

**CALIFORNIA COASTAL COMMISSION**

CENTRAL COAST DISTRICT OFFICE  
725 FRONT STREET, SUITE 300  
SANTA CRUZ, CA 95060  
(831) 427-4863

**Th8d**



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Staff: MJW  
Staff report prepared: 10.17.02  
Hearing date: 11/07/02

**COASTAL DEVELOPMENT PERMIT APPLICATION**

**Application number** .....3-02-067

**Applicant**.....CA Department of Parks and Recreation

**Project location**.....Morro Bay State Park, State Park Road, Morro Bay, San Luis Obispo County (APN 066-381-003). Exhibit 1

**Project description** .....Development of a new day use facility including parking, picnic area, interpretive signing, and restrooms at the east end of the existing marina parking lot at Morro Bay State Park.

**File documents**.....Draft and Final Environmental Impact Report for the Morro Bay State Park Campground Rehabilitation and Day Use Area Project, May 2001.

**Staff recommendation** ...Approval with Conditions

**Summary:** Applicant proposes to expand and enhance the visitor-serving facilities at Morro Bay State Park. Development includes the creation of a day use facility, 25-space parking area, restroom facility, and 12-table picnic area adjacent to the Morro Bay estuary and existing marina. The project site is located on filled tidelands and is identified on the City's post-certification maps as being within the Commission's retained permitting authority. Accordingly, the standard of review is Chapter 3 of the Coastal Act. The main issues of this staff report include possible impacts to nearby sensitive habitat areas, water quality impacts, access, and visual resources. Staff is recommending **APPROVAL** of the proposed development with 2 special conditions including: 1) development and submittal of a Drainage Plan; and 2) Incorporation of a Mitigation Measures and Monitoring Program identifying construction responsibilities and best management practices. As conditioned to prepare a drainage plan and to incorporate the mitigation measures and monitoring program, the project will adequately mitigate for all impacts and be consistent with Coastal Act policies protecting sensitive habitat, water quality, access, and visual resources.



**California Coastal Commission**  
**November 7, 2002 Meeting in San Diego**

Staff: M. Watson Approved by: *[Signature]*

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## I. Staff Recommendation on CDP Application

The staff recommends that the Commission, after public hearing, **approve** a coastal development permit for the proposed development subject to the standard and special conditions below.

**Motion.** I move that the Commission approve Coastal Development Permit Number 3-02-067 pursuant to the staff recommendation.

**Staff Recommendation of Approval.** Staff recommends a **YES** vote. Passage of this motion will result in approval of the coastal development permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

**Resolution to Approve a Coastal Development Permit.** The Commission hereby approves the coastal development permit on the ground that the development as conditioned, will be in conformity with the policies of Chapter 3 of the Coastal Act. Approval of the coastal development permit complies with the California Environmental Quality Act because either: (1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the amended development on the environment; or (2) there are



no feasible mitigation measures or alternatives that would substantially lessen any significant adverse effects of the amended development on the environment.

## II. Conditions of Approval

### A. Standard Conditions

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the Permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the Permittee to bind all future owners and possessors of the subject property to the terms and conditions.

### B. Special Conditions

1. **Drainage Plan.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the Permittee shall submit a drainage plan to the Executive Director for review and approval. Such plan shall clearly identify a drainage system designed to collect, filter, and treat all runoff prior to its discharge from the site and to remove vehicular contaminants and other typical urban runoff pollutants<sup>1</sup> more efficiently than standard silt and grease traps. Such plan shall at a minimum provide for:

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<sup>1</sup> Typical urban runoff pollutants describes constituents commonly present in runoff associated with precipitation and irrigation. Typical runoff pollutants include, but are not limited to: paints, varnishes, and solvents; hydrocarbons and metals; non-hazardous solid wastes and yard wastes; sediment from construction activities (including silts, clays, slurries, concrete rinsates, etc.); ongoing sedimentation due to changes in land cover/land use; nutrients, pesticides, herbicides, and fertilizers (e.g., from landscape maintenance); hazardous



- (1) The drainage system shall be designed to filter and treat (i.e., a physical and/or chemical reduction of pollutants achieved through active filtration) the volume of runoff produced from each and every storm event up to and including the 85th percentile 24-hour runoff event prior to its discharge to the Morro Bay estuary and salt marsh. The drainage system and its individual components (such as drop inlets and filtration mechanisms) shall be sized according to the specifications identified in the California Storm Water Best Management Practice Municipal Handbook (California Storm Water Management Task Force, March 1993);
- (2) The drainage system may include natural biologic filtration components such as vegetated filter strips and grassy swales provided that they are populated with native plant species capable of active filtration and treatment (e.g., rushes). If grades require, check-dams may be used in such biologic filters.
- (3) The drainage system shall include at least one engineered filtration unit to which all drainage shall be directed prior to any discharge from the site. The engineered filtration unit shall be designed to remove, at a minimum, vehicular contaminants, and shall be appropriately sized to handle all parking lot drainage. Such unit may include media designed to remove expected contaminants.
- (4) All vehicular traffic and parking areas shall be swept and/or vacuumed at regular intervals and at least once prior to October 15th of each year. Any oily spills shall be cleaned with appropriate absorbent materials. All debris, trash and soiled absorbent materials shall be disposed of in a proper manner. If wet cleanup of any of these areas is absolutely necessary, all debris shall first be removed by sweeping and/or vacuuming, all storm drains inlets shall be sealed, and wash water pumped to a holding tank to be disposed of properly and/or into a sanitary sewer system.
- (5) Appropriate spill response materials (such as booms, absorbents, rags, etc.) to be used in the case of accidental spills shall be maintained on-site in a readily accessible area. Employees shall be adequately trained in the use of such materials;
- (6) All outside storage areas and loading areas shall be graded and paved and either: (1) surrounded by a low containment berm; or (2) covered. All such areas shall be: (1) equipped with storm drain valves which can be closed in the case of a spill; or (2) equipped with a wash down outlet to the sanitary sewer;
- (7) All drainage system elements shall be permanently operated and maintained. At a minimum:
  - (a) All storm drain inlets, traps/separators, and/or filters shall be inspected to determine if they need to be cleaned out or repaired at the following minimum frequencies: (1)

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substances and wastes; sewage, fecal coliforms, animal wastes, and pathogens; dissolved and particulate metals; and other sediments and floatables.



prior to October 15th each year; (2) prior to April 15th each year; and (3) during each month that it rains between November 1st and April 1st. Clean-out and repairs (if necessary) shall be done as part of these inspections. At a minimum, all traps/separators and/or filters must be cleaned prior to the onset of the storm season, no later than October 15th of each year; and,

- (b) Debris and other water pollutants removed from filter device(s) during clean-out shall be contained and disposed of in a proper manner; and
- (c) All inspection, maintenance and clean-out activities shall be documented in an annual report submitted to the Executive Director no later than June 30th of each year.

It is the Permittee's responsibility to maintain the drainage system in a structurally sound manner and its approved state. Any proposed changes to the approved permanent drainage plan shall be reported to the Executive Director. No changes to the approved permanent drainage plan shall occur without a Coastal Commission-approved amendment to this coastal development permit unless the Executive Director determines that no amendment is required..

2. **Incorporation of Mitigation Measures and Monitoring Program.** Mitigation Measures submitted by the Applicant on August 8, 2002 are hereby incorporated as conditions of this permit. Any revision or amendment of these adopted conditions and mitigation measures shown as Exhibit 2 of this staff report or the project plans shall not be effective until reviewed by the Executive Director for determination of materiality, and if found material, approved by the Commission as an amendment to this coastal development permit.

### **III. Recommended Findings and Declarations**

The Commission finds and declares as follows:

#### **A. Project Description and Location**

The project consists of development of a new day use area at the east end of the existing marina parking lot just south of State Park Road in the City of Morro Bay. The project site is located upland from the marina and is comprised mainly of a mix of non-native tree species including Monterey pine, Monterey cypress, and eucalyptus. Development of the day use facility includes creating new parking for 25 vehicles and reconfiguring the street end into a circular turn around to improve traffic flow for boaters/trailers, buses, and vehicles. An underutilized portion of the existing marina parking lot will similarly be reconfigured to create a passenger drop-off area and a new bus parking/passenger loading zone to accommodate school and tour groups. The day use facility consists of 12 new picnic tables and amenities directly to the east of the new parking area that are ADA accessible and the construction of a restroom facility that will serve day use visitors and boaters alike. Interpretive signing will be placed in key areas to direct access as well as to identify and interpret natural features around the salt marsh and



estuary. Creation of the day use facilities will require the removal of several non-native eucalyptus trees and native plant landscaping will be used to soften and screen the new parking area and restroom.

## **B. Standard of Review**

The proposed development is located between the first public through road and the sea and on filled tidelands in the City of Morro Bay. It has been identified on the City of Morro Bay Post-LCP Certification Permit and Appeal Jurisdiction Map as an area of Commission-retained permit authority. For these reasons the standard of review for development within the Commission's original permit jurisdiction is Chapter 3 of the Coastal Act.

## **C. Coastal Development Permit Determination**

### **1. Water Quality**

Section 30231 of the California Coastal Act requires that the biological productivity of coastal waters be maintained by minimizing wastewater discharges and entrainment. Section 30231 states:

*30231. The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.*

Creation of the new parking area and circular street end will increase the amount of hardscape surface by approximately 1 acre at this location. Because the street end will be used as a turn-around as well as for parking by cars and buses, runoff from this site will likely include pollutants typically associated with motor vehicles (e.g., oils, brake dust, fluids, etc). Picnic areas and parking lots also tend to accumulate other types of solid wastes such as paper, cigarette butts, plastics, glass containers, etc. All of these waste streams pose a threat to the nearby estuary, salt marsh, and the sensitive species that inhabit them.

To address this issue, the applicant proposes to incorporate best management practices to eliminate, avoid, and minimize entrainment of these wastes. The day use area and parking lot will have trash enclosures and recycle bins at various convenient locations for receiving larger solid wastes. The Department of State Parks maintenance workers will be responsible for regularly collecting and properly disposing of expended items such as cans, bottles, plastics, etc. Solid waste from trash enclosures will be collected and transported to a landfill. In addition, maintenance crews will also regularly service the restroom facility and day use facility grounds. To reduce the potential for water quality impacts from runoff of the parking lot, the Commission imposes Special Condition 1 requiring the preparation of a



drainage plan. Best management potential of pollutants from development conforms to

## 2. ESHA

Coastal Act Section 30240.

*30240. (a) Environmental disruption of habitat in those areas.*

*(b) Development in recreation areas shall not degrade those areas.*

The project area is located in a habitat is dominated by riparian habitat protected by state and federal law considered to be of high value consisting of California bay area wide variety of wildlife including mouse, sage sparrow, California pocket mouse, and others. The project will not encroach into any of these

Development of the new marina on filled tidelands currently occupied by cypress). Development of trees. Eucalyptus often grows in sites within Morro Bay due to the exposure of the area being left in place to the area.

There is one sensitive riparian area at the margins of the marina and the tidal area. Project will be an existing parking lot. The riparian sites has been established to protect the plants from the Monitoring Program and permit. Along with con-

are required by the plan to minimize the impact. The Commission finds that the

*shall be protected against any significant adverse impacts on those resources shall be allowed within*

*sensitive habitat areas and parks and recreation areas shall be protected against any adverse impacts which would significantly affect the continuance of those habitat and*

large coastal salt marsh. The salt marsh supports numerous sensitive species and is located in the estuary and provides riparian habitat near areas of coastal sage scrub habitat and goldenbrush. Typical of this habitat, a red-legged racer, brush rabbit, California pocket mouse. As currently proposed, the project will

is located at the end of the marina parking lot on the riparian area (e.g., eucalyptus, Monterey pine, and cypress) of approximately 19 mature eucalyptus trees. The riparian area butterfly and there are over-wintering sites. Eucalyptus trees are unsuitable for roosting sites due to the west winds. A number of buffer trees are located at roosting sites located inland of the project

area. Growing in the rip-rap around the marina is a riparian shrub adapted to living at the edge of the riparian area. Populations of these plants is repaving a portion of the parking lot. These plants, a 25' setback from the picnic area. Management practices will be in place to protect the plants. The applicant submitted a Mitigation Plan incorporated as Special Condition 2 of this permit. The Riparian Specialist will be responsible for pre-

construction training of workers, fencing and/or signing sensitive areas, adequate setbacks are enforced, and strict erosion control measures during construction activities are employed. After construction, permanent post and cable fencing will be installed around a portion of the marina to keep people off of the marina rip-rap where the seablight grows. Additionally, interpretive signs in the interpretive display area will identify various aspects of sensitive plants and habitat values in the area. As proposed and conditioned, the development does not interfere with or otherwise disturb the sensitive areas in and around the estuary, coastal salt marsh, riparian, or sage scrub habitat. As a result the proposed project is consistent with section 30240 of the Coastal Act and protection of environmentally sensitive habitat areas.

### **3. Access**

Coastal Act Section 30604(c) requires that every coastal development permit issued for any development between the nearest public road and the sea "shall include a specific finding that the development is in conformity with the public access and public recreation policies of [Coastal Act] Chapter 3." The proposed project is located seaward of the first through public road on the beach. Coastal Act Sections 30210 through 30213 and 30220 through 30221 specifically protect public access and recreation. In particular:

*Section 30210: In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.*

*Section 30211: Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.*

*Section 30212(a): Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects...*

*Section 30213: Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred. ...*

*Section 30220: Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses.*

*Section 30221: Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.*





The proposed development of a parking lot, restroom, and day use facility is within the boundaries of Morro Bay State Park and for the specific purpose of providing public access and low cost visitor-serving recreational opportunities along Morro Bay estuary. There currently exists parking within the marina parking lot and a network of established trails along and around the bay, though there are no improved day use facilities. As noted in the ESHA section above, Morro Bay provides habitat for a wide variety of sensitive plant and animal species. Until now, access into this area was largely unmanaged as evidenced by the network of criss-crossing trails throughout the scrub, dune, and tidal areas. See Exhibit 3. This project proposes to direct access and interpret the natural features of the Park, thereby protecting sensitive resources while providing low cost visitor-serving opportunities for the public.

The project will include additional public recreation facilities for use and enjoyment of Morro Bay, such as parking, picnic facilities, restrooms, and an educational/interpretive trail experience. As part of the State Park system, this project will offer access to the public at low or no cost. Six of the individual day use picnic sites will be surfaced with an ADA compliant material for wheel chair accessibility. Picnic areas will have a table and BBQ grills. Beyond the picnic areas, interpretive signing and paths will follow the alignment of existing trails and not be improved (i.e., left in natural state). Accordingly, the proposed project is consistent with the Chapter 3 policies for it will direct and enhance public access and recreation opportunities while interpreting and protecting the natural resources of the estuary.

#### 4. Visual Resources

Section 30251 states:

*The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.*

Due to distance and vegetation cover, the project will not be visible from State Highway 1 or from South Bay Boulevard, an important gateway to the Morro Bay community and primary entrance to Morro Bay from the south. Located south of State Park Road, the project site will be adequately screened by densely populated eucalyptus trees along the roadway. The proposed project will not be visible from the City of Morro Bay Harbor facilities to the north, although it will be visible from the marina directly adjacent to the project site. The restroom and parking lot will also be visible from the east side of White Point and possibly parts of the sandspit at Montana de Oro State Park across the bay. However, because development already exists at this location (e.g., marina, parking, etc.), impacts on the scenic quality of the site will not be significantly degraded. Nonetheless, to address this issue, the applicant is proposing to use native plants to help screen and soften views toward the new parking area and restroom facility.



The balance of the project will have little or no visual impact since there is little massing associated with the development. Therefore, the Commission finds the proposed development, as submitted, is consistent with Section 30251 of the Coastal Act.

## **5. California Environmental Quality Act (CEQA)**

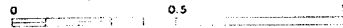
Section 13096 of the California Code of Regulations requires that a specific finding be made in conjunction with coastal development permit applications showing the application to be consistent with any applicable requirements of CEQA. Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

The Coastal Commission's review and analysis of land use proposals has been certified by the Secretary of Resources as being the functional equivalent of environmental review under CEQA. This staff report has discussed the relevant coastal resource issues with the proposal, and has recommended appropriate mitigations to address adverse impacts to said resources. All public comments received relevant to this application have been addressed either in these findings or in other correspondence. Accordingly, the project is being approved subject to conditions, which implement the mitigating actions required of the Applicant (see Special Conditions). As such, the Commission finds that only as modified and conditioned by this permit will the proposed project not have any significant adverse effects on the environment within the meaning of CEQA; that there are no feasible alternatives that would significantly reduce any potential adverse effects; and, accordingly, the proposal, as conditioned, is in conformance with CEQA requirements.



# MORRO BAY AREA

SCALE IN MILES



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MICS DEPARTMENT

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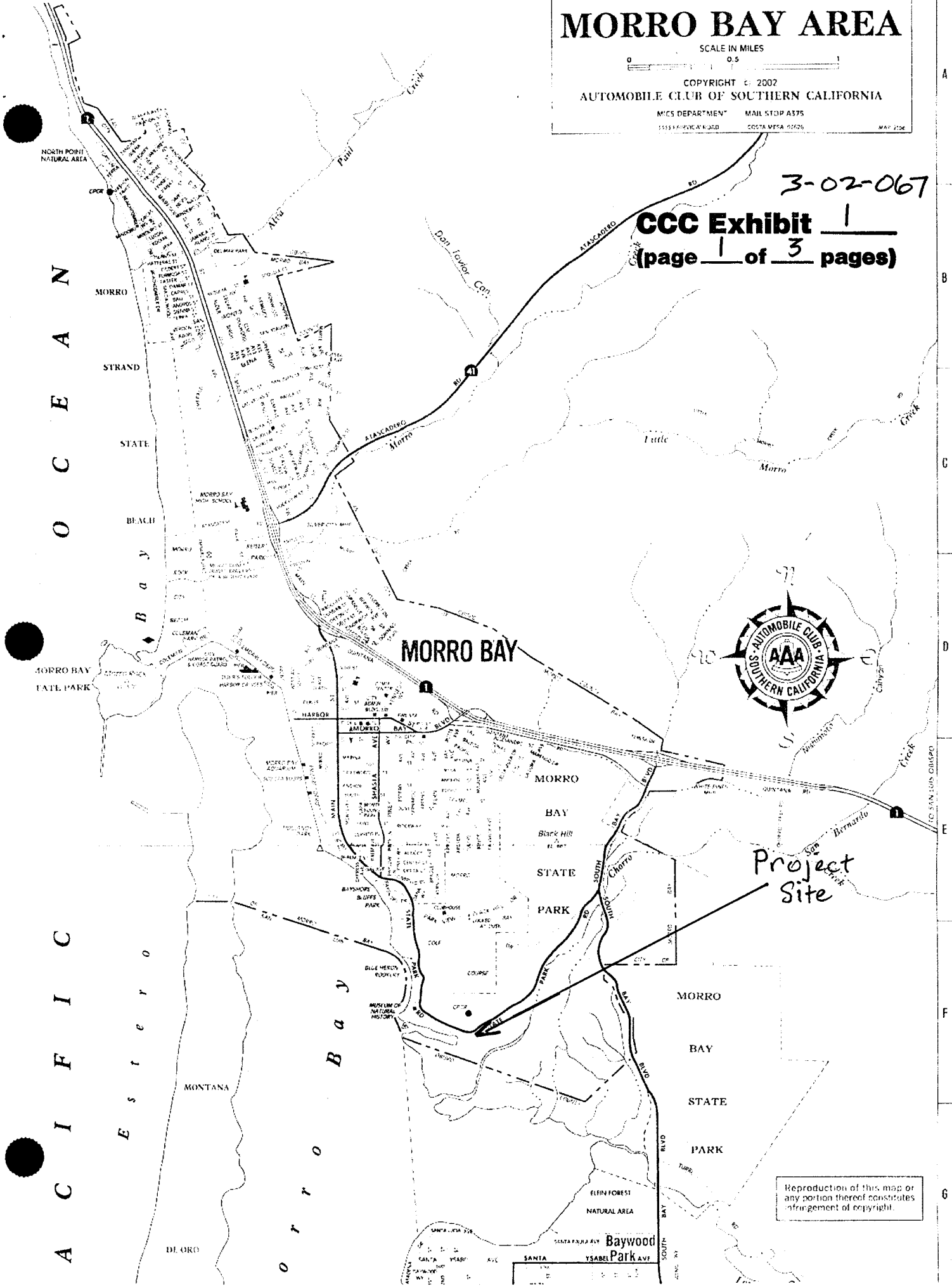
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MAP 206

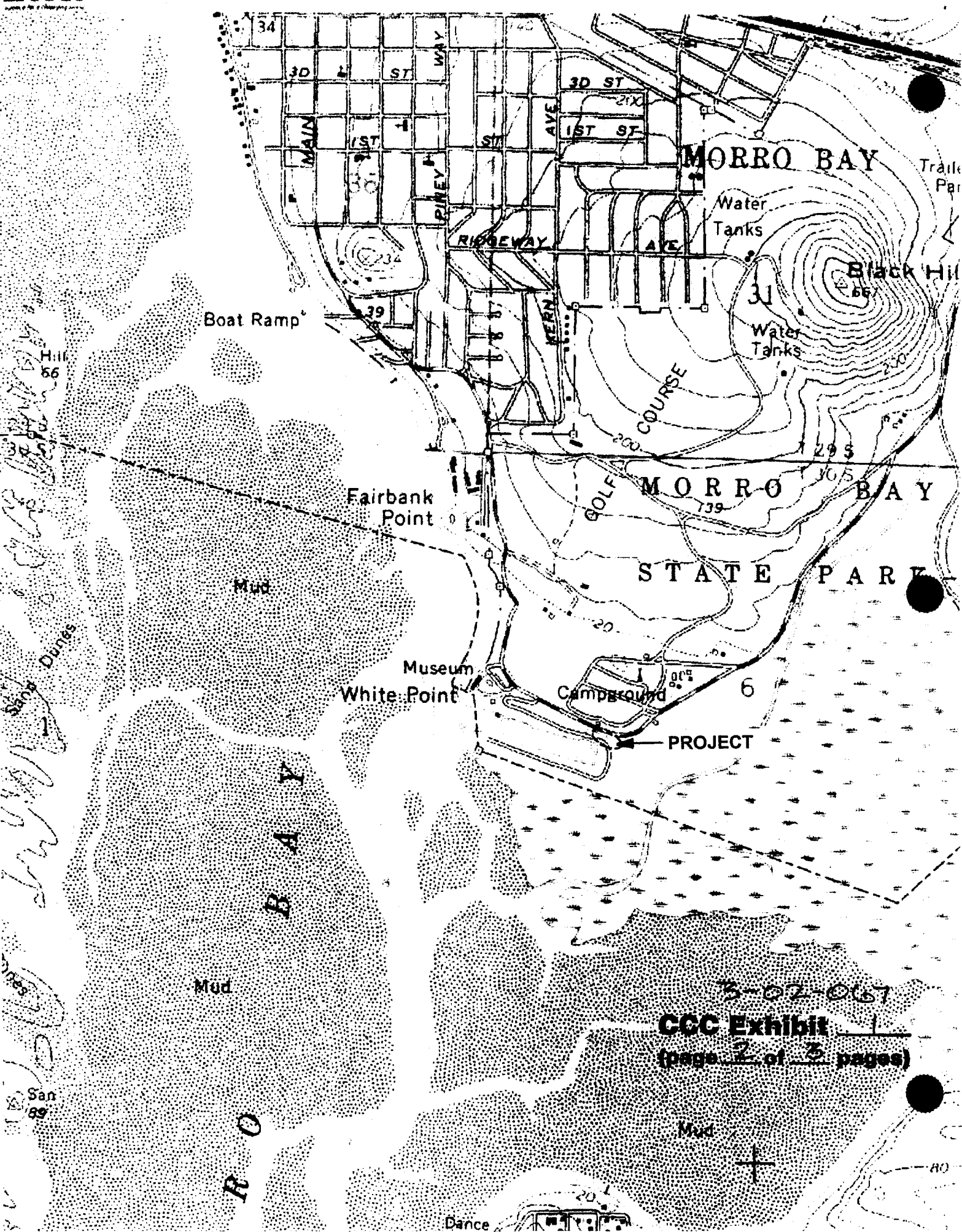
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**CCC Exhibit 1**  
**(page 1 of 3 pages)**



Project Site

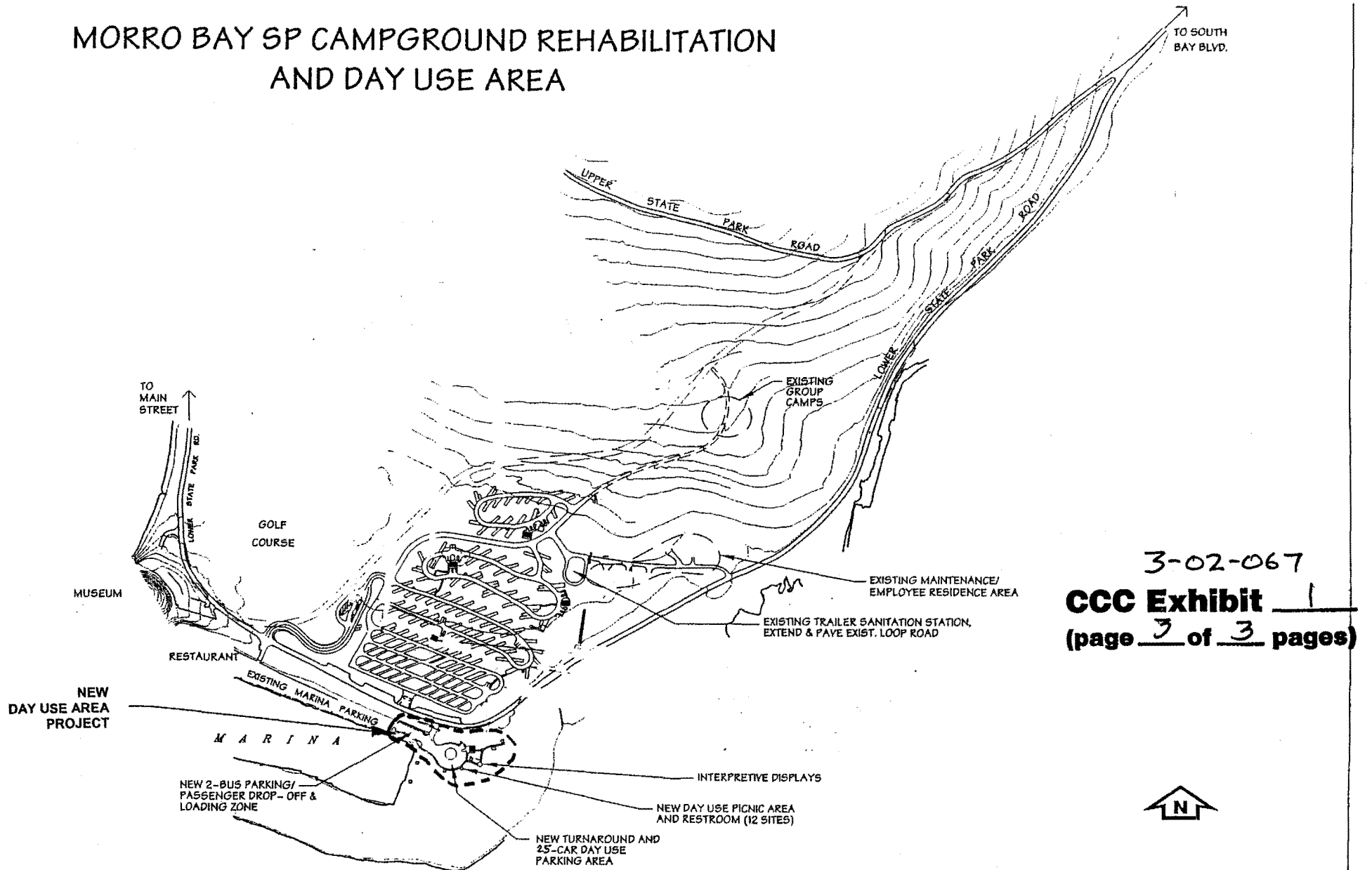
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3-02-067  
CCC Exhibit  
(page 2 of 3 pages)

*Handwritten notes on the left margin:*  
Hill 66  
Dunes  
San 99  
Dance

# MORRO BAY SP CAMPGROUND REHABILITATION AND DAY USE AREA



3-02-067

**CCC Exhibit** 1  
(page 3 of 3 pages)



MORRO BAY STATE PARK CAMPGROUND REHABILITATION AND DAY-USE AREA PROJECT  
MITIGATION MONITORING PROGRAM

Mitigation Measure	Timing	Responsible for Implementing	Responsible for Monitoring	Verification and Implementation	
				Date Completed	Status/Comments
<b>VISUAL RESOURCES</b>					
<p><u>4.3-2: Golf Course Screening</u></p> <p>To screen views of the roadway and vehicles, native trees will be planted on both sides of the road alignment next to the golf course in locations that do not interfere with golfing. A vegetative screen on both sides of the road will reduce the visual impact for users of the golf course to a less-than-significant level.</p>	DURING CONSTRUCTION	CONTRACTOR	DPR		
<b>AIR QUALITY</b>					
<p><u>4.4-1: Fugitive Dust Control</u></p> <p>The following mitigation measures have been recommended by the SLOCAPCD for the control of fugitive dust emissions generated by the proposed project and shall be shown on all grading and building plans:</p>					
<ul style="list-style-type: none"> <li>• Reduce the amount of the disturbed area where possible.</li> </ul>	DURING CONSTRUCTION	CONTRACTOR	DPR		
<ul style="list-style-type: none"> <li>• Use of water trucks or sprinkler systems shall be used in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency shall be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible.</li> </ul>	DURING CONSTRUCTION	CONTRACTOR	DPR		

**MORRO BAY STATE PARK CAMPGROUND REHABILITATION AND DAY-USE AREA PROJECT  
MITIGATION MONITORING PROGRAM**

Mitigation Measure	Timing	Responsible for Implementing	Responsible for Monitoring	Verification and Implementation	
				Date Completed	Status/Comments
• Water shall be applied to all dirt stock-pile areas, as needed, to prevent airborne dust from leaving the site.	DURING CONSTRUCTION	CONTRACTOR	DPR		
• Permanent dust control measures identified in any project revegetation and landscape plans shall be implemented as soon as possible following completion of any soil disturbing activities.	DURING CONSTRUCTION	CONTRACTOR	DPR		
• Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast-germinating native grass seed and watered until vegetation is established.	DURING CONSTRUCTION	DPR	DPR		
• All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the SLOCAPCD.	DURING CONSTRUCTION	CONTRACTOR	DOR		
• All roadways, driveways, sidewalks, etc. to be paved shall be completed as soon as possible. In addition, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.	DURING CONSTRUCTION	CONTRACTOR	DPR		
• Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.	DURING CONSTRUCTION	CONTRACTOR	DPR		

**MORRO BAY STATE PARK CAMPGROUND REHABILITATION AND DAY-USE AREA PROJECT  
MITIGATION MONITORING PROGRAM**

Mitigation Measure	Timing	Responsible for Implementing	Responsible for Monitoring	Verification and Implementation	
				Date Completed	Status/Comments
<ul style="list-style-type: none"> <li>All trucks hauling dirt, sand, soil, or other loose materials shall be covered or shall maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with California Vehicle Code Section 23114. This measure has the potential to reduce PM<sub>10</sub> emissions by 7 to 14%.</li> </ul>	DURING CONSTRUCTION	CONTRACTOR	DPR		
<ul style="list-style-type: none"> <li>Install wheel washers where vehicles enter and exit unpaved roads onto offsite paved roadways, or wash off truck and equipment prior to leaving the site. This measure has the potential to reduce PM<sub>10</sub> emissions by 40 to 70%.</li> </ul>	DURING CONSTRUCTION	CONTRACTOR	DPR		
<ul style="list-style-type: none"> <li>Sweep streets at the end of the day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water shall be used where feasible. This measure has the potential to reduce PM<sub>10</sub> emissions by 25 to 60%.</li> </ul>	DURING CONSTRUCTION	CONTRACTOR	DPR		
<ul style="list-style-type: none"> <li>The construction contractor shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. The name and telephone number of the designated individual shall be provided to the APCD prior to land use clearance for map recordation and land use clearance for finish grading.</li> </ul>	DURING CONSTRUCTION	CONTRACTOR	DPR		
In addition to the above mitigation measures, the following mitigation measures have been					



MORRO BAY STATE PARK CAMPGROUND REHABILITATION AND DAY-USE AREA PROJECT  
MITIGATION MONITORING PROGRAM

Mitigation Measure	Timing	Responsible for Implementing	Responsible for Monitoring	Verification and Implementation	
				Date Completed	Status/Comments
recommended by the SLOCAPCD for the control of mobile source construction emissions. Proper application of these measures have been shown to reduce NO <sub>x</sub> emissions by 20 to 40%. The installation and use of an oxidation catalyst is effective in reducing diesel odors and can reduce diesel particulate emissions by approximately 20%.					
<ul style="list-style-type: none"> <li>To the extent feasible, onsite construction equipment shall not be left idling.</li> </ul>	DURING CONSTRUCTION	CONTRACTOR	CONTRACTOR		
<ul style="list-style-type: none"> <li>To the extent feasible, catalytic converters shall be installed on all gasoline-powered equipment. Prior to commencing construction, the contractor (or designated representative) shall consult with the SLOCAPCD for determination of feasibility and application of any equipment retrofits.</li> </ul>	PRIOR TO CONSTRUCTION	CONTRACTOR	CONTRACTOR		
<ul style="list-style-type: none"> <li>Diesel-powered construction equipment shall use CARB-Certified, low-sulfur content diesel fuel.</li> </ul>	DURING CONSTRUCTION	CONTRACTOR	CONTRACTOR		
<ul style="list-style-type: none"> <li>The two most frequently used pieces of onsite diesel-powered construction equipment required for construction of the proposed improvements shall be fitted with an oxidation catalyst. Prior to commencing construction, the contractor (or designated representative) shall consult with the SLOCAPCD for determination of feasibility and application of any equipment retrofits.</li> </ul>	PRIOR TO CONSTRUCTION	CONTRACTOR	CONTRACTOR		

3-02-067

**MORRO BAY STATE PARK CAMPGROUND REHABILITATION AND DAY-USE AREA PROJECT  
MITIGATION MONITORING PROGRAM**

Mitigation Measure	Timing	Responsible for Implementing	Responsible for Monitoring	Verification and Implementation	
				Date Completed	Status/Comments
<ul style="list-style-type: none"> <li>Equipment shall be properly maintained in accordance with manufacturer's specifications, except as otherwise required above.</li> </ul>	DURING CONSTRUCTION	CONTRACTOR	CONTRACTOR		
<b>NOISE</b>					
<u>4.5-1: Construction Activity Hour Limits</u>  To minimize the noise impacts to nearby sensitive receptors, construction activities shall be limited to between the hours of 8:00 a.m. and 5:00 p.m.	DURING CONSTRUCTION	CONTRACTOR	CONTRACTOR		
<b>BIOLOGICAL RESOURCES</b>					
<b>Raptors</b>					
<u>4.7-2: Preconstruction Monitoring of Potential Raptor Nesting Sites</u>  If a biologist determines that no raptors are nesting within 500 feet of any tree planned for removal, tree removal may occur during the raptor nesting season.	PRIOR TO CONSTRUCTION	DPR	DPR		
If active raptor nests are found, no tree removal will occur during the raptor nesting season (i.e., between March and August).	DURING CONSTRUCTION	DPR	DPR		
<b>California seabligh (suaeda californica)</b>					
<u>4.7-3: Protection of Habitat for Suaeda californica</u>  New picnic sites in the marina area will be placed to avoid all populations of Suaeda californica. A natural	PRIOR TO CONSTRUCTION	CONTRACTOR	DPR		

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resource specialist will work with project designers to make sure picnic sites avoid plants.					
Construction workers will undergo preconstruction training.	PRIOR TO CONSTRUCTION	DPR	DPR		
Temporary fencing and/or signs will be put in place to identify sensitive areas.	DURING CONSTRUCTION	DPR	DPR		
Strict erosion control measures will be in place during construction activities and a natural resource specialist will monitor construction activities near the Suaeda populations.	DURING CONSTRUCTION	CONTRACTOR	DPR		
CDFG recommendations on "set-backs" from construction will be followed.	DURING CONSTRUCTION	CONTRACTOR	DPR		
Permanent signing that identifies occupied habitat and discourages visitors from disturbing the plants will be installed.	DURING AND AFTER CONSTRUCTION	DPR	DPR		
Relocation of the picnic sites closest to Suaeda plants will be considered, as necessary.	PRIOR TO CONSTRUCTION	DPR	DPR		
<b>Central Coastal Sage Scrub Habitat</b>					
<u>4.7-4: Restoration of Central Coastal Sage Scrub Habitat</u> The loss of central coastal sage scrub habitat will be mitigated by restoring coastal sage scrub at a minimum of a 3:1 ratio. The restoration site will be	DURING CONSTRUCTION / PRIOR TO	CONTRACTOR	DPR		

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located near the new road alignment, adjacent to View Drive, in an area that was formerly coastal sage scrub and is now dominated by non-native Monterey pine trees. The majority of these trees are diseased and dying, infected with the pine pitch canker. The trees will be removed, and coastal sage scrub vegetation will be seeded and planted. A contractor will be responsible for most of the work, with direction provided by DPR. The restoration effort will begin at the start of the construction phase of this project.	COMPLETION				
Prior to road construction, seed will be collected from the coastal sage scrub plants that will be removed in order to maintain genetic diversity as much as possible. This seed will be used to grow plants for the restoration site.	PRIOR TO CONSTRUCTION	DPR AND CONTRACTOR	DPR		
Plants will also be salvaged from the construction area and transplanted to the restoration site if possible. Additional plants used at the restoration site will be grown from seed and stock collected within the park, as close to the impact site as possible.	DURING CONSTRUCTION	DPR AND CONTRACTOR	DPR		
A detailed restoration plan will be prepared for habitat replacement. The restoration plan will outline a project timeline, the scope of work and desired condition, success criteria and thresholds requiring corrective actions, and a five-year maintenance and monitoring plan.	PRIOR TO CONSTRUCTION	DPR AND CONTRACTOR	DPR		

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Invasive weed species that are found on the border of the new road through the coastal sage scrub will be removed and controlled to the greatest extent possible.	DURING CONSTRUCTION	DPR	DPR		
Non-native plant control will also be incorporated into the sage scrub restoration plan and included in the maintenance plan.	PRIOR TO CONSTRUCTION	DPR AND CONTRACTOR	DPR		
<b>CULTURAL RESOURCES</b>					
<u>4.8-1: Avoidance of and Data Recovery for Archaeological Resources</u>					
If possible, known archaeological sites will be avoided in accordance with the DPR Mission Statement and Departmental Directives 1821.1 (51) and 1832.3 (58).	DURING CONSTRUCTION	CONTRACTOR	DPR		
• If known sites cannot be avoided, a data recovery program will be initiated, guided by DPR staff.	DURING CONSTRUCTION	DPR	DPR		
• Prior to initiating construction activities, an agreement will be made with the appropriate Native American representative as to the treatment of human remains, should any be encountered.	PRIOR TO CONSTRUCTION	DPR	DPR		
• Subsequent to data recovery, any ground disturbing activities will be monitored by an archaeologist and, if stipulated in the above agreement, a Native American representative.	DURING CONSTRUCTION	DPR	DPR and/or Native American Rep.		

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<ul style="list-style-type: none"> <li>In the event that previously unknown archaeological resources are discovered during any land alterations activities, the construction crew will immediately cease work in the immediate area. A qualified archaeologist approved by DPR will be consulted to evaluate the resource in accordance with state and federal guidelines. Mitigation measures consistent with §21083.2 of the State CEQA Guidelines and §106 of the National Historic Preservation Act will be devised and a mitigation plan submitted for approval of the DPR. All archaeological excavation and monitoring activities will be conducted in accordance with prevailing professional standards as outlined in § 21083.02 of the State CEQA Guidelines and §106 of the National Historic Preservation Act. Mitigation, in accordance with a plan approved by the DPR, will be implemented prior to commencement of work within the area of the resource find.</li> </ul>	DURING CONSTRUCTION	CONTRACTOR AND DPR	DPR		
<ul style="list-style-type: none"> <li>In the event that human remains are discovered, the County Coroner will be contacted in accordance with Section 7050.5 of the State Health and Safety Code. As cited in §15064.5 of the State CEQA Guidelines, if the coroner determines that remains represent Native American interment, the Native American Heritage Commission in Sacramento will be consulted to identify the most likely descendants and the</li> </ul>	DURING CONSTRUCTION	DPR	DPR		

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appropriate disposition of the remains. Consultation with descendants will occur as directed by the Commission.					
<u>4.8-3: Limits of Removal of Historical Campsite Furniture</u>  DPR will remove 10% or less of existing historic campsite stoves and tables and thereby maintaining eligibility for the National Register.	DURING CONSTRUCTION	CONTRACTOR	DPR		
<b>GEOLOGY AND SOILS</b>					
<u>4.9-2a: Best Management Practices</u>  Geotechnical engineering will continue as the road alignment is advanced in its design. DPR will prepare the design and construction documents to direct that the construction contractor comply with the prescribed actions in the City of Morro Bay Local Coastal Plan policies 9.07, 9.08, and 9.09 regarding construction methods in hillside areas. The following measures, addressing both slope stability and erosion potential, will be implemented during the roadway design process:	PRIOR TO CONSTRUCTION	DPR	DPR		
• Soils and geotechnical reports will be prepared by a California-Certified Engineering Geologist or Civil Engineer prior to permitting.	PRIOR TO CONSTRUCTION	DPR	DPR		

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<ul style="list-style-type: none"> <li>Based on the findings of the soils and geotechnical reports, appropriate grading and construction plans will be designed by a civil or structural engineer in accordance with the UBC, CAL OSHA, and grading ordinance adopted by the City of Morro Bay, as applicable</li> </ul>	PRIOR TO CONSTRUCTION	DPR	DPR		
<ul style="list-style-type: none"> <li>If grading on a hillside, the smallest practical areas of land will be exposed at any one time during construction and length of exposure will be kept to the shortest practicable amount of time.</li> </ul>	DURING CONSTRUCTION	CONTRACTOR	DPR		
<ul style="list-style-type: none"> <li>Grading will be permitted only during April 1 to October 31 where a proposed grading operation has potential for causing significant erosion or sedimentation of water bodies.</li> </ul>	DURING CONSTRUCTION	CONTRACTOR	DPR		
<ul style="list-style-type: none"> <li>Sediment catchment basins or traps will be constructed to prevent sediment from entering into waterways prior to the commencement of the rainy season and in conjunction with initial grading operations.</li> </ul>	DURING CONSTRUCTION	CONTRACTOR	DPR		
<ul style="list-style-type: none"> <li>All graded areas will be covered with protective material, such as mulch, temporary vegetation, or other suitable stabilization methods to protect soils subject to erosion.</li> </ul>	DURING CONSTRUCTION	CONTRACTOR	DPR		
<ul style="list-style-type: none"> <li>All cut and fill slopes will be stabilized immediately with planting of native grasses and shrubs using accepted landscaping practices.</li> </ul>	DURING CONSTRUCTION	CONTRACTOR	DPR		



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<ul style="list-style-type: none"> <li>Drainage devices will be required to accommodate increased runoff resulting from construction activities.</li> </ul>	DURING CONSTRUCTION	DPR	DPR		
<ul style="list-style-type: none"> <li>Short-term erosion control measures will include the use of best management practices to minimize water quality impacts, including filter berms, sandbags or straw bale barriers, siltation retention fences, vegetated buffer strips, vegetated swales, and spill containment provisions.</li> </ul>	DURING CONSTRUCTION	CONTRACTOR	DPR		
<b>WATER SUPPLY / WASTEWATER TREATMENT</b>					
<p><u>4.10-1: Reasonable and Feasible Water Conservation Measures</u></p> <p>Prior to implementation, DPR will coordinate with the City of Morro Bay regarding water supply for the proposed project. If required, DPR will reduce the scope of the project (i.e., reduce number of campsites or day-use facilities) so that there would be a no-net increase in water demand.</p>	PRIOR TO CONSTRUCTION	DPR	DPR		
<p>DPR will implement all reasonable and feasible measures to conserve potable water at Morro Bay SP. These measures will include the following actions:</p>					
<ul style="list-style-type: none"> <li>Park visitor information and education about water conservation, including flyers provided at campground check-in, posted information in comfort stations, and interpretive programs.</li> </ul>	PRIOR/DURING AND AFTER CONSTRUCTION	DPR	DPR		

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• Installation of water conserving fixtures in proposed new showers and comfort stations.	DURING CONSTRUCTION	CONTRACTOR	DPR		
• Replacement of water lines, as feasible, in conjunction with campground rehabilitation improvements.	DURING CONSTRUCTION	DPR	DPR		
• Annual water audit to assess and determine measures to rectify system leakage, if detected.	AFTER CONSTRUCTION	DPR	DPR		
• Other water conservation actions deemed reasonable and feasible by DPR.	PRIOR/DURING AND AFTER CONSTRUCTION	DPR	DPR		



EXHIBIT NO. 3
APPLICATION NO. 3-02-067
<i>Aerial Photos</i>

