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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2022060083

Project Title: Morro Bay Battery Energy Storage System Project

Lead Agency: City of Morro Bay

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Project Location: Morro Bay (*City*) San Luis Obispo (*County*)

Project Description (Proposed actions, location, and/or consequences).

The project includes three components (1) construction and operation of a 600-MW Battery Energy Storage System facility (BESS Facility), (2) demolition and removal of the existing Morro Bay Power Plant building and stacks, and (3) adoption of a Master Plan. The BESS Facility would be constructed on a 21-acre portion of the Project Site and would consist of three two-story buildings with a total building area of 91,000 sq ft. Infrastructure to support the BESS Facility would include power conversion systems, substations, and tie-ins to the existing Pacific Gas and Electric substation adjacent to the project site. The project also includes demolition and removal of the existing power plant building and stacks and backfill and restoration of the site. A Master Plan would be developed in accordance with the requirements of Plan Morro Bay Policy LU-5.4 which would apply to the entire Power Plant Property and would change the land use designation of the BESS Site from Visitor Serving Commercial to General (Light) Industrial and the zoning from Visitor Serving Commercial (VSC) to Industrial-General (IG).

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Draft EIR found the following environmental impacts to be potentially significant: construction air quality emissions, special status species, sensitive natural communities, wetlands, wildlife movement, conflict with local policies or ordinances protecting biological resources, historical resources, archaeological resources, tribal cultural resources, seismically induced hazards, expansive soils, paleontological resources, and soil contaminants.

The following Mitigation Measures would reduce or avoid the project's potentially significant environmental impacts: SLOAPCD Standard Mitigation Measures for Construction Equipment; Worker Environmental Awareness Program; Construction General Best Management Practices; Biological Monitoring; Avoidance, Minimization, and/or Mitigation Measures for Special-Status Plant and Wildlife Species; Habitat Mitigation and Monitoring Plan; Avoidance, Minimization, and Mitigation Measures for Sensitive Natural Communities and Environmentally Sensitive Habitat Areas; Building Recordation; Interpretive Display; Cultural Resource Avoidance, Construction Monitoring Treatment Plan; Worker's Environmental Awareness Program; Cultural Resource Monitoring; Phase III Data Recovery Excavations; Geotechnical Assessments; Paleontological Worker Environmental Awareness Program; Unanticipated Discovery of Paleontological Resources; DTSC Regulatory Agency Submittal and Cleanup/Remediation; and Soil Management Plan and Land Use Covenant.

The project's impact on historical resources would be significant and unavoidable (demolition of buildings and structures that contribute to the Morro Bay Power Plant's eligibility for the NRHP and CRHR). All other potentially significant environmental effects would be reduced to a less than significant level with implementation of mitigation.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Based on the Notice of Preparation comment letters summarized in the Draft EIR, issues known to be of concern to members of the public and responsible agencies include, but are not limited to, potential project impacts associated with aesthetics, air quality, cultural resources and tribal cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, noise, and transportation. Refer to Draft EIR, Section 1, Introduction, Table 1-1 for a summary of the NOP comments received, and Appendix A of the draft EIR for copies of the NOP comment letters.

Provide a list of the responsible or trustee agencies for the project.

Required entitlements from the City include a Coastal Development Permit (CDP), Modification Permit, Design Review Permit, and a General Plan and Coastal Land Use Plan Map and Zoning Map Amendment to incorporate the Master Plan and associated land use and zoning designations into Plan Morro Bay. Approval of these entitlements would satisfy the requirements of Plan Morro Bay Policy LU-5.4 and Chapter 3 of the Coastal Act, requiring a CDP for any associated development on the Morro Bay Power Plant Property, and would allow a final development plan for the Project Site (consistent with the requirements of the granted entitlements) including the following ministerial approvals from the City: grading permits, improvement plans, building permits, and a Flood Zone Hazard Development Permit.

The Project Applicant, in conjunction with its contractors, would be required to obtain all necessary federal, State, and local permits and approvals prior to the start of remediation and demolition activities.

Development of the Project Site would be required to comply with the Regional Water Quality Control Board (RWQCB) Post Construction Storm Water Requirements and City of Morro Bay Low Impact Development and Post-Construction Requirements for redeveloped sites.

Future development projects in the Master Plan area would be required to prepare focused, project-level environmental review consistent with the requirements of CEQA, which may include mitigation to reduce potential project-level environmental impacts.