), which is defined to include fire stations (City of Morro Bay, 1999).

### **1.3 PURPOSE AND NEED FOR THE PROPOSED ACTION**

The Morro Bay Fire Department (MBFD) (Station 53) is an all-risk paramedic combination department staffed with both career and part-time paid reserve firefighters. The MBFD serves a community of approximately 10,500 residents over a 10 square mile area, in addition to over one million tourists each year. Additionally, the MBFD provides automatic aid to the northern coast of San Luis Obispo County serving an additional population of 30,000 residents.

The original fire fighting facilities included an apparatus bay and adjacent administrative building (**Figure 3**). The apparatus bay was housed in a World War II era Navy structure that was moved to the site and modified to accommodate the needs of the MBFD in the late 1940's. The structure was severely damaged during the 2003 San Simeon Earthquake (the building was declared a "dangerous building" by a structural engineer) and the fire fighting and paramedic equipment was moved to tents. The administrative office and living quarters for the fire fighters were housed adjacent to the Navy apparatus bay in a 70-year old administrative building. A severe storm in January of 2006 resulted in severe damage to the already dilapidated building. The City Council passed a resolution declaring the administrative building to be a health and safety issue and released funds for the construction of a modular administrative and living quarters facility across Harbor Street from the damaged fire station. In July of 2007, the MBFD conducted a training burn to demolish the dangerous buildings (both the apparatus bay and administrative building). The fire equipment remained under tents until the completion of a new apparatus bay in November of 2008 (Phase I of the reconstruction project).

To date, fire personnel remain housed within the modular building located across from the old fire station and new apparatus bay. Firefighters currently work out of the modular building, having to cross Harbor Street to reach fire fighting and paramedic equipment to respond to calls for service. The physical separation between equipment and fire fighters/paramedics results in not only increased emergency response times to City and automatic aid calls for service, but also



SOURCE: Digital Globe Aerial Photograph, 6/30/2007; ESRI Data, 2010; AES, 2010

Morro Bay Fire Station EA / 210538 ■

**Figure 3**  
Aerial Photograph

presents a concern for the firefighters' safety who are forced to rush across a busy street to cover the distance between the residence quarters and firefighting/paramedic equipment. MBFD's purpose in applying for SCG funding is to construct the final phase of the fire station project in order to remove the spatial separation between personnel and firefighting/paramedic equipment and improve emergency preparedness and response to City and automatic aid calls for service.

#### **1.4 ENVIRONMENTAL ISSUES ADDRESSED**

In accordance with NEPA, and based on a review of the approximately 0.1 acre project site, the following environmental issue areas are evaluated in this EA:

- Geology, Soils, and Seismicity
- Water Resources
- Air Quality
- Biological Resources
- Historic Properties
- Socioeconomic Conditions / Environmental Justice
- Transportation and Circulation
- Land Use and Agriculture
- Public Services
- Noise
- Hazardous Materials
- Aesthetics
- Growth-Inducing and Cumulative Effects, and
- Agency Coordination and Permits

# ***SECTION 2.0***

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## ***ALTERNATIVES CONSIDERED***

# SECTION 2.0

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## ALTERNATIVES CONSIDERED

The Proposed Action and project alternatives are described in this section. This section also summarizes the protective measures and Best Management Practices (BMPs) incorporated into the project and provides a comparison of the project alternatives. A discussion of alternatives eliminated from further consideration is also included. Alternatives were selected by considering the economic viability, potential environmental impacts, and viability of implementation. The project alternatives discussed in this section are:

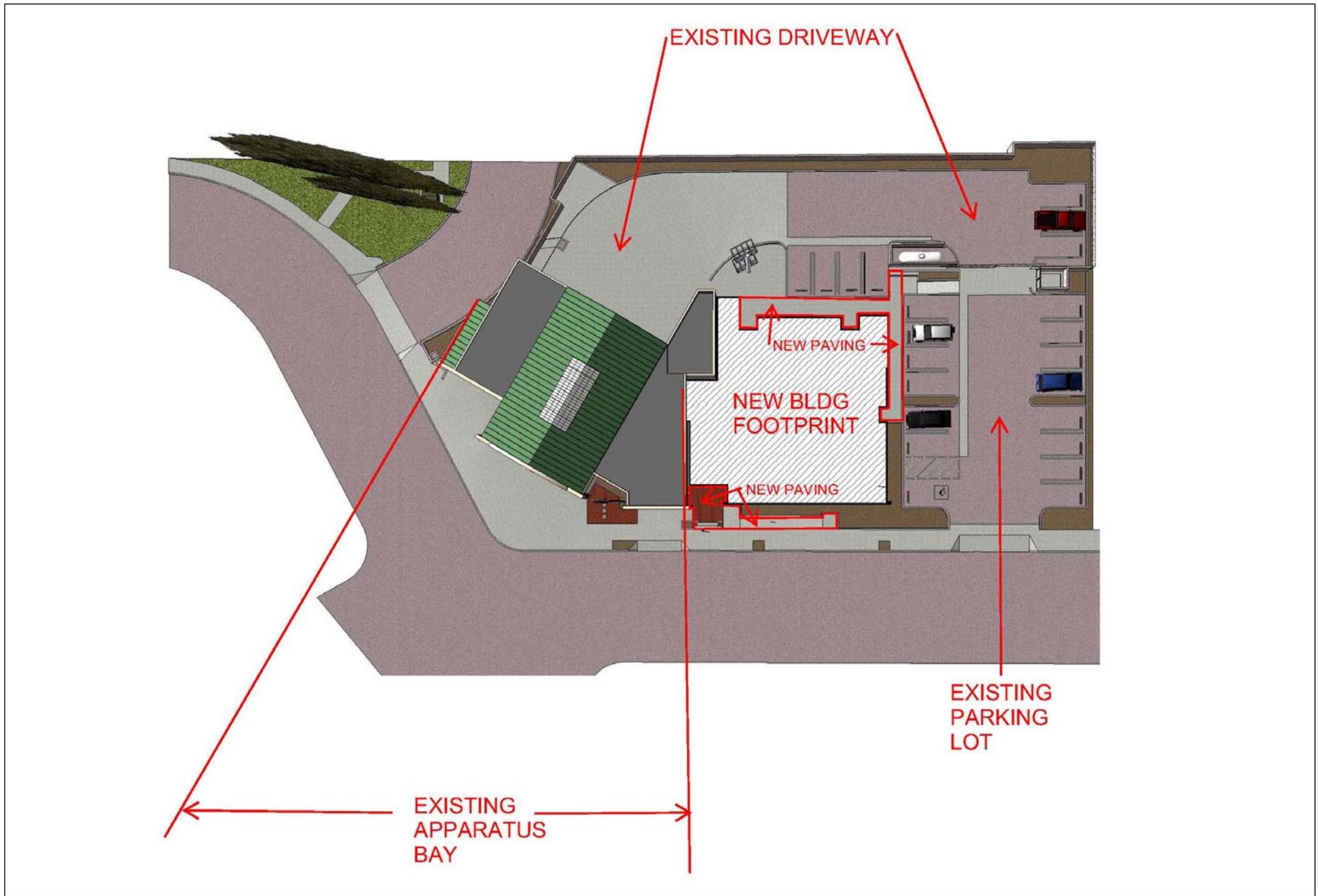
- 1) Alternative A – Proposed Action
- 2) Alternative B – No-Action Alternative
- 3) Other sites eliminated from consideration

The project alternatives evaluated in the Environmental Assessment (EA) consist of:

- Alternative A – (Proposed Action) The Department of Homeland Security Federal Emergency Management Agency (FEMA) would release funds to the City of Morro Bay (City) under the American Recovery and Reinvestment Act Assistance to Firefighters Fire Station Construction Grants program (SCG), administered by FEMA’s Assistance to Firefighters Program Office. The foreseeable consequence of the release of FEMA funds to the City would be the development of Phase II of the City’s Fire Station Construction Project. Phase II consists of the construction of a 9,000 square foot two-story building that would house administrative offices, living quarters, and training facilities. The building would be constructed adjacent to the existing apparatus bay (Phase I of the fire station construction project).
- Alternative B – (No-Action Alternative) FEMA would not provide funds to the City and the project site would continue to operate as an open field training facility with the administrative offices and living quarters remaining housed across the street from the apparatus bay. No construction or other improvements would be undertaken on the project site.

### 2.1 ALTERNATIVE A - PROPOSED ACTION

Alternative A consists of the release of FEMA SCG funds to the City and the resulting construction of a 9,000 square foot building that would house administrative offices, living quarters, and training facilities (**Figure 4**). The footprint of the new building would cover



approximately 4,500 square feet (0.1 acres). The building would be erected within the footprint of the previous fire station within the 0.72-acre City-owned parcel that contains the apparatus bay constructed during Phase I of the fire station construction project. The previous fire station was severely damaged in the 2003 San Simeon earthquake, with additional damage in 2006 from a severe storm. The old fire station was razed in 2007 and the new apparatus bay (Phase I) was completed in 2008.

The ground floor of the building would cover approximately 4,500 square feet of vacant land adjacent to the apparatus bay. The soils were compacted and hydro seeded during Phase I and the area is currently used as training grounds. The first floor would include the following components:

- Chief's office,
- Captain's office,
- Lobby and reception area,
- Fire prevention office,
- Firefighter workstations,
- Three bathrooms (American Disabilities Act [ADA] compliant),
- Elevator for ADA access to the second floor,
- Stairwell,
- Fire pole,
- Three storage rooms,
- Communication equipment room,
- EMS triage/treatment room, and
- 800 square foot training room.

The second floor would also cover approximately 4,500 square feet and would contain five bedrooms, a workout room, two bathrooms, a kitchen dining area, day room, utility room, linen room, utility and access areas, and two exterior decks.

An exterior stairwell would provide emergency access and egress. The exterior stairwell would include a third level and the entire stairway will also serve as a training apparatus for ladder work, hose drills, rope rescue, and other technical rescue training. No utility or site access upgrades are required to implement Phase II.

The fire station would include gender-specific and American Disabilities Act-compliant sleeping and bathroom facilities for up to five personnel. All development associated with Alternative A would be restricted to the southeast corner of the subject parcel (APN 66-071-035). Access to the new building would be provided by the existing driveway off of Harbor Street, east of Piney Way, located at the southeastern corner of the parcel.

### ***GREEN BUILDING FEATURES***

The proposed building is designed to exceed California Title 24 Building Energy Efficiency Standards. The HVAC system would be extremely energy efficient by relying on natural ventilation (eliminating most ductwork compared to standard installations) and provides room-by-room temperature control with integrated energy management as standard features. All habitable rooms are designed with operable windows, and few of the occupied spaces would require mechanically assisted ventilation. The system would take advantage of the relatively mild coastal climate to minimize energy consumption during the life of the building, while providing occupants with enhanced comfort control.

Energy efficiency design for this building includes maximal daylighting. Large windows would be provided throughout the building and fitted with solar shading devices to protect against high summer sun. All glazing would be high performance, insulated low-E glass units. The upper level living quarters would include ample daylighting in every room. The interior stairwell and interior corridors would all have natural daylight illumination from skylights and overhead clerestories. Operable skylights would also serve as essential components of natural ventilation for the upper story. Enclosed interior rooms would be provided with solar tube daylighting devices so that no area of the upper floor would require electric light for general illumination during daylight hours.

Although LEED certification is not being pursued at this time, project specifications will incorporate LEED-friendly materials and products (e.g. Energy Star and Green Guard rated). Based on preliminary designs, bamboo flooring, high recycled content carpet and carpet pad, high recycled content gypsum board, low-VOC coatings, recycled rubber flooring, high recycled content resilient flooring, and locally manufactured masonry units would be incorporated into the Proposed Project.

Water conservation is particularly important in the region. Phase I of the Fire Station Construction Project included the development of a cistern/drafting pit to collect rain water, equipment blow-down, and training wastewater. This gray water is collected in a large underground water storage tank located beneath the eastern parking lot. Water drawn from the tank is used for training and annual pump testing. The storage tank would also receive roof-captured rainwater and a portion of the ground level run-off from the Phase II facilities. A pump system would be added as a component of Phase II to draw landscape irrigation water from the tank to minimize, if not eliminate, reliance on City-supplied water for landscape irrigation. A system of pervious paving was previously installed during Phase I to accept water than cannot be returned to the underground tank. As a component of Phase II, this area would be expanded to account for the increase in impervious surfaces associated with the building shell. Pervious paving minimizes water run-off from the site and contributes to ground water recharge. The City specifically chose to incorporate both pervious concrete and pervious pavers in Phase I to serve

as examples for builders and developers, to both demonstrate and promote sustainable building practices throughout the City.

Exterior lighting is designed to be the minimum required for safety and security, and luminaries would be high-efficacy. Lighting would be ground focused and shielded to contain light within the site and preserve the dark night sky.

#### ***PUBLIC SERVICES***

Water service is already provided to the project site via connection to the City's service line. On-site waste disposal would be handled by the City's municipal wastewater conveyance and treatment system. There would be no net change in water demand or wastewater generation, as the existing administrative, training, and dormitory facilities are located across the street from the project site and utilize the same water source and wastewater treatment facilities as the project site. Electricity would be provided by PG&E and there are no known infrastructure issues with the transmission lines. New impervious surfaces at the project site would be limited, and with the expansion of the porous surfaces on the site for drainage, no new stormwater conveyance systems are needed. Telephone service currently exists at the project site.

#### ***SITE PLAN SPECIFICATIONS***

The following protective measures and BMPs have been incorporated into the project site plans for Alternative A:

#### ***AIR QUALITY***

1. The construction contractor shall use a water truck to maintain adequate dust control.
2. Sufficient equipment shall be available to provide dust control at all times during construction.
3. Stockpiled earthen materials and soil transport vehicles shall be covered.

#### ***WATER QUALITY***

1. Straw wattle shall be erected around the perimeter of the project site during construction.
2. Harbor Street frontage shall be swept as needed to remove silt and other fugitive dirt related to construction activities.
3. Erosion and sediment control provisions shall be in place prior to the onset of any storm event. The construction contractor shall have all erosion and sediment control features in place for the winter months prior to October 1.

4. All erosion and sediment control measures shall be maintained until disturbed areas are stabilized.
4. All erosion and sediment control measures shall be checked before and after all storm events to ensure measures are functioning properly.
5. A stabilized construction entrance shall be installed within the driveway off Harbor Street prior to commencement of grading. The construction entrance shall be designed to prevent track-off of sediment.

#### **TRANSPORTATION**

1. Traffic shall be maintained in each direction on the adjacent roadway network at all times during the peak traffic hours of 7:00 A.M. to 8:00 A.M. and 3:30 P.M. to 5:30 P.M.

## **2.2 ALTERNATIVE B - NO-ACTION ALTERNATIVE**

Under the No-Action Alternative, FEMA would not grant funds to the City under the SCG and Phase II would not be developed as identified under the Proposed Action. The area adjacent to the existing apparatus bay would remain undeveloped and used for training. The administrative offices, training offices, and dormitory would remain across the street from the apparatus bay. Staff would continue to be required to cross the street to access equipment in response to emergencies. Lower response times would not be realized.

## **2.3 ALTERNATIVES ELIMINATED FROM FURTHER CONSIDERATION**

The only reasonable alternative actions available to FEMA are to either grant the funds for the proposed project or for another site location under the SCG, or deny funding. For the City's project, alternative sites were considered and then dismissed due to economic and operational factors. An alternative site is the existing location of the administrative offices, training offices and dormitory. The existing building could be removed and a new facility constructed. However, this option would not meet the purpose and need of decreased response times and staff would still be required to cross the street to access equipment to respond to emergencies. Any additional alternative site would result in creating further operational separation from the existing apparatus bay currently located on the Proposed Project site. Further separation of the proposed administrative offices, training center, and dormitory from the apparatus bay would increase operational costs and result in logistical complications with day-to-day operations and would severely impact response times.

## 2.4 COMPARISON OF THE PROPOSED ACTION AND ALTERNATIVE

Among the project alternatives evaluated in **Section 3.0**, the Proposed Action would potentially result in new impacts (all fully mitigatable), while no development would occur on the project site for the foreseeable future under Alternative B, the No-Action Alternative.

Impacts to land resources under Alternative A would result from earthwork and construction. Erosion control and other BMPs would mitigate potential impacts. Alternative B would have no effect on land resources.

Alternative A would introduce a limited amount of impermeable surfaces to the project site, generating more runoff than existing conditions. The expansion of the porous surface features would reduce impacts to less-than-significant. At full build-out, Alternative A would result in no net increase in potable water demand and wastewater generation; therefore, potential impacts to water resources would be minimal. With the incorporation of the BMPs described above, impacts to water resources would be less than significant. No impacts to water resources would result from Alternative B.

Construction and operational emissions of criteria air pollutants and greenhouse gases would be generated under Alternative A, but would be reduced through the incorporation of the BMPs previously described. Operational emissions under Alternative A, the vast majority of which would be related to mobile sources (vehicle trips), would be the same as existing conditions (and therefore similar to Alternative B), since the existing facilities are across the street from the Proposed Project. Under Alternative B, no impacts to air quality would occur.

Alternative A and B would not result in any impacts to biological or historic properties.

Construction and operation of Alternative A would provide for enhanced public safety and emergency preparedness, resulting in beneficial impacts related to public services. Under Alternative B, a negative impact would occur as public safety operations would not be enhanced and fire fighters would continue to be at risk by being housed across the street from the existing fire apparatus bay.

Alternatives A and B would not result in any impacts to socioeconomics or environmental justice.

Alternative A would generate a small number of vehicle trips during construction resulting in minimal impacts to the local transportation network. Vehicle trips generated by the proposed building would be equal to the existing number of trips generated across the street at the existing

facilities. The new building would utilize the same transportation network as the existing facilities, and the trip distribution would be similar since the existing and proposed facilities are across the street from each other. Construction of the fire station would not result in any increase in the number of requests for emergency assistance. BMPs have been recommended above to reduce transportation and circulation impacts. Alternative B would not generate a net sum of new vehicle trips, and therefore would not cause impacts to transportation and circulation.

Alternatives A and B would not result in impacts to land use.

Construction and operation of Alternative A would not generate noise at levels that would result in adverse impacts to the ambient noise environment in the project area. Fire fighting equipment, heavy machinery, and vehicles are currently stored on site and is considered a component of the existing noise environment of the project site. No noise-related impacts would occur under Alternative B.

Impacts related to hazardous materials would be minimal under Alternative A. No hazardous material impacts would occur under Alternative B.

Aesthetic impacts would be less than significant under Alternative A. No aesthetic impacts would occur under Alternative B.

Alternative A would meet the City's objectives of reducing safety hazards to personnel associated with crossing the street to respond to emergencies and decreasing response times. Alternative B would result in the continuance of existing conditions, which entail operational separation between emergency personal and emergency equipment.

## **SECTION 3.0**

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### ***AFFECTED ENVIRONMENT, IMPACTS, AND MITIGATION FOR THE ALTERNATIVES CONSIDERED***

## SECTION 3.0

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### AFFECTED ENVIRONMENT, IMPACTS, AND MITIGATION FOR THE ALTERNATIVES CONSIDERED

This section presents relevant information about existing resources and other values that may be affected by the Proposed Project and alternative, an analysis of potential impacts associated with the implementation of the alternatives, and mitigation to reduce identified adverse impacts. The following resources and issue areas are addressed:

- Geology, Soils, and Seismicity
- Water Resources
- Air Quality
- Biological Resources
- Historic Properties
- Socioeconomic Conditions / Environmental Justice
- Transportation and Circulation
- Land Use and Agriculture
- Public Services
- Noise
- Hazardous Materials
- Aesthetics
- Growth Inducing and Cumulative Impacts, and
- Agency Coordination and Permits

### 3.1 GEOLOGY, SOILS, AND SEISMICITY

#### 3.1.1 GEOLOGICAL SETTING AND TOPOGRAPHY

The project site is composed of relatively flat, previously disturbed and compacted open space located within a developed urban setting. The project site is located at an elevation of approximately 117 feet above mean sea level. The project site is situated within an unsectioned portion of T29S, R10E on the Morro Bay South, California U.S. Geographical Survey (USGS) 7.5-minute topographic quadrangle (quad), Mount Diablo Baseline Meridian. The centroid of the project site is 35° 22' 10.2" North, 120° 51' 4.1" West. The regional geology is within the southwestern portion of the Coastal Range geomorphic province. The Coast Ranges are dominated by the Franciscan mélangé, an irregular complex of sedimentary, metamorphic, and volcanic rocks subjected to intense fault and fold deformation along the Pacific/North American

plate boundary (Alt and Hyndman, 1975). The project site is located within the Pacific Ocean Coastal Zone.

The project site is located on relatively flat marine/alluvial terrace that has been intruded upon by volcanic plugs, known as the Nine Sisters. The underlying geology is generally comprised of dune sand deposits. (**Appendix A**).

The topography of the subject parcel is relatively level having been mechanically compacted and leveled during the construction of the adjacent apparatus bay.

### **3.1.3 SOILS**

Soil survey reports for the project site are available online through the Natural Resources Conservation Service (NRCS), an agency within the United States Department of Agriculture (USDA). Soil types within the project site were determined using the on-line NRCS soil survey. Each survey maps soil units (soils exhibiting similar physical and chemical characteristics) and provides a summary of major physical characteristics with recommendations based on the soil characteristics. The project site consists entirely of Baywood fine sand. Baywood fine sand is classified as Hydrologic Group A, which are soils that exhibit high infiltration rates (low runoff potential) when thoroughly wet. These soils are deep, well drained to excessively drained sands or gravelly sands and have a high rate of water transmission. These soils do not exhibit episodes of ponding or flooding. A customized soil report for the project parcels is included as **Appendix B**.

#### ***SOIL HAZARDS***

##### ***Soil Erosion***

Erosion potential on the project site is low because the project site is relatively flat, the potential for erodibility of the soils is considered low (**Appendix B**), annual precipitation levels are low, and wind velocity averages and peaks are low in the region.

##### ***Liquefaction***

Areas in the region underlain by bay mud, landslide deposits, and recent alluvium are subject to liquefaction during strong seismic shaking events. The project site is located on Baywood fine sand, and therefore the project site is not subject to liquefaction.

##### ***Expansive Soils***

There are no expansive soils on the project site (**Appendix B**).

### ***Landslides***

Based on the lack of extreme elevation change on or adjacent to the project site (**Appendix A**), there are no landslide hazards on the project site.

### **3.1.4 SEISMICITY**

Faults along which movement has occurred in the geologically recent Holocene Epoch are classified as active faults. There are no known faults that traverse adjacent to or through the project site. There are four active fault zones within a 65-mile radius of the project site. The closest active fault zone to the project site is the Los Osos fault zone, located approximately 4.5 miles south of Morro Bay. The next closest active fault complex is the Hosgri-San Simeon fault zone located approximately eight miles west of the project site. The San Andreas fault zone, which is considered to be the most seismically active geologic feature in California, is located approximately 40 miles east of the project site. Several dormant fault zones are present in the Coastal Range, including the Cambria fault zones, which are located 1.6 miles southeast of the project site (**Appendix A**).

Shaking intensity is defined as a percent of the force of gravity exerted on a particle during a seismic event and is dependent upon on the overall magnitude of a regional earthquake, the distance from the epicenter, and the type of geologic material underlying the site. Due to the relatively close proximity of active faults to the project site, a site specific earthquake ground motion analysis was conducted (**Appendix A**). According to analysis, the project site has the potential to experience seismic shaking at 0.482 percent gravity. This corresponds to a value between VIII and IX on the Modified Mercalli Intensity Scale. Shaking of this intensity generally results in slight to considerable damage to buildings of good design and construction (CGS, 2010; Bolt, 1988).

Under the authority of the Earthquake Hazards Reduction Act of 1977 (42 U.S.C. §§7701-7709 as amended) and Executive Order 12699 [44 CFR §206.226(d) as amended)], all new construction must use appropriate seismic design and construction standards and practices. This includes the construction of new buildings for the replacement of seriously damaged or destroyed buildings, such as the previous fire station. Accordingly, seismic design and construction standards and practices should meet or exceed the most recent edition of the *NEHRP Recommended Provisions of Seismic Regulations for New Buildings or Other Structures*. The interagency Committee on Seismic Safety in Construction (ICSSC) has recommended that the provisions of the *International Building Code and International Residential Code*, National Fire Protection Association 5000: *Building Construction and Safety Code*, and American Society of Civil Engineers *Minimum Design Loads for buildings and Other Structures* meet the requirements. The California Building Code (CBC) details design and construction requirements for new construction within California. Current standards in the CBC include safety precautions

for the anticipated seismic shaking intensity that would prevent any structural damage. The codified provisions also meet the above requirements.

### 3.1.5 IMPACTS TO GEOLOGY, SOILS, AND SEISMICITY

#### *ALTERNATIVE A*

##### *TOPOGRAPHY*

While development of the site would involve a small amount of grading and other earthwork, it would not result in slope instability or landform impacts given the site's flat topography and that the site has been previously mechanically leveled. Development would not adversely affect the previously disturbed topography of the project site.

##### *SOILS*

The soil properties on the site pose no geologic or soil hazard limitations for development (**Appendix A**). The soils are not prone to shrink-swell, subsidence, or landslides. Although erosion potentials on the project site are low, construction would involve soil disturbance, increasing the potential for adverse effects during rainfall. Erosion control practices have been incorporated into the project description to reduce impacts from construction. The project construction area of disturbance is less than one acre and coverage under the Clean Water Act National Pollution Discharge Elimination System permitting process is not required.

##### *FAULTS*

Construction under the Proposed Project would be required to follow the California Building Code (CBC). Current standards in the CBC include safety precautions for the anticipated seismic shaking intensity that would prevent any structural damage. Based on the results of the site specific earthquake ground motion analysis, the site would be designed in accordance with Category D requirements of the CBC. Additionally, the site's soils and topography indicate a negligible risk of major damage from secondary effects such as landslides, subsidence, and liquefaction. With the design and construction criteria established in concert with the requirements of Category D under the CBC, development of the Proposed Project would not result in impacts to the environment or human health and safety as a result of seismic events and would comply with the provisions of the Earthquake Hazards Reduction Act of 1977 (42 U.S.C. §§7701-7709 as amended) and Executive Order 12699 [44 CFR §206.226(d) as amended].

##### *MITIGATION*

Impacts to geology, soils, and seismicity are less than significant; no mitigation is required.

### ***ALTERNATIVE B***

Under the No Action Alternative, the project site would remain undeveloped and would continue to experience minimal erosion. The topography would remain consistent with existing conditions. Potential seismic-related impacts would be similar to those of Alternative A, since the existing facilities are across the street from the project site. No mitigation is required for Alternative B.

## **3.2 WATER RESOURCES**

### **3.2.1 SURFACE WATER**

The project site is located within the Morro Bay Watershed, within the Estero Bay Hydrologic Unit in the Central Coast Hydrologic Region. There are no surface water resources or drainages on the project site. The project site is approximately 0.5 miles east of the bay. Surface water features are further addressed under waters of the U.S. in **Section 3.4** as well as the Biological Resources Assessment included as **Appendix C**.

#### ***DRAINAGE***

The project site receives water from direct precipitation events. Due to mechanical leveling during development of the apparatus bay, precipitation appears to infiltrate into the open space, with minimal sheet flow running off-site. Any flow off of the project site is collected in either the pervious paving on the project site or is directed to the City roadside storm drainage system. The project site and pervious paving are the only permeable surfaces within the subject parcel.

#### ***WETLANDS AND WATERS OF THE U.S.***

Under Executive Order No. 11990 (Order) FEMA is required to avoid to the extent possible the long- and short-term adverse impacts associated with the destruction or modification of wetlands and to avoid direct or indirect support of new construction in wetlands whenever a practical alternative exists (42 CFR 26961). As such, FEMA is required to avoid undertaking or providing assistance for new construction located in wetlands unless the head of the agency finds 1) that there is no practical alternative to such construction, and 2) that the Proposed Project includes all practicable measures to minimize harm to wetlands which may result from such use. Applicants for federal funding shall indicate if proposed actions will be located in wetlands and agencies shall consider factors relevant to a proposal's effect on the survival and quality of wetlands. There are no wetland features or other waters of the U.S. within the project site and none are mapped within the project site on the National Wetlands Inventory (USFWS, 2010; **Appendix C**).

### **FLOODING**

The Federal Emergency Management Agency (FEMA) is responsible for predicting the potential for flooding in most areas. FEMA routinely performs this function through the update and issuance of Flood Insurance Rate Maps (FIRMs), which depict various levels of predicted flood inundation. The project site is included within FIRM number 06079C1026F (August 28, 2008). The project site is located in Zone X, which is defined by the FIRM as being located outside of the 100-year flood zone (FEMA, 2008).

The California Emergency Management Agency (CalEMA) in coordination with the California Geologic Survey (CGS) also prepare tsunami inundation hazard maps to assist city and county planners in coastal regions in creating emergency management strategies and hazard mitigation plans. The project site is not within a mapped tsunami inundation area on the San Luis Obispo County Morro Bay North and Morro Bay South Quadrangles map (CGS and Cal EMA, 2009).

### **3.2.2 GROUNDWATER**

Groundwater in the project area consists primarily of Holocene and late Pleistocene alluvial deposits along the river valleys which drain to the Pacific Ocean. There are no groundwater resources developed on the project site, and the urban area where the project is located is not underlain by substantial groundwater resources. However, the City of Morro Bay Water Services obtains a limited amount of their potable water supply from groundwater from nearby basins.

The Chorro Valley groundwater basin lies to the south of the project site, and is bounded by the Pacific Ocean to the west and on the remaining three sides by the impermeable Franciscan group and Miocene intrusive rocks. The Chorro Valley basin is recharged by precipitation and percolation and is drained by Chorro Creek into Morro Bay (DWR, 2006a). Municipal and irrigation wells drilled into the basin average 70 feet completion depth and 200 gallons per minute (gpm) yields (DWR, 2006a).

The Morro Valley groundwater basin lies to the north of the project site, and is bounded by the Pacific Ocean to the west and on the remaining three sides by impermeable Jurassic and Cretaceous age Franciscan rocks. This basin contains alluvial, sand dune, and terrace deposits, and is recharged by percolation of stream flow in Morro Creek, precipitation, and irrigation runoff (DWR, 2006b). Municipal and irrigation wells drilled into the basin average 80 feet completion depth and 300 gallons per minute (gpm) yields (DWR, 2006b).

### 3.2.4 WATER QUALITY

#### *SURFACE WATER QUALITY*

The Clean Water Act (CWA) (33 USC 1251-1376), as amended by the Water Quality Act of 1987, is the major federal legislation governing water quality. Complying with the anti-degradation provision of the CWA, the Central Coast Regional Water Quality Control Board (CCRWQCB) has established water quality objectives for all inland surface waters to protect designated beneficial uses. Water quality objectives limit the impact of discharges to surface waters. The Morro Bay and Harbor is the nearest body of water listed on the national list of impaired water bodies in accordance with Section 303(d) of the CWA. Approximately 1,900 acres of the bay and harbor are impaired for low levels of dissolved oxygen and high levels of pathogens and sediment/siltation.

#### *GROUNDWATER QUALITY*

The coastal location of the project site indicates that groundwater is vulnerable to salt water intrusion. Chorro Valley groundwater quality monitored in 5 public supply wells across the region showed total dissolved solids (TDS) levels between 520 and 690 mg/L (DWR, 2006a). Morro Valley groundwater is similarly high in TDS, with samples from 4 public supply wells ranging from 900 to 1,700 mg/L. Water with TDS from 1,500 to 5,000 mg/L is generally considered brackish (Ela, 2007). The water quality presents a barrier to use by the City of Morro Bay for development of groundwater as a potable water supply.

### 3.2.5 IMPACTS TO WATER RESOURCES

#### *ALTERNATIVE A*

There are no surface water resources on the project site that would be physically impacted by the implementation of Alternative A. Potable water would be provided by existing municipal connections, and there would be no increase in the use of existing water supplies because demand would be shifted from temporary facilities across the street to the project site, which will serve the same function. No impact to surface or groundwater supply would occur.

Since the project is outside the floodplain, no impacts associated with flooding would occur as a result of Alternative A. Implementation of the Proposed Project would comply with the provisions of Executive Order 11988, Floodplain Management.

The project site is approximately 4,500 square feet (0.1 acres). Projects that disturb less than one acre during construction are not required to apply for coverage under the National Pollution Discharge Elimination System construction stormwater permitting program of the Clean Water Act. The implementation of the water quality BMPs outlined in **Section 2.1** would reduce potential impacts associated with ground disturbing activities required to develop Alternative A.

Implementation of Alternative A would increase impervious surfaces by 4,500 square feet on the site through the construction of the building. The resulting construction would result in a minimal increase in impervious surfaces on the project site; and coupled with the green building features described in **Section 2.1** including an increase in pervious pavement use and catchment of stormwater from the building, impacts to surface water drainage and water quality would be less than significant.

*MITIGATION*

Impacts to water quality are less than significant; no mitigation is required.

**ALTERNATIVE B**

Under the No-Action Alternative, the proposed fire station would not be developed. No additional impervious surfaces would be created on the project site. Drainage on the site would remain in the current state, with catchment of rainwater from the existing bay and pervious pavement providing infiltration. No adverse impacts to water resources would occur under the No-Action Alternative, and no mitigation would be required.

### **3.2.6 IMPACTS TO WETLANDS AND WATERS OF THE U.S.**

*ALTERNATIVE A*

There are no wetland features that occur within the project site; therefore, no impact would occur.

*ALTERNATIVE B*

There are no wetland features that occur within the project site; therefore, no impact would occur.

## **3.3 AIR QUALITY**

### **3.3.1 REGULATORY CONTEXT**

The Federal Clean Air Act (CAA) was enacted for the purpose of protecting and enhancing the quality of the nation's air resources to benefit public health, welfare, and productivity. Basic components of the CAA and its amendments include national ambient air quality standards (NAAQS) for criteria air pollutants (CAPs) and, under 40 CFR Part 51, development of state implementation plans (SIPs) to meet the NAAQS. The EPA is the federal agency responsible for identifying CAPs, establishing the NAAQS, and approving and overseeing state air quality programs as they relate to the CAA.

The EPA has identified six CAPs [ozone (O<sub>3</sub>), carbon monoxide (CO), sulfur dioxide (SO<sub>2</sub>), nitrogen dioxide (NO<sub>2</sub>), particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>), and lead (Pb)] that are used as indicators of regional air quality. Regulation of air pollution is achieved through both the NAAQS and emission limits for individual sources of CAPs outlined in each SIP (40 CFR Part 51). The NAAQS CAPs are presented in **Table 3-1**. For some of the pollutants, the EPA has identified air quality standards expressed in more than one averaging time in order to address the typical exposures times.

**TABLE 3-1**  
NATIONAL AMBIENT AIR QUALITY STANDARDS

Pollutant	Averaging Time	Standard		Violation Criteria
		parts per million	microgram per cubic meter	
Ozone	8 hours	0.075	-	If exceeded on more than 3 days in 3 years
CO	8 hours	9	10,000	If exceeded on more than 1 day per year
	1 hour	35	40,000	If exceeded on more than 1 day per year
NO <sub>x</sub>	Annual average	0.053	100	If exceeded
SO <sub>x</sub>	Annual average	0.03	80	If exceeded
	24 hours	0.14	365	If exceeded on more than 1 day per year
PM <sub>10</sub>	24 hours	N/A	150	If exceeded on more than 1 day per year
PM <sub>2.5</sub>	Annual arithmetic mean	N/A	15	If exceeded
	24 hours	N/A	35	If exceeded on more than 1 day per year
Source: CARB, 2010.				

The EPA, in conjunction with the California Air Resource Board (CARB), identifies areas throughout California that meet the NAAQS. These areas are labeled either *attainment* or *unclassifiable* for each CAP that is in compliance with the NAAQS. Areas that do not meet the NAAQS are labeled either *nonattainment* or *maintenance* for the CAP that is non-compliant with the NAAQS. The EPA further classifies nonattainment areas according to the extent of non-

compliance. There are five classes of nonattainment areas: *maintenance* (recently became compliant with the NAAQS); *marginal* (relatively easy to obtain levels below the NAAQS); *serious*, *severe*, and *extreme* (will be difficult to reach levels below NAAQS). The EPA uses these classifications to design compliance requirements appropriate for the severity of the pollution for inclusion in the SIP, and set realistic deadlines for reaching those compliance goals.

Under 40 CFR Part 6, federal projects are required to show conformity with the applicable SIP. Conformity is outlined in 40 CFR Part 51 Subpart W, which requires any project that is located in an area where any CAP is nonattainment to show that the total project-related emissions of that particular CAP is less than the *de minimus* level provided in 40 CFR Part 51, Subpart W.

### 3.3.2 EXISTING AIR QUALITY CONDITIONS

The project site lies at the southern margin of the South Central Coast Air Basin (SCCAB). The SCCAB encompasses the south central California coast that covers San Luis Obispo, Santa Barbara, and Ventura counties. Elevations vary from sea level to over 2,000 feet within the Coastal Range (Southeast of the project site) and over 5,000 feet in the Traverse Range (in Ventura County). The large range in elevation is a dominant feature of the SCCAB with respect to air quality.

#### *ATTAINMENT STATUS*

**Table 3-2** shows the attainment status for pollutants in the SCCAB (specifically pertaining to San Luis Obispo County). Attainment and nonattainment areas are identified through monitoring. Unclassifiable areas are those for which air monitoring has not been conducted, but which are assumed to be in attainment under the NAAQS.

**TABLE 3-2**  
NATIONAL AMBIENT AIR ATTAINMENT STATUS FOR SCCAB

Pollutants	NAAQS
	Designation/Classification
Ozone 8-hour	Unclassified/Attainment
PM <sub>10</sub>	Unclassified/Attainment
PM <sub>2.5</sub>	Unclassified/Attainment
Carbon Monoxide	Unclassified/Attainment
Nitrogen Dioxide	Unclassified
Sulfur Dioxide	Unclassified
Source: SLOAPCD, 2010 (081810).	

#### *POLLUTANTS OF CONCERN*

CAPs which are in nonattainment under the NAAQS are considered pollutants of concern. As shown in the table above, the SCCAB is classified as attainment or unclassified for all CAPs.

Therefore, there are no pollutants of concern within the San Luis Obispo County regarding NAAQS.

### ***CLIMATE CHANGE***

Climate change is a global phenomenon attributable to the sum of all human activities and natural processes. Climate change has the potential to reduce the snow packs in the Sierra Nevada Mountains, cause the sea level to rise, and increase the intensity of wildfires and storms intensity. The Council on Environmental Quality recommends quantification of greenhouse gas (GHG) emissions, assessment of the significance of any impact on climate change, and identification of mitigation or alternatives that would reduce GHG emissions.

### ***REGULATORY BACKGROUND***

The following are the most recent regulatory actions taken by the USEPA and CEQ:

- In response to the FY2008 Consolidated Appropriations Act (H.R. 2764; Public Law 110–161), USEPA has issued the Final Mandatory Reporting of Greenhouse Gases Rule. Signed by the Administrator on September 22, 2009, the rule requires in general that suppliers of fossil fuels and industrial greenhouse gases (GHGs), manufacturers of vehicles and engines outside of the light duty sector, and facilities that emit 25,000 metric tons or more of GHGs per year to submit annual reports to USEPA. The rule is intended to collect accurate and timely emissions data to guide future policy decisions on climate change.
- On February 23, 2010 the CEQ provided for public comment, its Draft NEPA Guidance on Consideration of the Effects of Climate Change and Greenhouse Gas Emissions (NEPA Guidance). The NEPA Guidance provides Federal agencies guidance on how to analyze the environmental impacts of greenhouse gas emissions and climate change when they describe the environmental impacts of a proposed project under NEPA. The NEPA Guidance provides practical tools for agency reporting, including a presumptive threshold of 25,000 metric tons of carbon dioxide equivalent emissions from the proposed action to trigger a quantitative analysis, and instructs agencies how to assess the effects of climate change on the proposed project and its design. The NEPA Guidance exempts land and resource management actions and does not propose to regulate greenhouse gases. The NEPA Guidance does not provide a numerical GHG emission threshold.

### ***SENSITIVE RECEPTORS***

Sensitive receptors are generally defined as land uses that house or attract people who are susceptible to experience adverse impacts from air pollution emissions and, as such, should be given special consideration when evaluating air quality impacts from projects. Sensitive receptors include facilities that house or attract children, the elderly, people with illnesses, or

others who are especially sensitive to the effects of air pollutants. Hospitals, schools, convalescent homes, parks and recreational facilities, and residential areas are examples of sensitive receptors. As illustrated in **Figure 3**, the area immediately surrounding the project site is dominated by urban residential and associated commercial enterprises. The nearest sensitive receptors are the public library and church located 100 feet west of the project site.

### 3.3.3 IMPACTS TO AIR QUALITY

#### *ALTERNATIVE A*

Under 40 CFR Part 9, if a federal project is in a nonattainment area, then project-related emissions must be below the *de minimus* level for ozone precursors of 100 tons per year to show conformity with the applicable SIP. The SCCAB is in attainment or unclassified for all of the NAAQS (refer to **Table 3-2**); therefore, a conformity review is not required for Alternative A.

#### *CONSTRUCTION*

Construction of Alternative A would generate pollutants, including fugitive dust, through the use of construction machinery (primarily diesel operated), construction worker automobiles (primarily gasoline operated), and through land disturbance. Because the region is in attainment or unclassified for all the NAAQS, emissions during construction of Alternative A would conform to the SIP.

Construction of Alternative A would proceed in distinct phases, beginning with grading and connections to utilities, followed by the erection of structure, and finally the finishing of fire station. The generation of construction-related emissions is considered a short-term impact, especially in regard to fugitive dust generation. Alternative A has been designed to incorporate BMPs (refer to **Section 2.1**) that would reduce the potential for short-term dust impacts. Short-term construction impacts would be minimal even without the implementation of these measures due to the size of the project (less than 1 acre); however, they are included to reduce impacts by the maximum amount feasible and reasonable. Implementation of these measures would reduce impacts associated with air quality. Construction of Alternative A would have a minimal adverse affect on regional air quality.

#### *OPERATION*

Operation of Alternative A would not result in an increase in vehicle traffic in the project region (refer to **Section 3.7**); therefore, there would be no net increase in indirect mobile emissions. The existing vehicle trips by firefighters and employees to the administrative, training, and dormitory building across the street from the project site would be transposed to the project site. Alternative A emission from area sources would be offset or reduced with the use of Energy Star certified appliances and the exceedance of Title 24 State Building Code for insulation value and energy

conservation systems. Operation of the proposed Fire Station would have no adverse affect on regional air quality.

#### *CLIMATE CHANGE*

The increase in GHG emissions after development of Alternative A would be minimal, because the project generates no net increase in mobile source emissions and construction emission would be minimal due to the size of the project site (0.1 acres). Alternative A would emit a small amount of GHG emissions through area sources (gas heating and cooking) and indirect sources (water conveyance, electricity usage, waste disposal). These GHG emissions would be similar in comparison to the existing emissions at the existing facilities located across the street from the project site. Because the emission are being transposed by a few hundred feet, Alternative A's GHG emission would have a minimal adverse affect on climate change. Project-related GHG emission would be reduced in accordance with the green building features discussed in **Section 2.1**.

#### *MITIGATION*

Impacts to air quality are less than significant; no mitigation is required.

#### ***ALTERNATIVE B***

Under the No-Action Alternative the site would continue to be undeveloped land used for training and none of the construction or operational air quality impacts identified for Alternative A would occur.

### **3.4 BIOLOGICAL RESOURCES**

#### **3.4.1 REGULATORY SETTING**

##### ***FEDERAL ENDANGERED SPECIES ACT***

The U.S. Fish and Wildlife Service (USFWS) and the National Marine Fisheries Service (NMFS) enforce the provisions stipulated within the Federal Endangered Species Act (ESA) of 1973 (16 USC Section 1531 *et seq.*). USFWS administers the ESA for all terrestrial species while NMFS administers ESA for marine species, including anadromous salmonids. Threatened and endangered species on the federal list (50 CFR Section 17.11, 17.12) are protected from take, defined as direct or indirect harm, unless a Section 10(a) Incidental Take Permit is granted or a Biological Opinion with incidental take provisions is rendered.

Pursuant to the requirements of ESA, an agency reviewing a proposed project within its jurisdiction must determine whether any federally-listed species may be present within the study area/project site and determine whether the proposed project will have a potentially significant impact upon such species. Under ESA, habitat loss is considered to be a significant impact to the

species. In addition, the agency is required to determine whether the project is likely to jeopardize the continued existence of any species that is proposed for listing under ESA or to result in the destruction or adverse modification of critical habitat proposed to be designated for such species (16 USC Section 1536[3], [4]). Therefore, project-related impacts to these species or their habitats would be considered significant and would require compensatory mitigation.

### 3.4.2 ENVIRONMENTAL SETTING

The project site is situated within an unsectioned portion of T29S, R10E on the Morro Bay South, California U.S. Geographical Survey (USGS) 7.5-minute topographic quadrangle (quad), Mount Diablo Baseline Meridian. The centroid of the project site is 35° 22' 10.2" North, 120° 51' 4.1" West.

#### *METHODOLOGY*

A Biological Resource Assessment (BRA) was prepared for the Proposed Project and is included as **Appendix C**. The BRA presents a summary of special-status species in the vicinity of the study area based on the USFWS file data and CNPS and CNDDDB queries and provides a rationale as to whether the species has the potential to occur within the study area. Presence of species or their habitat was evaluated during field surveys. Analytical Environmental Services (AES) conducted a general biological survey and an informal delineation on August 26, 2010. The biological survey consisted of evaluating biological communities and documenting potential habitat for special-status species with the potential to occur within the study area. Photographs of the study area are presented in the BRA. A summary of the results of the BRA is provided below.

#### *RESULTS*

##### *HABITAT TYPES*

The parcel is comprised of ruderal/developed areas and a manmade trench. The ruderal/developed area includes the fire station and associated infrastructure, a paved parking lot, and ornamental landscaping. Vegetation observed within the ruderal/developed habitat includes: thistle (*Sonchus* sp.), epilobium (*Epilobium* sp.), clover (*Trifolium variegatum*), subterranean clover (*Trifolium subterraneum*), common dandelion (*Taraxacum officinale*), milkweed (*Asclepias* sp.), ripgut grass (*Bromus diandrus*), geranium (*Geranium* sp.), and pearly everlasting (*Anaphalis margaritacea*). Photographs of the parcel are provided in **Appendix C**.

##### *FEDERALLY-LISTED SPECIAL-STATUS SPECIES*

For the purposes of this EA, federally-listed special-status species include those plant and animal species that are listed as endangered or threatened, formally proposed for listing, or candidates for listing under the ESA. Regionally occurring federally-listed special-status species were evaluated

for their potential to occur on the project site. The project site does not provide habitat for any federally-listed special-status plant species. The project site does not contain critical habitat for federally-listed special-status species and no federally-listed special-status species have the potential to occur within the project site (**Appendix C**). In accordance with Section 7 of the ESA, FEMA informally consulted with the USFWS via telephone. USFWS staff concurred that no federally-listed special-status species would be adversely impacted by the Proposed Project. The resulting memo of the correspondence is provided in **Appendix E**.

#### ***Migratory Birds and Bird of Prey***

The Migratory Bird Treaty Act (MBTA) of 1918 (16 U.S.C. 703-711) protects migratory birds by making it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed in 50 CFR 10 including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 CFR 21).

Migratory birds and other birds of prey have the potential to nest in the existing structures within the project site. Migratory birds and other birds of prey have the potential to nest within the eucalyptus trees and other ornamental trees outside the northern boundary of the project site. No birds were observed nesting during the biological survey of the project site; however, they have the potential to nest within and in the vicinity of the project site.

### **3.4.3 IMPACTS TO SPECIAL-STATUS SPECIES**

#### ***ALTERNATIVE A***

The Proposed Project does not have the potential to adversely affect federally-listed special-status plant or wildlife species. Grading and construction activities associated with the Proposed Project have the potential to result in the disturbance of nesting habitat for migratory birds and other birds of prey. Nesting birds and other raptors may utilize trees on the project site as nesting habitat. Potential disruption of nesting migratory birds and other birds of prey during construction could result in nest abandonment or mortality. The mitigation measures below would ensure that impacts to nesting birds are reduced to less-than-significant levels through identification and avoidance of active nests. After mitigation, impacts would be considered less than significant.

#### ***MITIGATION***

The following mitigation measures will be implemented for Alternative A and would avoid potential take of habitat for federally-listed special status species:

**Bio-1** If construction begins during the nesting season for migratory birds and other birds of prey (between February 1 and October 1), a qualified biologist shall conduct a

preconstruction survey for nests no more than two weeks prior to construction. If surveys show that there is no evidence of nests, then no additional mitigation is required.

**Bio-2** If any active nests are located within the project site, a buffer zone shall be established around the nests. A qualified biologist shall monitor nests weekly during construction to evaluate potential nesting disturbance by construction activities. The biologist shall delimit the buffer zone with construction tape or pin flags within an appropriate buffer of the active nest and maintain the buffer zone until the end of breeding season or the young have fledged. Guidance from USFWS/CDFG will be requested if establishing a buffer zone is impractical.

#### ***ALTERNATIVE B***

Under the No-Action Alternative the site would remain undeveloped and utilized for training. Therefore, there would be no adverse impacts to biological resources within the project site. No mitigation would be required.

### **3.5 HISTORIC PROPERTIES**

An archaeological survey was conducted by AES in August of 2010. A historic properties technical memorandum was prepared and is included as **Confidential Appendix D**. The technical memorandum included a literature search, field survey, and Native American consultation to identify and evaluate any prehistoric and historic-period resources within or adjacent to the project site that may be impacted by the Proposed Project. The **Confidential Appendix D** has been presented to the appropriate regulatory agencies for review, but is not available to the general public due to the sensitive nature of historic properties.

#### **3.5.1 REGULATORY SETTING**

##### ***NATIONAL HISTORIC PRESERVATION ACT***

Section 106 of the National Historic Preservation Act (NHPA) as amended and its implementing regulations found in 36 CFR 800 require federal agencies to take into account the effects of their undertakings on historic properties and afford the Advisory Council a reasonable opportunity to comment on such undertakings. The significance of historic properties must be evaluated using established criteria outlined in 36 CFR 60.4, as described below.

A historic property is defined as:

*“...any prehistoric or historic district, site, building, structure or object included in, or eligible for inclusion in the National Register of Historic Places, including artifacts, records, and material remains related to such a property...”*(NHPA Section 301[5]).

If a historic property would be adversely affected by an agency undertaking, then measures to avoid or reduce harm must be taken in consultation with the State Historic Preservation Officer (SHPO) and other consulting parties.

The criteria for listing on the National Register of Historic Places (NRHP), defined in 36 CFR 60.4, are as follows:

*The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects of state and local importance that possess integrity of location, design, setting, materials, workmanship, feeling, association, and:*

- A. That are associated with events that have made a significant contribution to the broad patterns of our history;
- B. That are associated with the lives of persons significant in our past;
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important to prehistory or history.

In addition to meeting at least one of the criteria listed above, the property must also retain enough integrity to convey its historic significance. The National Register recognizes seven aspects or qualities that, in various combinations, define integrity (NPS, 1990). These seven elements of integrity are: location, design, setting, materials, workmanship, feeling, and association. To retain integrity, a property will always possess several, and usually most, of these aspects.

#### ***NATIONAL ENVIRONMENTAL POLICY ACT (NEPA)***

NEPA requires that federal agencies take all practical measures to “preserve important historic, cultural, and natural aspects of our national heritage” (NHPA, Section 800.8(a)). NEPA’s mandate for considering the impacts of a federal project on important historic and cultural resources is similar to that of Section 106 of the NHPA, and the two processes are generally coordinated when applicable. Moreover, NEPA’s requirement that federal agencies take all practical measures to “preserve important historic, cultural, and natural aspects of our national heritage” has been widely interpreted to cover paleontological resources potentially impacted by federal projects. Thus, whenever possible, mitigation measures are recommended to lessen impacts to historic properties as a result of federal projects. Section 800.8(a) of NHPA’s implementing regulations provides guidance on coordination with NEPA.

### **3.5.2 HISTORIC PROPERTIES SETTING**

The project area lies within the ethnographic territory of the Obispeño a subdivision of the larger Chumash culture group (Gibson, 1983). The Obispeño are essentially a coastal people and their territorial boundaries are tenuous at best. Their traditional territory was bordered loosely on the east by the coastal ranges such as the San Raphael and Santa Lucia ranges, on the west by the Pacific Ocean, on the north by Point Ester. The border between the Obispeño and their southern neighbors, another Chumash group known as the Purismeño, is poorly defined and not well understood. The languages spoken by the Chumash was originally referred to as Chumashan and at least six dialects of Chumash are documented. These belong to the Hokan language, thought to be the oldest language family in California.

#### ***HISTORY***

In 1848, the Treaty of Guadalupe Hidalgo transferred ownership of California from Mexico to the United States. San Luis Obispo County was established in February 1850 as one of the original 27 counties. The County Seat was established at the City of San Luis Obispo, which is also the site of the Mission (Hoover et al., 2002).

The town of Morro Bay developed quickly along the port and embarcadero. However, the port was dangerous and soon faced competition from nearby safer harbors. While the port regressed, land development in the City boomed. Standard Oil invested in the city as it became the center of the off-shore oil division in the area. In the early 20<sup>th</sup> century, the harbor was dredged to increase safety which allowed for greater marine traffic and Morro Bay soon grew a strong fishing industry. In the mid 20<sup>th</sup> Century, the US Navy and Pacific Gas & Electric both established bases in Morro Bay, which increased the population tremendously (Morro Bay, 1997).

#### ***METHODOLOGY***

As part of the study, a records search was conducted at the Central California Information Center (CCIC) of the California Historical Resources Information System by CCIC on August 12, 2010 (CCIC Invoice 2010-5162). Additional research was conducted using the files and literature maintained at AES.

The records search and literature review for this study were done to (1) determine whether known historic properties had been recorded within or adjacent to the study area and determine if the APE was subject to survey in the past; (2) assess the likelihood of unrecorded historic properties based on archaeological, ethnographic, and historical documents and literature; and (3) to review the distribution of nearby archaeological sites in relation to their environmental setting.

Other sources reviewed included the *California Inventory of Historical Resources* (California Office of Historic Preservation, 1976), the California Office of Historic Preservation's *Five Views: An Ethnic Historic Site Survey for California* (1988), California Historical Landmarks (1990), *California Points of Historical Interest* (1992), and the *Historic Properties Directory Listing for San Luis Obispo County* (2010). The Historic Properties Directory includes the National Register of Historic Places, the California Register of Historical Resources, and the most recent listings (through August, 2010) of the California Historical Landmarks and California Points of Historical Interest.

The records search revealed that no prehistoric or historic properties have been recorded within the project site or ¼-mile radius around it. The record search further indicated that seven historic property investigations have been conducted either in the project area or within ¼-mile radius around it.

On August 3, 2010, AES requested the State of California Native American Heritage Commission (NAHC) review the Sacred Lands file for information concerning significant Native American cultural resources within the project area. The NAHC responded on August 9, 2010 stating they have no knowledge of any Native American cultural resources or sacred sites within or adjacent to the APE. In addition, the NAHC provided a list of individuals and groups for further consultation. The results were submitted to FEMA for government-to-government consultation. A summary of the Native American consultation correspondences are presented in **Appendix E**. FEMA did not receive comments from the individuals contacted (two no comment responses were received via email).

Prehistoric site indicators in this area may include (but are not limited to) ground depressions; darkened soil areas characteristic of middens; fire scorched and/or cracked rock; modified obsidian, chert, or other vitreous materials; and grinding stones including manos and metates. Historic era artifacts may include, but are not limited to, metal objects including nails; containers or miscellaneous hardware; glass fragments; ceramic or stoneware objects or fragments; milled or split lumber; trenches; feature or structure remains such as buildings or building foundations; mining features, and trash dumps.

A field examination of the project area was conducted on August 26, 2010. The entire parcel was examined by pedestrian survey in transects of 20 meters or less. At the time of the survey the vast majority of the project area was paved in concrete. However the building footprint was vacant and ground visibility was over 80 percent. The building footprint was closely examined for evidence of artifacts and buried cultural resources. A trench used by the firemen to practice trench rescue had been recently excavated in the center of the building footprint. The stratigraphic profile and back dirt from this trench was scrutinized for indications of cultural

deposits. The soil matrix observed in the trench was culturally sterile and characterized by medium yellow brown loamy sand. No historic properties were observed within the project area.

### 3.5.3 PALEONTOLOGICAL SETTING

Morro Bay is located in the Coastal Franciscan formation and associated with the Santa Lucia Range, which resulted from Pliocene and Quaternary uplift. The Franciscan formation mixes igneous, metamorphic, and sedimentary rocks spanning primarily from Cretaceous (140-60 million years ago) to Tertiary (65-2 million years ago). Traces of Lospe, Monterey, Pismo, Rincon, and Vaqueros formations overlay the Franciscan formation.

A search of the University of California Paleontology Museum's (UCMP) database indicates that 1,429 paleontological specimens have been reported in San Luis Obispo County dating from the Cretaceous (145-70 million years ago) through Quaternary Periods (1.8 million years ago to present). Nineteen Quaternary specimens, primarily gastropods, were identified within Morro Bay. Three specimens, also Quaternary-aged gastropods, were identified at Morro Rock. Four other Quaternary-aged specimens, primarily bivalves, were identified immediately north of Morro Bay (UCMP, 2010).

No paleontological resources were observed during intensive pedestrian surface survey by AES Cultural Resources staff during this project. Indicators of significant paleontological resources within the subject property and immediate vicinity are also absent in the sources consulted. Nevertheless, the geological formation upon which the subject property is located presents the potential for discovery of significant paleontological specimens of scientific consequence. These resources, if present, could potentially be discovered if the parcels are later subjected to development entailing earth-moving activities.

### 3.5.4 IMPACTS TO HISTORIC PROPERTIES/PALEONTOLOGICAL RESOURCES

#### *ALTERNATIVE A*

Based on the results of the historical properties evaluation, FEMA requested concurrence from SHPO regarding FEMA's finding of No Historic Properties Affected by the implementation of the Proposed Project and FEMA's subsequent undertaking of providing financial assistance (**Appendix E**). SHPO responded with a letter concurring with the finding of No Historic Properties Affected (**Appendix E**).

No further historic properties study is warranted. There is a remote possibility that subsurface archaeological deposits may exist in the area of potential effect (APE), as archaeological sites may be buried with no surface manifestation. As currently designed, all ground disturbance associated with Alternative A would occur within the previously disturbed areas. In the event

that concentrations of prehistoric or historic-period materials are encountered during ground-disturbing work, the following procedures will be followed.

*MITIGATION*

The following mitigation will be implemented for Alternative A:

**Cul-1** Should any buried archeological materials be uncovered during project activities, such activities shall cease within 100 feet of the find. Prehistoric archeological indicators include: obsidian and chert flakes and chipped stone tools; bedrock outcrops and boulders with mortar cups; ground stone implements (grinding slabs, mortars and pestles) and locally darkened midden soils containing some of the previously listed items plus fragments of bone and fire affected stones. Historic period site indicators generally include: fragments of glass, ceramic and metal objects; milled and split lumber; and structure and feature remains such as building foundations, privy pits, wells and dumps; and old trails. The City shall be notified of the discovery and a professional archeologist shall be retained to evaluate the find and recommend appropriate treatment measures. Project-related activities shall not resume within 100 feet of the discovery until all approved mitigation measures have been completed.

**Cul-2** There is a remote possibility that an unanticipated discovery of human remains could occur. Section 7050.5 of the California Health and Safety Code states that it is a misdemeanor to knowingly disturb a human grave. If human graves are encountered, work shall halt in the vicinity and the San Luis Obispo County Coroner shall be notified immediately. At the same time, an archaeologist shall be contacted to evaluate the discovery. If human remains are of Native American origin, the San Luis Obispo County Coroner will notify the Native American Heritage Commission within 24 hours of this identification.

**Pal-1** In the event of accidental discovery of paleontological materials during ground-disturbing activities, a qualified paleontologist shall be contacted to evaluate the significance of the find and collect the materials for curation as appropriate.

***ALTERNATIVE B***

Under the No-Action Alternative the 0.1 acres would remain undeveloped. Therefore, there would be no adverse impacts to any unknown archaeological or paleontological resources on the site. No mitigation is required.

## 3.6 SOCIOECONOMIC CONDITIONS / ENVIRONMENTAL JUSTICE

### 3.6.1 SOCIOECONOMIC CHARACTERISTICS OF MORRO BAY

Demographic data for the City were gathered from a variety of sources including the 2000 Census, the annual American Community Survey (U.S. Census Bureau), the U.S. Bureau of Labor Statistics, and the California Employment Development Department's Labor Market Information. Each of the above-referenced sources presented limitations related to the age, scope, and ability to verify the data. For example, the 2000 Census provides the most up to date demographic information available for the City, whereas the U.S. Census Bureau has provided updated statistics for the City as part of the annual American Community Survey. Unfortunately, the annual American Community Survey is only completed for communities with a population of 65,000 or more, thus the immediate vicinity of the project site is not covered. Nonetheless, the most recent and reliable information was culled from the various sources to sketch the demographic profile provided below.

The City has a total population of approximately 10,391 (July 2009). The population of the City has remained relatively constant, with a 0.4 percent increase in population since 2000. The project site is located within San Luis Obispo County Census Tract 106, which had a median household income of \$35,959 and an average household size of 2.56. Approximately 13 percent of families within the City were living below the poverty level at the time the census was taken (US Census Bureau, 2000). Average annual unemployment rates for San Luis Obispo County, California, and the United States are provided in **Table 3-3**.

**TABLE 3-3**  
COUNTY, STATE, AND NATIONWIDE EMPLOYMENT (ANNUAL AVERAGE)

Unemployment Rate (%)	2004	2005	2006	2007	2008
San Luis Obispo County	4.6	4.3	3.9	5.7	9.0
California	6.2	5.4	4.9	5.4	7.2
United States	5.5	5.1	4.6	4.6	5.8

SOURCE: U.S. Census Bureau, 2010.

### 3.6.2 ENVIRONMENTAL JUSTICE COMMUNITIES

All projects involving a federal action (funding, permit, or approval) must comply with Executive Order (EO) 12898, *Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations*, as amended, which directs federal agencies to take the appropriate and necessary steps to identify and address disproportionately high and adverse effects of federal projects on the health or environment of minority, low-income, and Native American populations to the greatest extent practicable and permitted by law. Low income is defined based on U.S. Census Bureau established poverty thresholds and is discussed further below.

The following six principles are provided as guidance for the analysis of impacts under NEPA (Council on Environmental Quality [CEQ], 1997:9):

- Agencies should consider the composition of the affected area, to determine whether minority populations, low-income populations, or Indian tribes are present in the area affected by the proposed action.
- Agencies should consider relevant public health data and industry data concerning the potential for multiple or cumulative exposure to human health or environmental hazards in the affected population and historical patterns of exposure to environmental hazards.
- Agencies should recognize the interrelated cultural, social, occupational, historical, or economic factors that may amplify the natural and physical environmental effects of the proposed agency action.
- Agencies should, as appropriate, acknowledge and seek to overcome linguistic, cultural, institutional, geographic, and other barriers to meaningful participation, and should incorporate active outreach to affected groups.
- Agencies should assure meaningful community representation in the process.
- Agencies should seek tribal representation in the process.

The EPA's Final Guidance for Incorporating Environmental Justice Concerns in the EPA's NEPA Compliance Analysis, (April 1998) provides the following guidance for defining and assessing impacts to minority and/or low-income populations:

- A minority population may be present if the minority population percentage of the affected area is 'meaningfully greater' than the minority population percentage in the general population or other 'appropriate unit of geographic analysis'.
- The NEPA analysis should also make every effort to identify the presence of distinct minority communities residing both within, and in close proximity to, the proposed project, and to identify those minority groups which utilize or are dependent upon natural resources that could be potentially affected by the proposed project.
- Pursuant to the CEQ guidance, low-income populations in an affected area (that area in which the proposed project will or may have an effect) should be identified with the statistical poverty thresholds from the U.S. Census Bureau on Income and Poverty.

In identifying low-income populations, agencies may consider as a community a group of individuals living in geographic proximity to one another or set of individuals (such as migrant workers or Native Americans) where either type of group experiences common conditions of environmental exposure.

The City has a predominately Caucasian ethnic composition, with individuals identifying themselves as “white” making up more than 88 percent of the overall single-ethnicity population. This is considerably higher than California as a whole. Asians compose the next highest group, among one-race individuals, accounting for 1.7 percent of the City’s population (U.S. Census Bureau, 2010). Given the county demographics and the affluent development within the City (87% above the poverty level), the project site is not located in a low-income or minority-populated neighborhood.

### **3.6.3 IMPACTS TO SOCIOECONOMICS/ENVIRONMENTAL JUSTICE**

#### ***ALTERNATIVE A***

Implementation of Alternative A would expand emergency service response times within the community. With the implementation of Alternative A, any identified minority or low-income populations would not be subjected to disproportionately high or adverse human health or environmental impacts.

#### ***ALTERNATIVE B***

Under the No-Action Alternative, the site would not be developed in the near future and the associated emergency facilities would not be constructed. The community would not receive any of the socioeconomic benefits associated with the Proposed Project. The environmental justice setting would remain similar to the existing setting.

#### ***MITIGATION***

No mitigation is required for Alternatives A and B.

## **3.7 TRANSPORTATION AND CIRCULATION**

### **3.7.1 ENVIRONMENTAL SETTING**

The City is the only incorporated urban area in the north coastal region of San Luis Obispo County (North Coast). Major trip attractors are dispersed throughout the North Coast (mainly educational facilities and tourist attractions); therefore, the dominant mode of transportation is by automobile. It is estimated that only 3-6% of residents in the North Coast do not own an automobile. Within the City, major trip attractors include the downtown area, the Embarcadero, and the bay. These trip generators are served by major arterials within the City, with regional access from State Route 1 (SR-1).

SR-1 is a principal arterial state highway (also classified as a minor arterial and collector for various portions of the route) that provides regional access to the project site. SR-1 travels in a general north to south direction from Orange County to Mendocino County. There are four at-

grade intersections with City streets along SR-1 and three undercrossing of City streets with the highway. Access to the project area is from the undercrossing of Morro Bay Boulevard with SR-1.

Morro Bay Boulevard is a City arterial travelling 0.7 miles east-west from SR-1 to its terminal point at the intersection with Market Avenue. Main Street is a City arterial travelling four miles in a north-south direction from the intersection with Zanzibar Street to the terminus at the entrance to Morro Bay State Park. Access to the project site from the City arterial streets is primarily provided by three minor streets. Access from Main Street is primarily provided by Dune Street to Piney Way and Harbor Street. Harbor Street provides access to the project site and continues south to connect with Morro Bay Boulevard.

### ***PUBLIC TRANSIT***

Public transit services within the City include the Morro Bay Dial-A-Ride (DAR), Morro Bay Trolley (Trolley), and regional transit. DAR and Trolley services are administered by the City (operated through a contract transportation company) while regional transit is administered and operated by the San Luis Obispo Regional Transit Authority (RTA) (City of Morro Bay, 2006).

DAR service is provided within the City from 6:45 a.m. to 6:00 p.m. on weekdays and 8:00 a.m. to 4:00 p.m. on Saturdays with no service on Sundays. DAR is an on-demand transportation service provided to the general public. Typically, DAR accommodates approximately 120 passengers on weekdays and 30 passengers on Saturdays (City of Morro Bay, 2006).

Trolley service is a fixed-route transportation service provided to residents and tourists on a seasonal basis. Monday and Friday service is provided Memorial Day through Labor Day. Weekend service is provided starting Memorial Day weekend continuing through the first weekend in October. Annually, Trolley transports an average of 18,700 people throughout the City (average of fiscal years 2000 through 2006) (City of Morro Bay, 2006).

RTA operates 18 ultra-low sulfur diesel busses and 12 American Disabilities Act (ADA) compliant/Paratransit diesel vans from the main office in San Luis Obispo. RTA operates fixed-route and ADA service throughout San Luis Obispo County. Routes 11 and 12 provide public transit services to the City. Route 11 provides service for Los Osos-Baywood and Morro Bay. Route 11 provides weekday only service from 6:45 p.m. to 7:10 p.m. Route 12 serves all the North Coast communities along SR-1 on a 60-minute weekday schedule from 7:13 a.m. to 7:13 p.m. On weekends, Route 12 is limited to three trips serving all the North Coast communities. Route 11 ridership has grown over the years increasing from an average of 6,300 passengers from 2000 to 2003 to an average of 21,000 from 2004 through 2006 (City of Morro Bay, 2006).

### ***PEDESTRIAN CIRCULATION***

Providing access to the bay and important downtown commercial districts, pedestrian circulation is an important feature of the City. Pedestrian pathways include the stairways along the bluff separating the downtown and residential areas from the Embarcadero and the public piers along the Embarcadero. Other special pedestrian features of the City are included within Del Mar Park and Morro Bay State Park. While many of the streets feature adequate walkways (such as sidewalks), some of the areas of the City exhibit no sidewalks, discontinuous sidewalks (as a result of old versus new development or in mixed land use areas), and narrow sidewalks. The area surrounding the project site contains adequate sidewalk space on all sides of the street for pedestrian access to the site (City of Morro Bay, 1988).

There is one Class III bikeway within the City. The Main Street Bikeway is constructed as a narrow asphalt pathway located directly adjacent to the street curb and terminates south of downtown and provides no designated through-access for bicyclists. There are no designated bikeways providing access to the major bicyclist destinations in the City (Morro Bay State Park, the Embarcadero, Del Mar Park, etc.) (City of Morro Bay, 1988).

## **3.7.2 IMPACTS TO TRANSPORTATION AND CIRCULATION**

### ***ALTERNATIVE A***

#### ***CONSTRUCTION***

Construction activities during the implementation of Alternative A have the potential to result in traffic-related impacts associated with employee trips, heavy equipment deliveries, and construction material importation/exportation. Adverse impacts to transportation and circulation resulting from the construction of Alternative A would be minimal given the scope of the project, temporary nature of construction, and limited existing traffic in the project area. With the incorporation of the BMPs discussed in **Section 2.1** project construction would result in a minimal adverse impact to transportation and circulation.

#### ***OPERATION***

Fire Station activities are currently being conducted within the project site and the existing administration, training, and dormitory facilities are located across the street from the project site. There would be no adverse impact to transportation (transportation network or pedestrian circulation) with the implementation of Alternative A, since the project entails moving a trip generator (the existing administration, training, and dormitory facilities) to a new building across the street.

#### ***MITIGATION***

No mitigation is required.

### ***ALTERNATIVE B***

Under the No-Action Alternative, there would be no increase in vehicular traffic from construction or operation on area roadways. Although traffic impacts would be similar to Alternative A, pedestrian circulation (access to the apparatus bay) will continue to be hazardous for staff at the existing administration, training, and dormitory facilities.

## **3.8 LAND USE AND AGRICULTURE**

### **3.8.1 LAND USE**

Surrounding land uses consist of commercial developments to the north, Harbor Street and Piney Way to the West (commercial across the streets), commercial and open space to the south across Harbor Street, and residential to the west. The project site currently contains the apparatus bay and is zoned General Office (G-O), which is defined to include fire stations (City of Morro Bay, 1999).

The project site is located within the Coastal Zone and must comply with the Coastal Zone Management Act, Subpart F. Accordingly, new development must obtain Coastal Zone Consistency Certification from the California Coastal Commission. The Consistency Certification is a process conducted outside of the environmental review process and is not a requirement of NEPA. The City has a local coastal commission and a Coastal Permit has already been obtained for Alternative A (**Appendix F**) and no appeals to the permit were submitted to the California Coastal Commission. The applicant is in the process of obtaining the Consistency Certification from the California Coastal Commission Department of Federal Consistency.

### **3.8.2 AGRICULTURE**

#### ***FARMLAND PROTECTION POLICY ACT***

The Farmland Protection Policy Act (FPPA) (Subtitle I of Title XV, Section 1539-1549) was enacted as a subtitle of the Agriculture and Food Act of 1981 (Public Law 97-98). The purpose of the FPPA is to minimize the impact of federal programs on the unnecessary and irreversible conversion of farmland to nonagricultural uses. The Farmland Mapping and Monitoring Program (FMMP), maintained by the California Department of Conservation (CDOC), maps activity from the U.S. Department of Agriculture (USDA) on a continuing basis. The FMMP produces maps and statistical data used for analyzing impacts on California's agricultural resources.

The FPPA created the farmland classification system which consists of five specific farmland categories. There are no designated farmlands subject to protection under the FPPA located within the City of Morro Bay. The FMMP classifies the City as urbanized/build-up lands. (CDOC, 2010).

### **3.8.3 IMPACTS TO LAND USE AND AGRICULTURE**

#### ***ALTERNATIVE A***

##### *LAND USE*

The development of Alternative A is consistent with the zoning of the project parcels and would be consistent with the land use of the existing apparatus bay. No adverse impacts to land use, including coastal protection zones, would occur as a result of the implementation of Alternative A.

##### *AGRICULTURE*

There would be no impacts to agricultural lands as a result of the implementation of Alternative A.

#### ***ALTERNATIVE B***

##### *LAND USE*

Under the No-Action Alternative, the project site would continue to operate a fire-fighting equipment garage and training area. No land use consistency or compatibility impacts would occur under this alternative.

##### *AGRICULTURE*

There would be no impacts to agricultural lands as a result of the no action alternative.

#### ***MITIGATION***

No mitigation is required for Alternatives A and B.

## **3.9 PUBLIC SERVICES**

### **3.9.1 ENVIRONMENTAL SETTING**

Water and wastewater service, electricity, solid waste collection and disposal, and telephone services are currently provided to the existing administration, training, and dormitory facilities located across the street from the project site and to the apparatus bay located adjacent to the project site, within the project parcel. Water service is provided by the City's service line. The line is currently pressurized at the project site for the apparatus bay and meets the requirements for the fire department. Wastewater disposal is handled by the City's WWTP. Solid waste is currently collected by the City and disposed of at the regional landfill. Electricity is provided by Pacific Gas and Electric. There are no known limiting factors for power delivery to the project site. Telephone services are currently provided by AT&T.

## 3.9.2 IMPACTS TO PUBLIC SERVICES

### *ALTERNATIVE A*

Implementation of Alternative A would result in the construction of an administration, training, and dormitory facility, which would improve the quality of fire protection services by providing a safe and secure facility adjacent to the apparatus bay. Implementation of the Proposed Project would not generate new demands for public services, as the existing operations of the existing administration, training, and dormitory facilities are conducted across the street. With the transposition of water, wastewater, solid waste, electricity, and communication demands from across the street to the project site, there would be no new impacts to public services with the implementation of Alternative A.

### *ALTERNATIVE B*

Under the No-Action Alternative, the site would not be developed in the near future and the existing public service demands would remain across the street from the apparatus bay.

### *MITIGATION*

No mitigation is required for Alternatives A and B.

## 3.10 NOISE

### 3.10.1 AMBIENT NOISE SETTING

#### *EXISTING NOISE LEVELS AND SOURCES*

Pressure variations occurring frequently enough (at least 20 times per second) that the human ear can detect them are called sound. Noise is often defined as unwanted sound. The decibel scale measures sound levels using the hearing threshold (20 micropascals of pressure) as a point of reference, defined as 0 dB. Other sound pressures are then compared to the reference pressure, and the logarithm is taken to keep the numbers in a practical range.

The typical human ear is not equally sensitive to all frequencies of the audible sound spectrum (20 hertz to 20,000 Hz). As a result, when assessing potential noise impacts, sound is measured using an electronic filter that de-emphasizes the frequencies below 1,000 Hz and above 5,000 Hz to represent the human ear's better sensitivity to mid-range frequencies. This method of frequency weighting is referred to as A-weighting and is expressed in units of A-weighted decibels (dBA). Frequency A-weighting follows an international standard method of frequency de-emphasis and is typically applied to community noise measurements. In practice, the level of a sound source is measured using a sound level meter that includes an electrical filter corresponding to the A-weighting curve.

As discussed in **Section 1.2**, the area surrounding the project site is zoned General Office by the City. The area is considered an urban setting with vehicle traffic and commercial operations defining the ambient noise environment. During a site visit conducted on July 30, 2010, loading operations at the loading dock of a large-chain commercial center located adjacent to the project parcel (north) constituted the largest source of noise-generating activities in the area. The apparatus bay and associated fire alarms are currently located on the project site and are a component of the existing noise environment.

### ***SENSITIVE RECEPTORS***

Some land uses are considered more sensitive to ambient noise levels than others, sensitivity being a function of noise exposure (in terms of both exposure duration and insulation from noise) and the types of activities involved. Residential land uses are generally more sensitive to noise than commercial and industrial land uses. As illustrated in **Figure 3**, the area immediately surrounding the project site is dominated by commercial development, with interspersed residential, park, and retail use. The nearest sensitive receptors are the public library and church located approximately 100 feet away across Piney Way.

## **3.10.2 IMPACTS TO AMBIENT NOISE**

### ***ALTERNATIVE A***

**Table 3-4** provides the Federal noise abatement criteria, which were developed by the Federal Highway Administration in accordance with the *Procedures for Abatement of Highway Traffic Noise and Construction Noise* (23 CFR 772) for highway projects. The noise abatement criterion in **Table 3-4** were developed to be used as absolute values which, when approached or exceeded, require the consideration of traffic/construction noise abatement measures. Although the Proposed Action is not a federal or federally-funded highway project and not subject to the regulation, the standards provide a useful threshold with which to analyze impacts to noise sensitive receptors based on land use criteria.

Construction of Alternative A would temporarily introduce noise from heavy construction equipment, additional vehicle trips to the project area from construction employees, and material and equipment delivery. Heavy equipment operation would dominate the noise environment during construction. Heavy equipment used in the construction of Alternative A would emit an ambient noise level of approximately 85 Leq, dBA at 50 feet from the project site. The nearest sensitive noise receptor to the project site is residences located 100 feet west of the project site. Using an attenuation rate of 5.5 Leq, dBA per doubling of distance the temporary ambient noise level at the nearest sensitive receptor would be 79.5 Leq, dBA. In accordance with Morro Bay City Ordinances, where building construction would be plainly audible 50 feet from the building, the hours of construction shall be limited to the daytime hours between 7am and 7pm on

weekdays, and 8am and 5pm on weekends [Title 9 Chapter 9.28 .030 (I)]. Because noise impacts would be temporary and intermittent in nature, there would be a minimal adverse impact to the ambient noise level during construction of Alternative A.

**TABLE 3-4  
FEDERAL NOISE ABATEMENT CRITERIA (HOURLY- dBA SOUNDLEVEL)**

Activity Category	Leq (h), dBA	Activity Category Description
A	57 (Exterior)	Lands on which serenity and quiet are of extraordinary significance and serve an important public need and where the preservation of those qualities is essential if the area is to continue to serve its intended purpose.
B	67 (Exterior)	Picnic areas, recreation areas, playgrounds, active sports areas, parks, residences, motels, hotels, schools, churches, libraries, and hospitals.
C	72 (Exterior)	Developed lands, properties, or activities not included in Categories A or B above.
D	---	Undeveloped Lands.
E	52 (Interior)	Residences, motels, hotels, public meeting rooms, schools, churches, libraries, hospitals, and auditoriums.

SOURCE: 23 CFR (1)(H) §772 Table 1

Traffic noise and fire fighting operations (such as equipment utilization and fire alarms) would dominate the noise environment during operation of Alternative A. A doubling of the traffic volume would result in an audible increase in the ambient noise level. A three dBA increase in noise is considered audible (Caltrans, 2009). Since the operation would not increase the traffic volume on area roads over existing trips, merely transpose them across the street, there would be no increase in the ambient noise level (refer to **Section 3.7**). The fire fighting equipment and associated fire alarms are currently in operation on the project site and the associated noise level would not noticeable increase as a result of the development of Alternative A. There would be a minimal adverse impact to the ambient noise level during operation of Alternative A.

**ALTERNATIVE B**

Under the No-Action Alternative, the project site would remain in the current condition. With regard to noise, the project site would not be an additional source of transportation and/or non-transportation noise, and the parcel across the street would continue to be subject to operational noise. No noise impacts would occur under the No-Action Alternative.

**MITIGATION**

No mitigation is required.

## 3.11 HAZARDOUS MATERIALS

### 3.11.1 ENVIRONMENTAL SETTING

A site reconnaissance of the project site was conducted on August 26, 2010 to determine if any Recognized Environmental Conditions (RECs) exist. RECs refer to the presence or likely presence of conditions on a property that indicate an existing release, a past release, or a material threat of release of any hazardous substances or petroleum products on the property or into the ground, groundwater, or surface water of the property.

The project parcel currently functions as a fire station. At the time of the site visit, the only structure observed on the property was the existing equipment and engine bays. The project site is currently used for training purposes, and a wrecked car and trench were being used to simulate rescue operations on-site at the time of the site visit. The only hazardous materials observed onsite was a 500 pound propane tank enclosed on three sides by a cinder-block wall and guarded against vehicle collisions by concrete bollards. The tank was new and in good repair.

#### ***ENVIRONMENTAL DATABASE REPORT***

Database searches were conducted for records of known storage tank sites and known sites of hazardous materials generation, storage, and/or contamination within the vicinity of the Proposed Project. The environmental database review was accomplished by using the services of the computerized search firm *Environmental Data Resources, Inc.* (EDR). EDR uses a geographical information system to plot locations of past and/or current hazardous materials involvement. The analysis determines if hazards/hazardous materials on adjacent sites would impact surface and/or subsurface conditions on the project site.

EDR returned twenty-three sites within one-quarter mile of the project site, including the project site itself. The project site is listed under the ownership of the Morro Bay Fire Department since at least 1984, and appears in the California Haznet database for various waste disposal including oil-containing waste and asbestos-containing waste from the demolition of the previous fire station. The remaining sites are summarized in **Table 3-5**.

These findings do not indicate an existing release, past release, or material threat of release of any hazardous substances or petroleum products that would constitute a REC. The EDR Report is provided as **Appendix G**.

**TABLE 3-5  
EDR REPORT LISTINGS WITHIN ¼ MILE**

Site	Address	Location	Database	Findings and Status
Jim's Automotive	899 Piney Way	118 ft WNW	RCRA SQG FINDS	No violations found
Parkview Cleaners	710 Morro Bay Blvd	300 ft South	RCRA non-gen FINDS Drycleaners Haznet	Do not presently generate hazardous waste
One Hour Photo of Morro Bay	1065 Kentucky Wy	0.1 mi NNW	RCRA SQG FINDS	No violations found
Chevron USA	601 Morro Bay Blvd	0.1 mi WSW	HIST UST	4 tanks installed 1968
Former Arco Station	600 Morro Bay Blvd	0.1 mi WSW	LUST	Gasoline contaminated groundwater: case closed
Former Wells Fargo Bank	590 Morro Bay Blvd	0.1 mi WSW	SLIC	Gasoline & PCE contaminated groundwater: case closed
Ultramar DBA Beacon #3556	900 Morro Bay Blvd	0.17 mi ESE	LUST Haznet	Remedial action underway – contaminated soil and groundwater
Morro Bay Sunland	898 Morro Bay Blvd	0.17 mi ESE	CA FID UST SWEEPS UST	
Beacon Station	900 Morro Bay Blvd	0.17 mi ESE	HIST UST Haznet	
Beacon Station #556	900 Morro Bay Blvd	0.17 mi ESE	CA FID UST SWEEPS UST	
Beacon Station #3556	900 Morro Bay Blvd	0.17 mi ESE	UST	
Village Center Dry Cleaners	750 Napa Ave	0.17 mi WSW	FINDS Drycleaners Haznet EMI	Disposal of halogenated solvents >1,000 mg/L
Stuart's Petroleum	911 Morro Bay Blvd	0.18 mi ESE	LUST Haznet	Potential gasoline leak : case closed
Morro Bay Mobil	911 Morro Bay Blvd	0.18 mi ESE	UST	
Perry Abbot #14- 770	911 Morro Bay Blvd	0.18 mi ESE	HIST UST	
Mobil Station #L3C	911 Morro Bay Blvd	0.18 mi ESE	CA FID UST SWEEPS UST	
Mobil Station #18- L8C	911 Morro Bay Blvd	0.18 mi ESE	LUST	Gasoline contaminated groundwater – remediation underway
Mobil Service Station #11	911 Morro Bay Blvd	0.18 mi ESE	HIST CORTESE	
Rite Aid Corp 5830	740 Quintana Rd	0.19 mi East	RCRA-SQG FINDS	RCRA small quantity generator – silver waste
Prestige Station Inc 5974	940 Morro Bay Blvd	0.20 mi ESE	LUST Haznet	Gasoline contaminated groundwater: case closed
Prestige Station Inc 5974	940 Morro Bay Blvd	0.20 mi ESE	RCRA Non-gen FINDS Haznet	Benzene waste Do not presently generate hazardous waste No violations found
Williams Ranch/ Tri Value Property	Hwy 1/Morro Bay Blvd	0.20 mi East	HIST Cortese LUST	LUST cleanup site – case closed
Nexcycle	490 Quintana Rd	0.25 mi NNW	SWRCY	Still operating

Source: Appendix G

### **3.11.2 IMPACTS TO HAZARDOUS MATERIAL MANAGEMENT**

#### ***ALTERNATIVE A***

The results of the site visit and databases searches did not identify any RECs on or adjacent to the project site that could limit development of Alternative A. Implementation of the Proposed Project would not result in an increase in hazardous materials use at the project site, or in offsite locations. Therefore the Proposed Action would have a less-than-significant effect on hazardous materials management.

#### ***ALTERNATIVE B***

The results of the database search did not identify any RECs on or adjacent to the project site. The No-Action Alternative would have no effect on hazardous materials management.

#### ***MITIGATION***

No mitigation is required for Alternatives A and B.

### **3.12 AESTHETICS**

The City area is characterized by an urban area of medium-density coastal neighborhoods. The project parcel consists of paved parking lot and the existing apparatus bay (refer to Figure 5 of **Appendix C**). Adjacent aesthetics include the loading dock of a major chain store north of the project site and commercial buildings to the west and south of the project site. The apparatus bay is built of similar design to the commercial building to the north creating a aesthetic blending of the facilities. The project site is surrounded by concrete walls to the south and east and the apparatus bay to the north. The west area opens up to the rear access driveway of the apparatus bay. Currently, the project site contains previously disturbed underdeveloped space used as training.

#### **3.12.2 IMPACTS TO AESTHETICS**

##### ***ALTERNATIVE A***

Development of Alternative A would result in the construction of an addition to the existing apparatus bay. The proposed administration, training, and dormitory facility is designed to blend with the existing apparatus bay to appear as one complete structure. Implementation of Alternative A would be compatible with surrounding area aesthetics.

##### ***ALTERNATIVE B***

Under the No-Action Alternative, the project site would remain under existing conditions. The existing open space adjacent to the apparatus bay would continue to be undeveloped and define the aesthetics of the project parcel.

## **MITIGATION**

No mitigation is required for Alternatives A and B.

### **3.13 GROWTH-INDUCING AND CUMULATIVE IMPACTS**

#### **3.13.1 GROWTH-INDUCING IMPACTS**

Under NEPA, growth-inducing effects of a Proposed Project must be analyzed (40 CFR §1508.8[b]). Growth-inducing effects are defined as effects that foster economic or population growth, either directly or indirectly. Direct growth inducement could result, for example, if a project included the construction of a new residential development. Indirect growth inducement could result if a project established substantial new permanent employment opportunities (e.g., new commercial, industrial, or governmental enterprises) or if it removed obstacles to population growth (e.g., expansion of a wastewater treatment plant to increase the service availability).

Growth inducement may constitute an adverse impact if the increased growth is not consistent with or accommodated by the land use and growth management plans and policies for the area affected. Local land use plans provide for development patterns and growth policies that allow for orderly development supported by adequate public services and utilities such as water supply, roadway infrastructure, sewer services, and solid waste disposal services. A project that would induce “disorderly” growth (i.e., would conflict with local land use plans) could indirectly cause adverse environmental or public service impacts.

The Proposed Project would provide facilities for fire fighting operations already conducted on the project parcel and in the region. The result of the implementation of the Proposed Project would not provide new services to the region, and would therefore not result in additional growth to the region outside of forecast growth within the general plan.

Analyses of the adequacy of local infrastructure and services are included in the discussion of environmental consequences for each proposed Alternative. No significant, unmitigatable impacts have been identified that would result from the Proposed Project. No indirect impacts are expected, as no long-term or permanent employment opportunities would be created. Utility infrastructure would not be improved or expanded to increase service availability to any surrounding areas. Growth-inducing impacts would be less than significant for all of the proposed alternatives.

#### **3.13.2 CUMULATIVE IMPACTS**

Potential cumulative impacts for each environmental issue area are discussed below. Cumulative impacts are defined in 40 CFR §1508.7 as the impacts:

*... on the environment which result from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions regardless what agency (federal or non-federal) or person undertakes such other actions. Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time.*

Except for anticipated growth for the planned community (general plan), no specific development projects are known to have been approved in the vicinity that would cause cumulative impacts when considered in conjunction with the Proposed Project. The following analysis is based on the cumulative impacts associated with general future development projects that may occur in the project area.

#### ***LAND RESOURCES***

Potential project impacts to land resources (topography, soils, seismicity, and mineral resources) are related to measures required to ensure proper design for site conditions. No potential cumulative impacts would be relevant to this issue area.

#### ***WATER RESOURCES***

The Proposed Project and other cumulative projects that may be constructed in the vicinity would be required to comply with the CWA as it relates to stormwater and point-source discharges. Compliance with USEPA and/or State stormwater pollution prevention requirements will prevent off-site development, in combination with the Proposed Project, from causing cumulatively significant stormwater related impacts.

Impacts to the groundwater basin would not be cumulatively significant, as the Proposed Project, in combination with other known projects in the area, would be provided water supplies from the City of Morro Bay, which is provided with water from the State Water Project. Therefore, no cumulatively significant impact would occur.

With the implementation of the protective measures listed in **Section 2.0**, impacts to water resources would be less than significant. None of the cumulative projects would have an individually significant impact on groundwater quality, and cumulative impacts would also be less than significant.

#### ***AIR QUALITY***

Cumulative impacts to the air basin are addressed within the requirements of the Clean Air Act and the General Conformity Rule. Because the SCCAB is in attainment or unclassified for all of the NAAQD, the Proposed Project is presumed to conform with the State Implementation Plan and would not result in changing the basin's air quality designation. Alternative A, when

considered in combination with other planned and reasonable foreseeable future actions, would not lead to a cumulatively significant impact to air quality.

#### ***BIOLOGICAL RESOURCES***

Potential impacts to biological resources on the project site will be reduced to a less-than-significant level through measures incorporated into project construction and design (**Section 2.0**) and mitigation. Any cumulative developments affecting jurisdictional waters of the U.S. or special-status species would be required to mitigate according to the applicable provisions of the CWA and the ESA, and migratory birds would be protected from take subject to the Migratory Bird Treaty Act. Cumulative impacts to biological resources would be less than significant.

#### ***HISTORIC PROPERTIES***

Cumulative effects to historic properties typically occur when sites that contain cultural features or artifacts are disturbed by development. As these resources are destroyed or displaced, important information is lost and connections to past events, people and culture is diminished. As discussed above no significant historic properties were identified within or adjacent to the project site. The historic properties technical report indicates that the study area has been readily reviewed for historic properties, reducing the potential for disturbance of historic properties. However, the Proposed Project may impact previously unknown archaeological resources, as these sites may be buried with no surface manifestation. Significant cumulative impacts to unknown historic properties could occur if sites continued to be lost, damaged, or destroyed without appropriate recordation or data recovery. Mitigation for potential cumulative impacts to unknown historic properties has been specified above, and similar measures are required for all development in the City in accordance with Federal regulations and the California Environmental Quality Act (CEQA). Implementation of these measures would reduce cumulative impacts to a less-than-significant level.

#### ***SOCIOECONOMIC CONDITIONS/ ENVIRONMENTAL JUSTICE***

Alternative A, when considered in combination with other planned and reasonable foreseeable future actions, would not lead to a significant cumulative impact to socioeconomic conditions or environmental justice. As discussed above, the implementation of Alternative A would not adversely impact a designated minority or low-income group.

#### ***TRANSPORTATION AND CIRCULATION***

Alternative A, when considered in combination with other planned and reasonable foreseeable future actions, would not lead to a significant cumulative impact to the transportation network as the trips are already attributed to the existing administration, training, and dormitory facilities across the street from the project site. Additional development within the transportation network has been accounted for in the growth projections in the area specific plan.

*PEDESTRIAN CIRCULATION*

The Proposed Project would not adversely affect a pedestrian or bicycle networks under the Cumulative plus Proposed Project conditions. None of the known cumulative scenario projects are expected to affect these networks. No significant cumulative impacts would occur.

*LAND USE*

Any surrounding cumulative projects would be subject to local land use regulations as specified in the General Plan. Since Alternative A is consistent with the existing and proposed land uses in the vicinity, no cumulative land use impacts would occur.

*AGRICULTURE*

The retention or development of agricultural land is largely a policy consideration for governmental entities. Important farmlands are considered a limited and valuable resource. The City does not contain important farmland and is located within a region that is classified as developed land. Considering that the project site is not used for agriculture, and no known agricultural lands are located in the immediate area, cumulatively significant impacts to agricultural land would not occur.

*PUBLIC SERVICES*

Demands for public services would be accommodated by existing demands that would be transposed from across the street to the project site after development of Alternative A. As development of other areas continues, the combined need for public services may create a cumulative impact. However, all future land uses in the region would be subject to approval by the City, and would include provisions for public services. As a result, Alternative A would not result in significant cumulative impacts to public services.

*NOISE*

Traffic noise would dominate the noise environment in the area surrounding the project site during cumulative conditions. The Proposed Project, in combination with the proposed cumulative projects in the area, would cause a less-than-significant impact with regard to noise.

*HAZARDOUS MATERIALS*

Any new developments would be required to adhere to State and municipal regulations regarding the delivery, handling, and storage of hazardous materials, thereby reducing the risk to the public's health and welfare due to accidental exposure. Therefore, there are no significant cumulative hazardous materials impacts associated with the Proposed Project.

### ***AESTHETICS***

Development of the project site would be consistent with the existing apparatus bay and adjacent large-scale commercial development adjacent (north) of the project site. Any future development in the vicinity would be subject to City and Coastal Zone review and approval, and potentially significant impacts to aesthetics would require mitigation such as landscaping shielding and specific design provisions. Therefore, Alternative A, when considered in combination with other planned and reasonably foreseeable future actions, would not lead to a significant cumulative impact to aesthetics.

## **3.14 AGENCY COORDINATION AND PERMITS**

### **3.14.1 AGENCY COORDINATION REQUIREMENTS**

All necessary permits and coordination with governing agencies would be the responsibility of the Grantee coordinated through the Grantee's architects and contractors selected for site construction. All construction and required regulatory permits would be maintained and posted at the construction site. In accordance with applicable local, state, and federal regulations, the Grantee would be responsible for acquiring any necessary permits and completing compliance with CEQA prior to commencing construction at the project site.

# ***SECTION 4.0***

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## ***PUBLIC INVOLVEMENT***

## **SECTION 4.0**

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### **PUBLIC INVOLVEMENT**

#### **4.1 PUBLIC COMMENT PERIOD**

The Environmental Assessment will be publicized during a fifteen-day public comment period in the San Luis Obispo Tribune and will be made available to the public at the San Luis Obispo County Library, Morro Bay Branch in Morro Bay (625 Harbor Street, Morro Bay, California). If no substantive comments are received, the EA will become final and this initial Public Notice will also serve as the final Public Notice. Substantive Comments will be addressed as appropriate in any final documents.

## ***SECTION 5.0***

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***CONSULTATION, COORDINATION, AND LIST OF PREPARERS***

## **SECTION 5.0**

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### **CONSULTATION, COORDINATION, AND LIST OF PREPARERS**

#### **5.1 FEDERAL AGENCIES CONSULTED**

**U.S. Fish and Wildlife Service**

#### **5.2 STATE AGENCIES CONSULTED**

**California Department of Parks and Recreation, Office of Historic Preservation**

**California Historical Resources Information System (CHRIS)**

**Native American Heritage Commission**

**California Department of Fish and Game**

#### **5.3 LOCAL AGENCIES CONSULTED**

**City of Morro Bay Public Works Department**

**Morro Bay Fire Department**

#### **5.4 TRIBES CONSULTED**

##### **Chumash**

Vincent Armenta  
Julie Lynn Tumamait  
Lei Lynn Odom  
Chief Mark Steven Vigil  
Adelina Alva-Padilla  
Vennise Miller  
Mona Olivas Tucker  
Matthew Darian Goldman  
Sam Cohen  
Fred Collins  
Frank Arredondo

##### **Salinan**

Judith Bomar Grindstaff  
John W. Burch

Donna Haro  
Doug Alger  
Rober Duckworth  
Jose Freeman  
Greg Castro  
Beverly Salazar Folkes (Chumash/Tataviam/Fernandeno)  
Randy Guzman-Flores (Chumash/Ferdandeno/Tataviam/Shoshone Paiute/Yaqui)  
Xielolixii (Chumach/Salinan)

## **5.5 PREPARERS OF ENVIRONMENTAL ASSESSMENT**

### **Federal Emergency Management Agency**

Donna M. Meyer, Deputy Regional Environmental and Historic Preservation  
Officer

### **Analytical Environmental Services (AES)**

Project Director, David Zweig, P.E.

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#### **AES Technical Staff:**

Melinda McCrary, RPA, Historic Properties

Peter Bontadelli, Biological Resources

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Anna Elzeftawy, P.E., Water Resources

Dana Hirschberg, GIS, Graphics

Glenn Mayfield, GIS, Graphics

## ***SECTION 6.0***

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### ***REFERENCES***

## SECTION 6.0

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# ***APPENDICES***

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# ***APPENDIX A***

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## ***GEOLOGIC HAZARDS REPORT***

# ***APPENDIX B***

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## ***SOIL SURVEY REPORT***

# ***APPENDIX C***

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## ***BIOLOGICAL RESOURCES TECHNICAL MEMORANDUM***

# ***APPENDIX D***

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## ***CULTURAL RESOURCES TECHNICAL MEMORANDUM***

***THE CULTURAL RESOURCES TECHNICAL MEMORANDUM  
CONTAINS SENSITIVE AND CONFIDENTIAL INFORMATION AND IS  
RETAINED AT THE OFFICES OF FEMA UNDER SEPARATE COVER.  
THIS TECHNICAL MEMORANDUM HAS BEEN PRESENTED TO THE  
APPROPRIATE REGULATORY AGENCIES RELATING TO THE  
CONSULTATION REQUIREMENTS OF THE NATIONAL HISTORIC  
PRESERVATION ACT.***

# ***APPENDIX E***

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## ***CORRESPONDENCE***



FEMA

September 22, 2010

Mr. Milford Wayne Donaldson, FAIA  
State Historic Preservation Officer – Office of Historic Preservation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816  
Attention: Ms. Susan Stratton

RE: EMW-2009-FC-00374  
Morro Bay Fire Department

Dear Mr. Donaldson:

The Department of Homeland Security – Federal Emergency Management Agency (FEMA) is considering an American Recovery and Reinvestment Act (ARRA) application to the City of Morro Bay (Grantee) to provide financial assistance for the re-construction of Phase II of a fire station that was severely damaged during the 2003 San Simeon Earthquake and again in the severe storm of January 2006. Phase I of the re-construction (apparatus bay) was completed in November 2008 without federal assistance. The project is located at 715 Harbor Street, Morro Bay, San Luis Obispo County (35°22'10.2"N; -120°51'4.1"W; T29S,R10E,Sec25 Mount Diablo Baseline and Meridian). The Grantee's proposal involves the construction of a 9,000 square foot two-story building that would house administrative offices, living quarters, and training facilities on 0.1 acre within a 0.72 acre parcel adjacent to the existing apparatus bay (Phase I). The re-construction would provide an adequate and safe environment for station firefighters. In accordance with 36 CFR Part 800.4(a)(1), FEMA has identified an Area of Potential Effect (APE) the proposed building's footprint of 9,000 square feet.

FEMA has made a finding that no historic properties would be affected by the Grantee's proposal pursuant to 36 CFR Part 800.4(d)(1). We have enclosed documentation in support of our finding in accordance with 36 CFR Part 800.11(d).

If you have any questions or require additional information please do not hesitate to contact me at (510) 627-7728 or [donna.meyer@dhs.gov](mailto:donna.meyer@dhs.gov).

Sincerely,

**/s/ DONNA M. MEYER**

Donna M. Meyer, CEM, HPS  
Deputy Regional Environmental and Historic  
Preservation Officer

Enclosures

## **DOCUMENTATION – NO HISTORIC PROPERTIES AFFECTED**

### **1) A description of the undertaking, specifying the Federal involvement, and its area of potential effects, including photographs, maps, drawings, as necessary;**

The Department of Homeland Security – Federal Emergency Management Agency intends to provide an American Recovery and Reinvestment Act (ARRA) grant to the City of Morro Bay Fire Department. The grant will be used to re-construct the station that was severely damaged during an earthquake in 2003 and heavy rains during January 2006. The Area of Potential Effect (APE) has been identified by FEMA as the Phase II portion of the project of 9,000 square feet. The location at 715 Harbor Street was the site of the previous station and was previously disturbed to construct it and disturbed again to re-construct the apparatus bay (Phase I) which was completed in November 2008 without FEMA assistance.

### **2) A description of the steps taken to identify historic properties, including, as appropriate, efforts to seek information pursuant to § 800.4(b)**

A search of the National Register of Historic Places (NRHP) was performed. No properties in Morro Bay were found on the NRHP. The Grantee's consultant prepared a Historic Properties Study which included a records and literature search and field survey. A copy of the study is provided for SHPO review.

In accordance with 36 CFR Part 800.4(a)(4), a request was made to the California Native American Heritage Commission (NAHC) on August 3, 2010, for a review of its Sacred Lands File and a list of the individuals and groups that the NAHC believed should be contacted regarding information or concerns related to the project area. The NAHC responded on August 9, 2010, with negative results for its search of the Sacred Lands File. FEMA transmitted an informational letter to the twenty-one potentially interested parties identified by the NAHC on September 22, 2010.

### **3) The basis for determining that no historic properties are present or Affected**

FEMA has conducted the standard Section 106 project review. Through review of the Grantee's Historic Properties Study, FEMA has determined that there are no properties within the APE listed in the National Register nor is the site considered eligible for listing to the National Register under any applicable criteria and the re-construction of the fire station would not adversely effect the character of the surrounding neighborhood. Thus, FEMA has determined that the Grantee's proposal and FEMA's Undertaking would result in "no historic properties affected."

**OFFICE OF HISTORIC PRESERVATION  
DEPARTMENT OF PARKS AND RECREATION**

1725 23<sup>rd</sup> Street, Suite 100  
SACRAMENTO, CA 95816-7100  
(916) 445-7000 Fax: (916) 445-7053  
calshpo@parks.ca.gov  
www.ohp.parks.ca.gov



October 28, 2010

Reply In Reference To: FEMA100927A

Donna M. Meyer  
Deputy Environmental and Historic  
Preservation Officer, FEMA  
U.S. Department of Homeland Security  
1111 Broadway, Suite 1200  
Oakland, CA 94607-4052

RE: Morro Bay Fire Department, Construct New Building, EMW-2009-FC-00374

Dear Ms. Meyer:

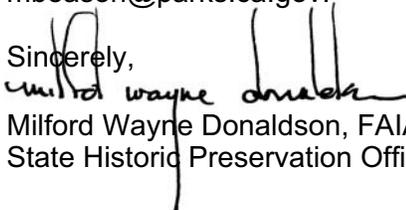
Thank you for your September 22, 2010, letter requesting my review and comment with regard to the proposed undertaking in City of Morro Bay, San Luis Obispo County, California in compliance with Section 106 of the National Historic Preservation Act of 1966 (16 U.S.C. 470f), as amended, and its implementing regulation found at 36 CFR Part 800. Along with your letter, you also submitted a report entitled "Historic Properties Study, Morro Bay Fire Station" dated September 2010 and prepared by Analytical Environmental Services.

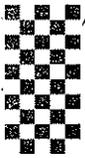
The proposed undertaking, as I understand it, involves the construction of a new, 9,000-square foot building that would house administrative offices, living quarters, and training facilities. It would be located on an empty portion of the parcel that houses the existing apparatus bay. None of the documentation submitted identifies an Area of Potential Effect (APE). However, Figure 3 in the report shows an outlined "Project Site," which I presume is intended to be the APE for this undertaking. A pedestrian survey of the area in 2010 revealed no historic properties. Therefore, FEMA has applied the Criteria of Adverse Effect (36 CFR § 800. 5(a)(1)) and proposes a finding of No Historic Properties Affected. After reviewing the information submitted with your letter, I offer the following comments:

- I concur that this action qualifies as a federal undertaking as defined in 36 CFR 800.
- Although FEMA did not specifically identify an APE, I presume the map showing the "Project Site" is intended to be the APE. If that is the case, I concur that it is a sufficient APE pursuant to 36 CFR 800.4. **Please be sure to include a map designating the APE in future consultations.**
- Because no historic properties were identified within the APE, I concur with your finding and agree that pursuant to 36 CFR § 800.4(d)(1), a Finding of No Historic Properties Affected is appropriate for the undertaking as described.
- Please be advised that under certain circumstances, such as an unanticipated discovery or a change in project description, you may have future responsibilities for this undertaking under 36 CFR Part 800.

Thank you for seeking my comments and considering historic properties as part of your project planning. If you have any questions or concerns, please contact Mark Beason, at (916) 445-7047 or mbeason@parks.ca.gov.

Sincerely,

  
Milford Wayne Donaldson, FAIA  
State Historic Preservation Officer



STATE OF CALIFORNIA

Arnold Schwarzenegger, Governor

**NATIVE AMERICAN HERITAGE  
COMMISSION**915 CAPITOL MALL, ROOM 364  
SACRAMENTO, CA 95814  
(916) 653-4082  
Fax (916) 657-5390

July 1, 2010

Donna M. Meyer  
U.S Department of Homeland Security  
111 Broadway, Suite 200  
Oakland, CA 94607-4052Sent by Fax: 510-627-7270  
Number of Pages: 4

RE: Phase II of a Fire Station, City of Morro Bay, San Luis Obispo County

Dear Ms. Meyer:

A record search of the sacred lands file has failed to indicate the presence of Native American cultural resources in the immediate project area. The absence of specific site information in the sacred lands file does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Enclosed is a list of Native Americans individuals/organizations who may have knowledge of cultural resources in the project area. The Commission makes no recommendation or preference of a single individual, or group over another. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated, if they cannot supply information, they might recommend others with specific knowledge. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from any of these individuals or groups, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact me at (916) 653-4040.

Sincerely,

Katy Sanchez  
Program Analyst

**Native American Contact List**  
**San Luis Obispo County**  
**July 1, 2010**

**Beverly Salazar Folkes**

1931 Shadybrook Drive  
 Thousand Oaks, CA 91362

805 492-7255  
 (805) 558-1154 - cell  
 folkes9@msn.com

Chumash  
 Tataviam  
 Ferrnandefio

**Judith Bomar Grindstaff**

63161 Argyle Road  
 King City, CA 93930

(831) 385-3759-home

Salinan

**Santa Ynez Band of Mission Indians**  
**Vincent Armenta, Chairperson**

P.O. Box 517  
 Santa Ynez, CA 93460  
 varmenta@santaynezchumash.

(805) 688-7997  
 (805) 686-9578 Fax

Chumash

**San Luis Obispo County Chumash Council**  
**Chief Mark Steven Vigil**

1030 Ritchie Road  
 Grover Beach CA 93433  
 cheifmvgil@fix.net

(805) 481-2461  
 (805) 474-4729 - Fax

Chumash

**Julie Lynn Tumamait**

365 North Poli Ave  
 Ojai, CA 93023  
 jtumamait@sbcglobal.net

(805) 646-6214

Chumash

**Salinan Tribe of Monterey, San Luis Obispo Counties**  
**John W. Burch, Traditional Chairperson**

7070 Morro Rd, #A  
 Atascadero, CA 93422  
 salinantribe@aol.com

805-460-9202  
 805 235-2730 Cell  
 805-460-9204

Salinan

**Lei Lynn Odom**

1339 24th Street  
 Oceano, CA 93445

(805) 489-5390

Chumash

**Santa Ynez Tribal Elders Council**  
**Adelina Alva-Padilla, Chair Woman**

P.O. Box 365  
 Santa Ynez, CA 93460  
 elders@santaynezchumash.org

(805) 688-8446  
 (805) 693-1768 FAX

Chumash

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed Phase II of a fire station, City of Morro Bay; San Luis Obispo County.

**Native American Contact List**  
**San Luis Obispo County**  
**July 1, 2010**

**Randy Guzman - Folkes**  
 655 Los Angeles Avenue, Unit E  
 Moorpark , CA 93021  
 ndnRandy@gmail.com  
 (805) 905-1675 - cell

**Chumash**  
**Fernandeño**  
**Tataviam**  
**Shoshone Paiute**  
**Yaqui**

**Salinan Nation Cultural Preservation Association**  
**Jose Freeman, President**  
 15200 County Road, 96B Salinan  
 Woodland , CA 95695  
 josefree@ccio1.com  
 (530) 662-5316

**Xolon Salinan Tribe**  
**Donna Haro**  
 110 Jefferson Street  
 Bay Point , CA 94565

**Salinan**

**Coastal Band of the Chumash Nation**  
**Vennise Miller, Chairperson**  
 P.O. Box 4464 Chumash  
 Santa Barbara CA 93140  
 805-964-3447

**Salinan Nation Cultural Preservation Association**  
**Doug Alger, Cultural Resources Coordinator**  
 PO Box 56 Salinan  
 Lockwood , CA 93932  
 fabbq2000@earthlink.net  
 (831) 262-9829 - cell  
 (831) 385-3450

**Mona Olivas Tucker**  
 660 Camino Del Rey Chumash  
 Arroyo Grande CA 93420  
 (805) 489-1052 Home  
 (805) 748-2121 Cell

**Salinan Nation Cultural Preservation Association**  
**Robert Duckworth, Environmental Coordinator**  
 Drawer 2447 Salinan  
 Greenfield , CA 93927  
 dirobduck@thegrid.net  
 831-578-1852

**Matthew Darian Goldman**  
 495 Mentone Chumash  
 Grover Beach CA 93433  
 805-748-6913

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**Native American Contact List**  
**San Luis Obispo County**  
**July 1, 2010**

Santa Ynez Band of Mission Indians  
 Sam Cohen, Tribal Administrator  
 P.O. Box 517 Chumash  
 Santa Ynez , CA 93460  
 (805) 688-7997  
 (805) 686-9578 Fax

Frank Arredondo  
 PO Box 161 Chumash  
 Santa Barbara Ca 93102  
 805-617-6884  
 ksen\_sku\_mu@yahoo.com

Salinan Nation Cultural Preservation Association  
 Gregg Castro, Administrator  
 5225 Roeder Road Salinan  
 San Jose , CA 95111  
 gicastro@pacbell.net  
 (408) 864-4115

Salinan-Chumash Nation  
 Xielolixii  
 3901 Q Street, Suite 31B Salinan  
 Bakersfield , CA 93301 Chumash  
 xielolixii@yahoo.com

408-966-8807 - cell

Northern Chumash Tribal Council  
 Fred Collins, Spokesperson  
 67 South Street Chumash  
 San Luis Obispo CA 93401  
 (805) 801-0347 (Cell)

This list is current only as of the date of this document.

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FEMA

September 22, 2010

Chairperson Vincent Armenta  
Santa Ynez Band of Mission Indians  
P.O. Box 517  
Santa Ynez, CA 93460

RE: EMW-2009-FC-00374  
Grantee: City of Morro Bay

Dear Chairperson Armenta:

Section 101(d)(6)(B) of the National Historic Preservation Act of 1966 as amended requires the Department of Homeland Security – Federal Emergency Management Agency (FEMA) to consult with any Indian Tribe that may attach religious and cultural significance to historic properties that may be affected by FEMA's undertaking. FEMA is considering an America Recovery and Reinvestment Act (ARRA) grant application to the City of Morro Bay to reconstruct a fire station at 715 Harbor Street, Morro Bay, San Luis Obispo (35°22'10.2"N; -120°51'4.1"W; T29S,R10E,Sec25 Mount Diablo Baseline and Meridian). The Grantee's proposal involves the construction of a 9,000 square foot two-story building that would house administrative offices, living quarters, and training facilities. The re-construction would provide an adequate and safe environment for station firefighters.

FEMA has come to the conclusion that there will be no direct impacts on historic properties in the area, however we respectfully request your input regarding the proposals, any comments regarding historic properties, advise us on the identification and evaluation of any historic properties, including those of traditional religious and cultural importance, articulate your views of the Grantee's proposal and FEMA's Undertaking of providing grant assistance on such historic properties, and to participate in the resolution of any adverse effects.

If you have any questions or require additional information please do not hesitate to contact me at (510) 627-7728, the letterhead address above or [donna.meyer@dhs.gov](mailto:donna.meyer@dhs.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Donna M. Meyer", written over a circular stamp or mark.

Donna M. Meyer, CEM, HPS  
Deputy Regional Environmental Officer

Enclosures



FEMA

September 22, 2010

Xielolixii  
Salinan-Chumash Nation  
3901 Q Street  
Suite 31B  
Bakersfield, CA 93301

RE: EMW-2009-FC-00374  
Grantee: City of Morro Bay

Dear Xielolixii:

Section 101(d)(6)(B) of the National Historic Preservation Act of 1966 as amended requires the Department of Homeland Security – Federal Emergency Management Agency (FEMA) to consult with any Indian Tribe that may attach religious and cultural significance to historic properties that may be affected by FEMA's undertaking. FEMA is considering an America Recovery and Reinvestment Act (ARRA) grant application to the City of Morro Bay to reconstruct a fire station at 715 Harbor Street, Morro Bay, San Luis Obispo (35°22'10.2"N; -120°51'4.1"W; T29S,R10E,Sec25 Mount Diablo Baseline and Meridian). The Grantee's proposal involves the construction of a 9,000 square foot two-story building that would house administrative offices, living quarters, and training facilities. The re-construction would provide an adequate and safe environment for station firefighters.

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Sincerely,

A handwritten signature in black ink, appearing to read "Donna M. Meyer".

Donna M. Meyer, CEM, IFS  
Deputy Regional Environmental Officer

Enclosures



FEMA

September 22, 2010

Mr. Doug Alger  
Salinan Nation Cultural Preservation Association  
P.O. Box 56  
Lockwood, CA 93932

RE: EMW-2009-FC-00374  
Grantee: City of Morro Bay

Dear Mr. Alger:

Section 101(d)(6)(B) of the National Historic Preservation Act of 1966 as amended requires the Department of Homeland Security – Federal Emergency Management Agency (FEMA) to consult with any Indian Tribe that may attach religious and cultural significance to historic properties that may be affected by FEMA's undertaking. FEMA is considering an America Recovery and Reinvestment Act (ARRA) grant application to the City of Morro Bay to reconstruct a fire station at 715 Harbor Street, Morro Bay, San Luis Obispo (35°22'10.2"N; -120°51'4.1"W; T29S,R10E,Sec25 Mount Diablo Baseline and Meridian). The Grantee's proposal involves the construction of a 9,000 square foot two-story building that would house administrative offices, living quarters, and training facilities. The re-construction would provide an adequate and safe environment for station firefighters.

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Sincerely,

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Donna M. Meyer, CEM, HPS  
Deputy Regional Environmental Officer

Enclosures



FEMA

September 22, 2010

Chair Woman Adelina Alva-Padilla  
Santa Ynez Tribal Elders Council  
P.O. Box 365  
Santa Ynez, CA 93460

RE: EMW-2009-FC-00374  
Grantee: City of Morro Bay

Dear Chair Woman Alva-Padilla:

Section 101(d)(6)(B) of the National Historic Preservation Act of 1966 as amended requires the Department of Homeland Security – Federal Emergency Management Agency (FEMA) to consult with any Indian Tribe that may attach religious and cultural significance to historic properties that may be affected by FEMA's undertaking. FEMA is considering an America Recovery and Reinvestment Act (ARRA) grant application to the City of Morro Bay to reconstruct a fire station at 715 Harbor Street, Morro Bay, San Luis Obispo (35°22'10.2"N; -120°51'4.1"W; T29S,R10E,Sec25 Mount Diablo Baseline and Meridian). The Grantee's proposal involves the construction of a 9,000 square foot two-story building that would house administrative offices, living quarters, and training facilities. The re-construction would provide an adequate and safe environment for station firefighters.

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Sincerely,

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Donna M. Meyer, CEM, HPS  
Deputy Regional Environmental Officer

Enclosures



FEMA

September 22, 2010

Mr. Frank Arredondo  
P.O. Box 161  
Santa Barbara, CA 93102

RE: EMW-2009-FC-00374  
Grantee: City of Morro Bay

Dear Mr. Arredondo:

Section 101(d)(6)(B) of the National Historic Preservation Act of 1966 as amended requires the Department of Homeland Security – Federal Emergency Management Agency (FEMA) to consult with any Indian Tribe that may attach religious and cultural significance to historic properties that may be affected by FEMA's undertaking. FEMA is considering an America Recovery and Reinvestment Act (ARRA) grant application to the City of Morro Bay to reconstruct a fire station at 715 Harbor Street, Morro Bay, San Luis Obispo (35°22'10.2"N; -120°51'4.1"W; T29S,R10E,Sec25 Mount Diablo Baseline and Meridian). The Grantee's proposal involves the construction of a 9,000 square foot two-story building that would house administrative offices, living quarters, and training facilities. The re-construction would provide an adequate and safe environment for station firefighters.

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Sincerely,

A handwritten signature in black ink, appearing to read "Donna Meyer", written over a large, stylized oval flourish.

Donna M. Meyer, CEM, HPS  
Deputy Regional Environmental Officer

Enclosures



FEMA

September 22, 2010

Ms. Judith Bomar Grindstaff  
63161 Argyle Road  
King City, CA 93930

RE: EMW-2009-FC-00374  
Grantee: City of Morro Bay

Dear Ms. Bomar Grindstaff:

Section 101(d)(6)(B) of the National Historic Preservation Act of 1966 as amended requires the Department of Homeland Security – Federal Emergency Management Agency (FEMA) to consult with any Indian Tribe that may attach religious and cultural significance to historic properties that may be affected by FEMA's undertaking. FEMA is considering an America Recovery and Reinvestment Act (ARRA) grant application to the City of Morro Bay to reconstruct a fire station at 715 Harbor Street, Morro Bay, San Luis Obispo (35°22'10.2"N; -120°51'4.1"W; T29S,R10E,Sec25 Mount Diablo Baseline and Meridian). The Grantee's proposal involves the construction of a 9,000 square foot two-story building that would house administrative offices, living quarters, and training facilities. The re-construction would provide an adequate and safe environment for station firefighters.

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Sincerely,

A handwritten signature in black ink, appearing to read "Donna M. Meyer", written over a horizontal line.

Donna M. Meyer, CEM, IAPS  
Deputy Regional Environmental Officer

Enclosures



FEMA

September 22, 2010

Traditional Chairperson John W. Burch  
Salinan Tribe of Monterey, San Luis Obispo Counties  
7070 Morro Road  
#A  
Atascadero, CA 93422

RE: EMW-2009-FC-00374  
Grantee: City of Morro Bay

Dear Traditional Chairperson Burch:

Section 101(d)(6)(B) of the National Historic Preservation Act of 1966 as amended requires the Department of Homeland Security – Federal Emergency Management Agency (FEMA) to consult with any Indian Tribe that may attach religious and cultural significance to historic properties that may be affected by FEMA's undertaking. FEMA is considering an America Recovery and Reinvestment Act (ARRA) grant application to the City of Morro Bay to reconstruct a fire station at 715 Harbor Street, Morro Bay, San Luis Obispo (35°22'10.2"N; -120°51'4.1"W; T29S,R10E,Sec25 Mount Diablo Baseline and Meridian). The Grantee's proposal involves the construction of a 9,000 square foot two-story building that would house administrative offices, living quarters, and training facilities. The re-construction would provide an adequate and safe environment for station firefighters.

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Sincerely,

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Donna M. Meyer, CEM, HPS  
Deputy Regional Environmental Officer

Enclosures



FEMA

September 22, 2010

Administrator Gregg Castro  
Salinan Nation Cultural Preservation Association  
5225 Roeder Road  
San Jose, CA 95111

RE: EMW-2009-FC-00374  
Grantee: City of Morro Bay

Dear Administrator Castro:

Section 101(d)(6)(B) of the National Historic Preservation Act of 1966 as amended requires the Department of Homeland Security – Federal Emergency Management Agency (FEMA) to consult with any Indian Tribe that may attach religious and cultural significance to historic properties that may be affected by FEMA's undertaking. FEMA is considering an America Recovery and Reinvestment Act (ARRA) grant application to the City of Morro Bay to reconstruct a fire station at 715 Harbor Street, Morro Bay, San Luis Obispo (35°22'10.2"N; -120°51'4.1"W; T29S,R10E,Sec25 Mount Diablo Baseline and Meridian). The Grantee's proposal involves the construction of a 9,000 square foot two-story building that would house administrative offices, living quarters, and training facilities. The re-construction would provide an adequate and safe environment for station firefighters.

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Sincerely,

A handwritten signature in black ink, appearing to read "Donna M. Meyer".

Donna M. Meyer, CEM, HFS  
Deputy Regional Environmental Officer

Enclosures



FEMA

September 22, 2010

Tribal Administrator Sam Cohen  
Santa Ynez Band of Mission Indians  
P.O. Box 517  
Santa Ynez, CA 93460

RE: EMW-2009-FC-00374  
Grantee: City of Morro Bay

Dear Tribal Administrator Cohen:

Section 101(d)(6)(B) of the National Historic Preservation Act of 1966 as amended requires the Department of Homeland Security – Federal Emergency Management Agency (FEMA) to consult with any Indian Tribe that may attach religious and cultural significance to historic properties that may be affected by FEMA's undertaking. FEMA is considering an America Recovery and Reinvestment Act (ARRA) grant application to the City of Morro Bay to reconstruct a fire station at 715 Harbor Street, Morro Bay, San Luis Obispo (35°22'10.2"N; -120°51'4.1"W; T29S,R10E,Sec25 Mount Diablo Baseline and Meridian). The Grantee's proposal involves the construction of a 9,000 square foot two-story building that would house administrative offices, living quarters, and training facilities. The re-construction would provide an adequate and safe environment for station firefighters.

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Sincerely,

A handwritten signature in black ink, appearing to read "Donna Meyer", with a long, sweeping underline.

Donna M. Meyer, CEM, FIPS  
Deputy Regional Environmental Officer

Enclosures



FEMA

September 22, 2010

Mr. Fred Collins  
Northern Chumash Tribal Council  
67 South Street  
San Luis Obispo, CA 93401

RE: EMW-2009-FC-00374  
Grantee: City of Morro Bay

Dear Mr. Collins:

Section 101(d)(6)(B) of the National Historic Preservation Act of 1966 as amended requires the Department of Homeland Security – Federal Emergency Management Agency (FEMA) to consult with any Indian Tribe that may attach religious and cultural significance to historic properties that may be affected by FEMA's undertaking. FEMA is considering an America Recovery and Reinvestment Act (ARRA) grant application to the City of Morro Bay to reconstruct a fire station at 715 Harbor Street, Morro Bay, San Luis Obispo (35°22'10.2"N; -120°51'4.1"W; T29S,R10E,Sec25 Mount Diablo Baseline and Meridian). The Grantee's proposal involves the construction of a 9,000 square foot two-story building that would house administrative offices, living quarters, and training facilities. The re-construction would provide an adequate and safe environment for station firefighters.

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Sincerely,

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Donna M. Meyer, CEM, HPS  
Deputy Regional Environmental Officer

Enclosures



FEMA

September 22, 2010

Mr. Robert Duckworth  
Salinan Nation Cultural Preservation Association  
Drawer 2447  
Greenfield, CA 93927

RE: EMW-2009-FC-00374  
Grantee: City of Morro Bay

Dear Mr. Duckworth:

Section 101(d)(6)(B) of the National Historic Preservation Act of 1966 as amended requires the Department of Homeland Security – Federal Emergency Management Agency (FEMA) to consult with any Indian Tribe that may attach religious and cultural significance to historic properties that may be affected by FEMA’s undertaking. FEMA is considering an America Recovery and Reinvestment Act (ARRA) grant application to the City of Morro Bay to reconstruct a fire station at 715 Harbor Street, Morro Bay, San Luis Obispo (35°22’10.2”N; -120°51’4.1”W; T29S,R10E,Sec25 Mount Diablo Baseline and Meridian). The Grantee’s proposal involves the construction of a 9,000 square foot two-story building that would house administrative offices, living quarters, and training facilities. The re-construction would provide an adequate and safe environment for station firefighters.

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If you have any questions or require additional information please do not hesitate to contact me at (510) 627-7728, the letterhead address above or [donna.meyer@dhs.gov](mailto:donna.meyer@dhs.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Donna Meyer", with a long horizontal flourish extending to the right.

Donna M. Meyer, CEM, HPS  
Deputy Regional Environmental Officer

Enclosures



FEMA

September 22, 2010

President Jose Freeman  
Salinan Nation Cultural Preservation Association  
15200 County Road  
96B  
Woodland, CA 95695

RE: EMW-2009-FC-00374  
Grantee: City of Morro Bay

Dear President Freeman:

Section 101(d)(6)(B) of the National Historic Preservation Act of 1966 as amended requires the Department of Homeland Security – Federal Emergency Management Agency (FEMA) to consult with any Indian Tribe that may attach religious and cultural significance to historic properties that may be affected by FEMA's undertaking. FEMA is considering an America Recovery and Reinvestment Act (ARRA) grant application to the City of Morro Bay to reconstruct a fire station at 715 Harbor Street, Morro Bay, San Luis Obispo (35°22'10.2"N; -120°51'4.1"W; T29S,R10E,Sec25 Mount Diablo Baseline and Meridian). The Grantee's proposal involves the construction of a 9,000 square foot two-story building that would house administrative offices, living quarters, and training facilities. The re-construction would provide an adequate and safe environment for station firefighters.

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Sincerely,

A handwritten signature in black ink, appearing to read "Donna M. Meyer".

Donna M. Meyer, CEM, HPS  
Deputy Regional Environmental Officer

Enclosures



FEMA

September 22, 2010

Mr. Matthew Darian Goldman  
495 Mentone  
Grover Beach, CA 93433

RE: EMW-2009-FC-00374  
Grantee: City of Morro Bay

Dear Mr. Goldman:

Section 101(d)(6)(B) of the National Historic Preservation Act of 1966 as amended requires the Department of Homeland Security – Federal Emergency Management Agency (FEMA) to consult with any Indian Tribe that may attach religious and cultural significance to historic properties that may be affected by FEMA's undertaking. FEMA is considering an America Recovery and Reinvestment Act (ARRA) grant application to the City of Morro Bay to reconstruct a fire station at 715 Harbor Street, Morro Bay, San Luis Obispo (35°22'10.2"N; -120°51'4.1"W; T29S,R10E,Sec25 Mount Diablo Baseline and Meridian). The Grantee's proposal involves the construction of a 9,000 square foot two-story building that would house administrative offices, living quarters, and training facilities. The re-construction would provide an adequate and safe environment for station firefighters.

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Sincerely,

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Donna M. Meyer, CHM, HPS  
Deputy Regional Environmental Officer

Enclosures



FEMA

September 22, 2010

Ms. Randy Guzman-Folkes  
665 Los Angeles Avenue  
Unit E  
Moorpark, CA 93021

RE: EMW-2009-FC-00374  
Grantee: City of Morro Bay

Dear Ms. Guzman-Folkes:

Section 101(d)(6)(B) of the National Historic Preservation Act of 1966 as amended requires the Department of Homeland Security – Federal Emergency Management Agency (FEMA) to consult with any Indian Tribe that may attach religious and cultural significance to historic properties that may be affected by FEMA's undertaking. FEMA is considering an America Recovery and Reinvestment Act (ARRA) grant application to the City of Morro Bay to reconstruct a fire station at 715 Harbor Street, Morro Bay, San Luis Obispo (35°22'10.2"N; -120°51'4.1"W; T29S,R10E,Sec25 Mount Diablo Baseline and Meridian). The Grantee's proposal involves the construction of a 9,000 square foot two-story building that would house administrative offices, living quarters, and training facilities. The re-construction would provide an adequate and safe environment for station firefighters.

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A handwritten signature in black ink, appearing to read "Donna Meyer", written over a circular stamp or seal.

Donna M. Meyer, CEM, HPS  
Deputy Regional Environmental Officer

Enclosures



FEMA

September 22, 2010

Ms. Donna Haro  
Xolon Salinan Tribe  
110 Jefferson Street  
Bay Point, CA 94565

RE: EMW-2009-FC-00374  
Grantee: City of Morro Bay

Dear Ms. Haro:

Section 101(d)(6)(B) of the National Historic Preservation Act of 1966 as amended requires the Department of Homeland Security – Federal Emergency Management Agency (FEMA) to consult with any Indian Tribe that may attach religious and cultural significance to historic properties that may be affected by FEMA's undertaking. FEMA is considering an America Recovery and Reinvestment Act (ARRA) grant application to the City of Morro Bay to reconstruct a fire station at 715 Harbor Street, Morro Bay, San Luis Obispo (35°22'10.2"N; -120°51'4.1"W; T29S,R10E,Sec25 Mount Diablo Baseline and Meridian). The Grantee's proposal involves the construction of a 9,000 square foot two-story building that would house administrative offices, living quarters, and training facilities. The re-construction would provide an adequate and safe environment for station firefighters.

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Donna M. Meyer, CEM, HPS  
Deputy Regional Environmental Officer

Enclosures



FEMA

September 22, 2010

Chairperson Vennise Miller  
Coastal Band of the Chumash Nation  
P.O. Box 4464  
Santa Barbara, CA 93140

RE: EMW-2009-FC-00374  
Grantee: City of Morro Bay

Dear Chairperson Miller:

Section 101(d)(6)(B) of the National Historic Preservation Act of 1966 as amended requires the Department of Homeland Security – Federal Emergency Management Agency (FEMA) to consult with any Indian Tribe that may attach religious and cultural significance to historic properties that may be affected by FEMA's undertaking. FEMA is considering an America Recovery and Reinvestment Act (ARRA) grant application to the City of Morro Bay to reconstruct a fire station at 715 Harbor Street, Morro Bay, San Luis Obispo (35°22'10.2"N; -120°51'4.1"W; T29S,R10E,Sec25 Mount Diablo Baseline and Meridian). The Grantee's proposal involves the construction of a 9,000 square foot two-story building that would house administrative offices, living quarters, and training facilities. The re-construction would provide an adequate and safe environment for station firefighters.

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Donna M. Meyer, CEM, HPS  
Deputy Regional Environmental Officer

Enclosures



FEMA

September 22, 2010

Ms. Lei Lynn Odom  
1339 24th Street  
Oceano, CA 93445

RE: EMW-2009-FC-00374  
Grantee: City of Morro Bay

Dear Ms. Odom:

Section 101(d)(6)(B) of the National Historic Preservation Act of 1966 as amended requires the Department of Homeland Security – Federal Emergency Management Agency (FEMA) to consult with any Indian Tribe that may attach religious and cultural significance to historic properties that may be affected by FEMA's undertaking. FEMA is considering an America Recovery and Reinvestment Act (ARRA) grant application to the City of Morro Bay to reconstruct a fire station at 715 Harbor Street, Morro Bay, San Luis Obispo (35°22'10.2"N; -120°51'4.1"W; T29S,R10E,Sec25 Mount Diablo Baseline and Meridian). The Grantee's proposal involves the construction of a 9,000 square foot two-story building that would house administrative offices, living quarters, and training facilities. The re-construction would provide an adequate and safe environment for station firefighters.

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Donna M. Meyer, CEM, HPS  
Deputy Regional Environmental Officer

Enclosures



FEMA

September 22, 2010

Ms. Mona Olivas Tucker  
660 Camino Del Rey  
Arroyo Grande, CA 93420

RE: EMW-2009-FC-00374  
Grantee: City of Morro Bay

Dear Ms. Olivas Tucker:

Section 101(d)(6)(B) of the National Historic Preservation Act of 1966 as amended requires the Department of Homeland Security – Federal Emergency Management Agency (FEMA) to consult with any Indian Tribe that may attach religious and cultural significance to historic properties that may be affected by FEMA's undertaking. FEMA is considering an America Recovery and Reinvestment Act (ARRA) grant application to the City of Morro Bay to reconstruct a fire station at 715 Harbor Street, Morro Bay, San Luis Obispo (35°22'10.2"N; -120°51'4.1"W; T29S,R10E,Sec25 Mount Diablo Baseline and Meridian). The Grantee's proposal involves the construction of a 9,000 square foot two-story building that would house administrative offices, living quarters, and training facilities. The re-construction would provide an adequate and safe environment for station firefighters.

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Sincerely,

A handwritten signature in black ink, appearing to read "D. Meyer", written over a circular stamp or seal.

Donna M. Meyer, GEM, HPS  
Deputy Regional Environmental Officer

Enclosures



FEMA

September 22, 2010

Ms. Beverly Salazar Folkes  
Chumash Tataviam Fernandeno  
1931 Shadybrook Drive  
Thousand Oaks, CA 91362

RE: EMW-2009-FC-00374  
Grantee: City of Morro Bay

Dear Ms. Salazar Folkes:

Section 101(d)(6)(B) of the National Historic Preservation Act of 1966 as amended requires the Department of Homeland Security – Federal Emergency Management Agency (FEMA) to consult with any Indian Tribe that may attach religious and cultural significance to historic properties that may be affected by FEMA's undertaking. FEMA is considering an America Recovery and Reinvestment Act (ARRA) grant application to the City of Morro Bay to reconstruct a fire station at 715 Harbor Street, Morro Bay, San Luis Obispo (35°22'10.2"N; -120°51'4.1"W; T29S,R10E,Sec25 Mount Diablo Baseline and Meridian). The Grantee's proposal involves the construction of a 9,000 square foot two-story building that would house administrative offices, living quarters, and training facilities. The re-construction would provide an adequate and safe environment for station firefighters.

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Donna M. Meyer, CEM, HPS  
Deputy Regional Environmental Officer

Enclosures



FEMA

September 22, 2010

Ms. Julie Lynn Tumamait  
365 North Poli Avenue  
Ojai, CA 93023

RE: EMW-2009-FC-00374  
Grantee: City of Morro Bay

Dear Ms. Tumamait:

Section 101(d)(6)(B) of the National Historic Preservation Act of 1966 as amended requires the Department of Homeland Security – Federal Emergency Management Agency (FEMA) to consult with any Indian Tribe that may attach religious and cultural significance to historic properties that may be affected by FEMA's undertaking. FEMA is considering an America Recovery and Reinvestment Act (ARRA) grant application to the City of Morro Bay to reconstruct a fire station at 715 Harbor Street, Morro Bay, San Luis Obispo (35°22'10.2"N; -120°51'4.1"W; T29S,R10E,Sec25 Mount Diablo Baseline and Meridian). The Grantee's proposal involves the construction of a 9,000 square foot two-story building that would house administrative offices, living quarters, and training facilities. The re-construction would provide an adequate and safe environment for station firefighters.

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Donna M. Meyer, CEM, HPS  
Deputy Regional Environmental Officer

Enclosures



FEMA

September 22, 2010

Chief Mark Steven Vigil  
San Luis Obispo County Chumash Council  
1030 Ritchie Road  
Grover Beach, CA 93433

RE: EMW-2009-FC-00374  
Grantee: City of Morro Bay

Dear Chief Vigil:

Section 101(d)(6)(B) of the National Historic Preservation Act of 1966 as amended requires the Department of Homeland Security – Federal Emergency Management Agency (FEMA) to consult with any Indian Tribe that may attach religious and cultural significance to historic properties that may be affected by FEMA's undertaking. FEMA is considering an America Recovery and Reinvestment Act (ARRA) grant application to the City of Morro Bay to reconstruct a fire station at 715 Harbor Street, Morro Bay, San Luis Obispo (35°22'10.2"N; -120°51'4.1"W; T29S,R10E,Sec25 Mount Diablo Baseline and Meridian). The Grantee's proposal involves the construction of a 9,000 square foot two-story building that would house administrative offices, living quarters, and training facilities. The re-construction would provide an adequate and safe environment for station firefighters.

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Donna M. Meyer, CFM, HPS  
Deputy Regional Environmental Officer

Enclosures

29 June 2010

**MEMORANDUM FOR THE RECORD**

  
**FROM: Donna M. Meyer - DREO**

**RE: EMW-2009-FC-00374  
City of Morro Bay Fire Department**

I called the Ventura Ecological Field Service Office and left a voice mail message for Mr. Doug Cooper on June 28, 2010 inquiring about potential impacts to threatened and endangered species in the project area as a result of constructing Phase II of the Applicant's proposal. The proposed project is located at 715 Harbor Street, Morro Bay, San Luis Obispo. The 9,900 sf building would be constructed adjacent to the newly constructed fire station apparatus garage. My concern was for the California Red-legged frog and the Kangaroo Rat.

On June 29, 2010, Ms. Julie Vanderwier (Senior Biologist (805-644-1766x222)) left me a voice mail that the proposed project would not affect any T&E species but that migratory birds (Night Heron and Peregrine Falcon) could be affected if trees are removed. The proposed project will not remove any trees and additional trees are proposed for planting after construction. The Applicant will be advised of their responsibilities pursuant to the Migratory Bird Treaty Act of 1918.

# ***APPENDIX F***

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***COASTAL PERMIT***

# ***APPENDIX G***

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## ***ENVIRONMENTAL DATABASE REPORT***