



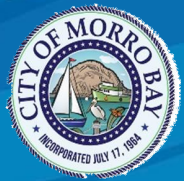
CITY OF MORRO BAY

Neighborhood Workshop – February 25, 2016



Workshop Agenda

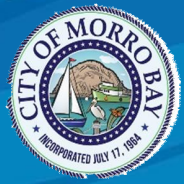
1. Welcome and Introductions
2. Purpose of the Workshop
 - WRF Project Overview
 - Project Goals
3. Where We Are in the Process
4. Righetti Site: What We Know So Far
5. Neighborhood Input on the Righetti Site
6. Questions and Answers
7. Next Steps



1

Introductions

- WRF Program Management Team
 - Mike Nunley, Program Manager
 - John Rickenbach, Deputy Program Manager
 - Debbie Rudd, WRF Outreach Coordinator
- Other Key City Staff
 - David Buckingham, City Manager
 - Rob Livick, Public Works Director/City Engineer
 - Rick Sauerwein, Capital Projects Manager
 - Bruce Keogh, WWTP Facility Operations Manager



2

Purpose of the Workshop

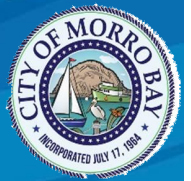
- Provide Information about the WRF Project and Process
- Provide Overview of the Site Selection Process
- Discuss Key Issues at the Righetti Site
- Gather Feedback from Neighbors (and others)
- Questions and Answers
- Inform Public of Next Steps



2

WRF Project Overview

- Why are we doing this Project?
- What are the City's Goals for this Project?
- Where are we in the process?



2

Why are we doing this Project?

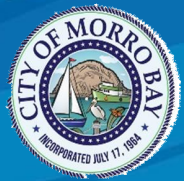
- City has a 62-year old wastewater treatment plant
- The current plant is in the floodplain and near the beach
- A new, modern water reclamation facility is needed
- Coastal Commission will not permit a new facility at the current location (it denied a permit there in January 2013)
- Since 2011, the City has considered many possible sites



2

WRF Project Goals

- Produce tertiary disinfected wastewater
- Design for cost-effective reuse
- Allow for onsite composting
- Design for energy recovery
- Design to treat for contaminants of emerging concern
- Site design to allow for other municipal uses
- Ensure compatibility with neighboring land uses
- The facility must be operational within 5 years



2

WRF Project Goals

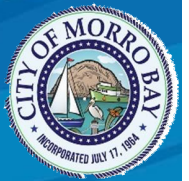
- Context for Project Goals: Primary Objectives
 - High Quality Wastewater Treatment
 - Water Reclamation
 - Overall cost-effectiveness



3

Where we are in the Process

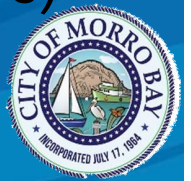
- City Council affirmed project goals (Dec 2013; Feb 2014)
- Options Report examined 17 possible sites (Dec 2013)
- Council chose three preferred sites for further study and refinement (Dec 2013)
 - Morro Valley
 - Chorro Valley
 - Giannini Property
- Identified Morro Valley as overall preferred site (May 2014)
 - Identified Rancho Colina as preferred location for further analysis



3

Where we are in the Process

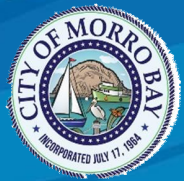
- City studies regional facility at CMC; Morro Valley still preferred site (Dec 2014)
- Cayucos opts out of joint process (April 2015)
- City explores property acquisition issues at Morro Valley sites (2015-16)
- City performs technical studies at Morro valley sites, including Righetti (2015-16)
- New information suggests Righetti may be preferable to Rancho Colina (Feb 2016)
- Community workshop with Righetti neighbors (Feb 2016)



3

Where we are in the Process

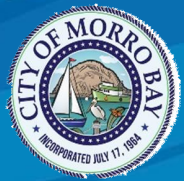
- Public Outreach Process
 - Interviews and Workshops (late 2013)
 - Options Report (Dec 2013)
 - Additional Site Analysis, Workshops, and Agency Outreach (2014)
 - Rancho Colina Selected as Preferred Site (Dec 2014)
 - Coordination Between City and CSD (through April 2015)
 - WRFCAC and City Council (ongoing)
 - Technical and Community Workshops (2015-16)



4

Righetti Site: What We Know So Far

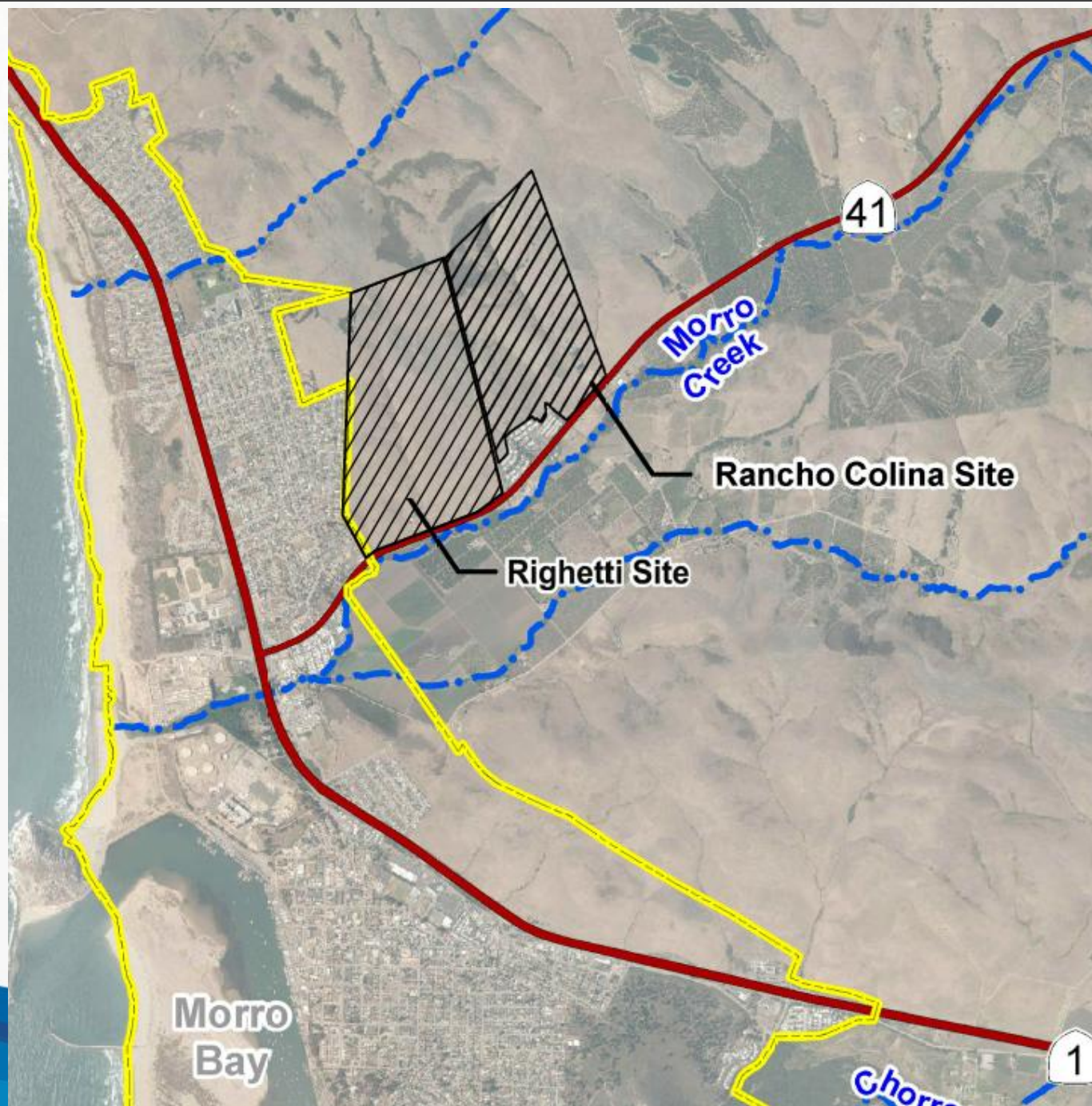
- Studied in 2011 Dudek Report; Coastal Commission found it preferable to the current WWTP site
- Studied in Options Report (Dec 2013)
- Studied as one of two possible sites in Morro Valley (May 2014)
- Technical Studies in 2015
- Revised Site Comparison Report (Feb 2016)



Regional Context Map

Legend

-  Property Boundary
-  City Limits
-  State Highway
-  Major County Streams



4

Righetti Site: What We Know So Far

May 2014 Report Findings

- Both sites are suitable for a new WRF
- Rancho Colina ranked highest
- Key factors included:
 - Receptive Property Owner
 - Proximity to Reclamation Opportunities
 - Some of site is previously disturbed and graded
 - Can remove old WWTP (consistent with RWQCB desire)
- Righetti ranked a close second



4

Righetti Site: What We Know So Far

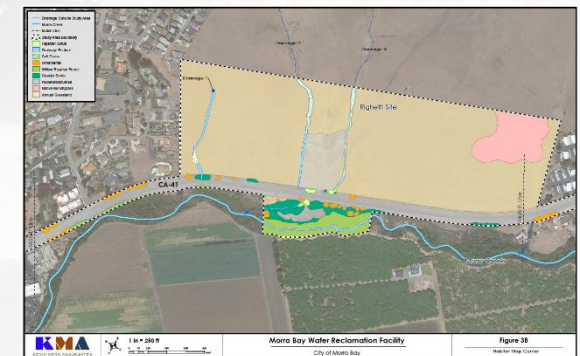
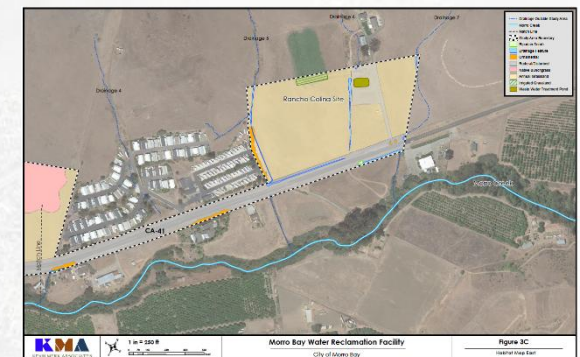
New Studies Since May 2014

Studies

- Biological Resource Assessment
- Cultural Resource Investigation
- Hydrogeologic Study
- Geotechnical Investigation

Findings

- No fatal flaws at either site
- Potential challenges at each, which will affect design



4

Righetti Site: What We Know So Far

Other New Information Since May 2014

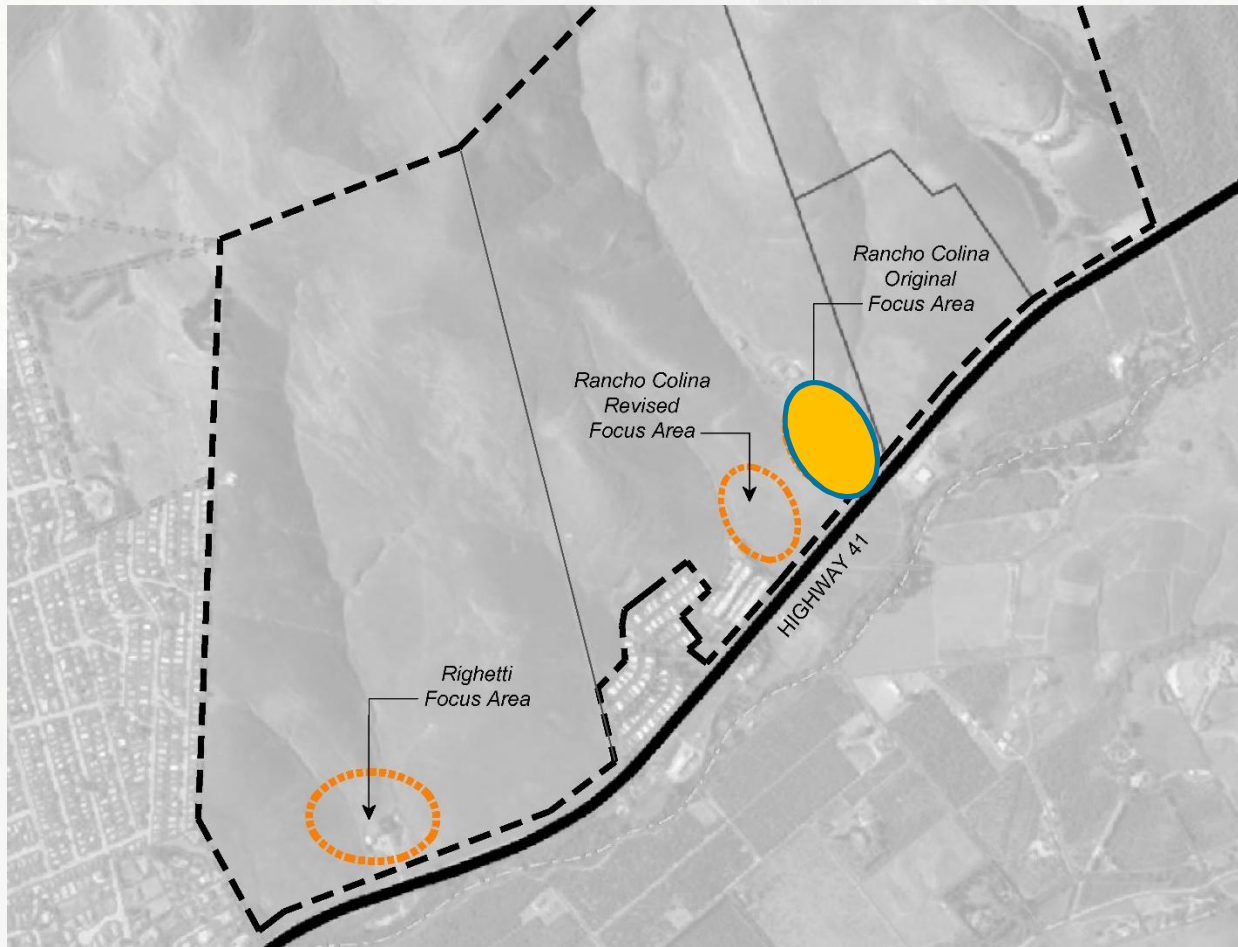
- Rancho Colina
 - Now limited to 8-acre portion not previously studied
 - Now limited to WRF or water-related facilities
- Righetti
 - Property for sale and became available to the City
 - City has secured option to purchase, if this site is chosen



4

Righetti Site: What We Know So Far

Morro Valley Sites



Legend

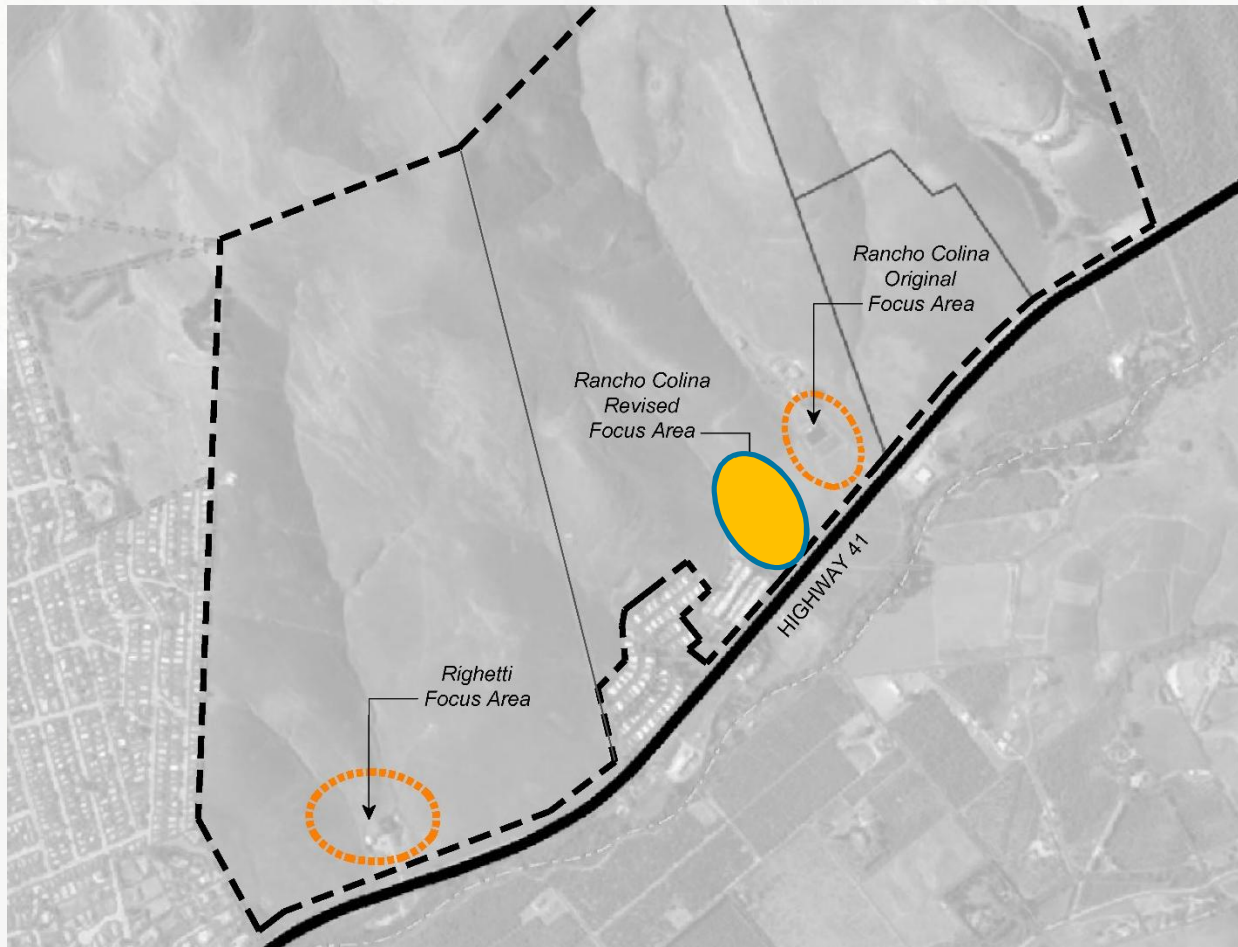
- ■ Morro Valley Site Boundary
- City Limit
- Parcel Boundaries
- Focus Areas



4

Righetti Site: What We Know So Far

Morro Valley Sites



Legend

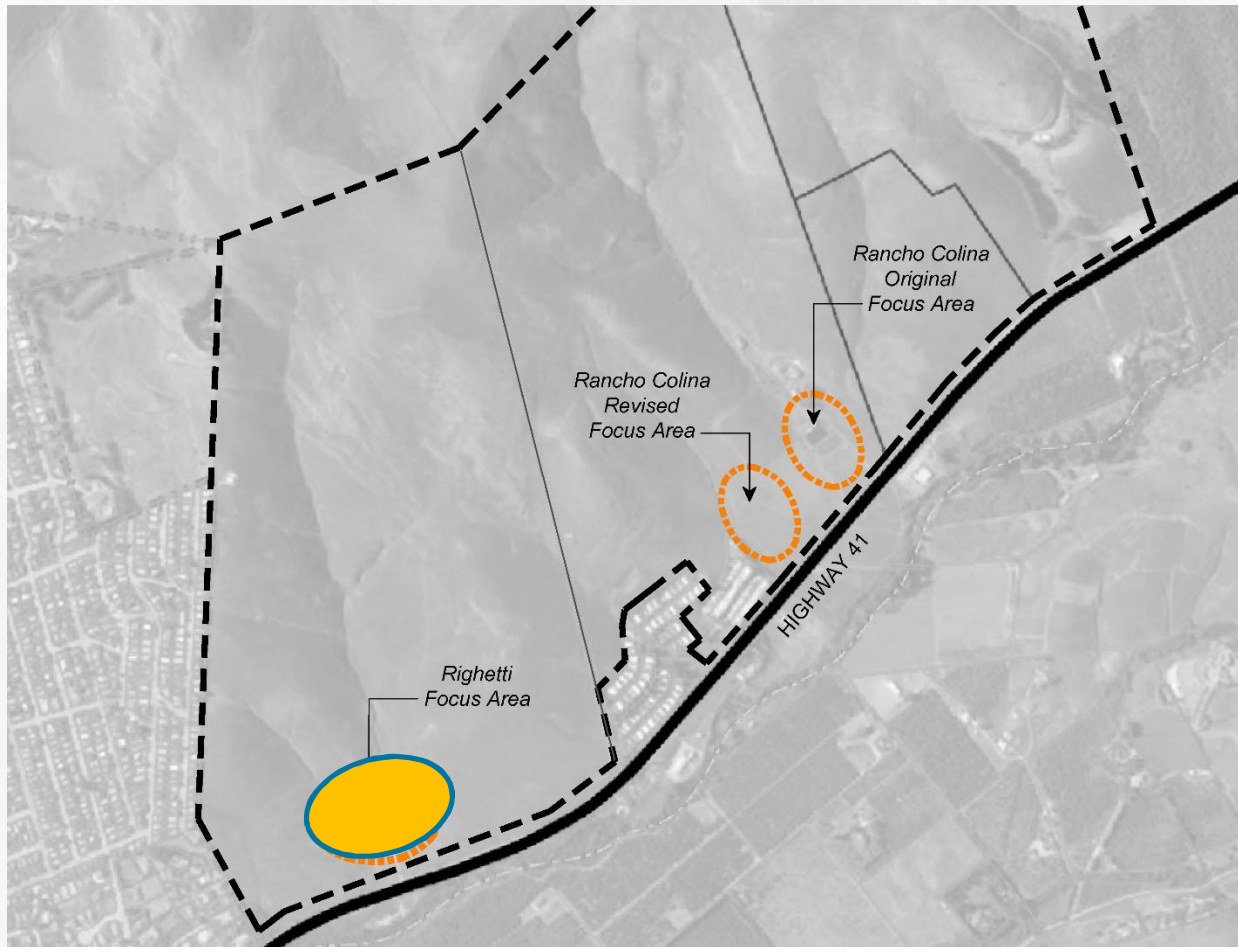
- Morro Valley Site Boundary
- City Limit
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Righetti Site: What We Know So Far

Morro Valley Sites

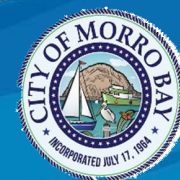
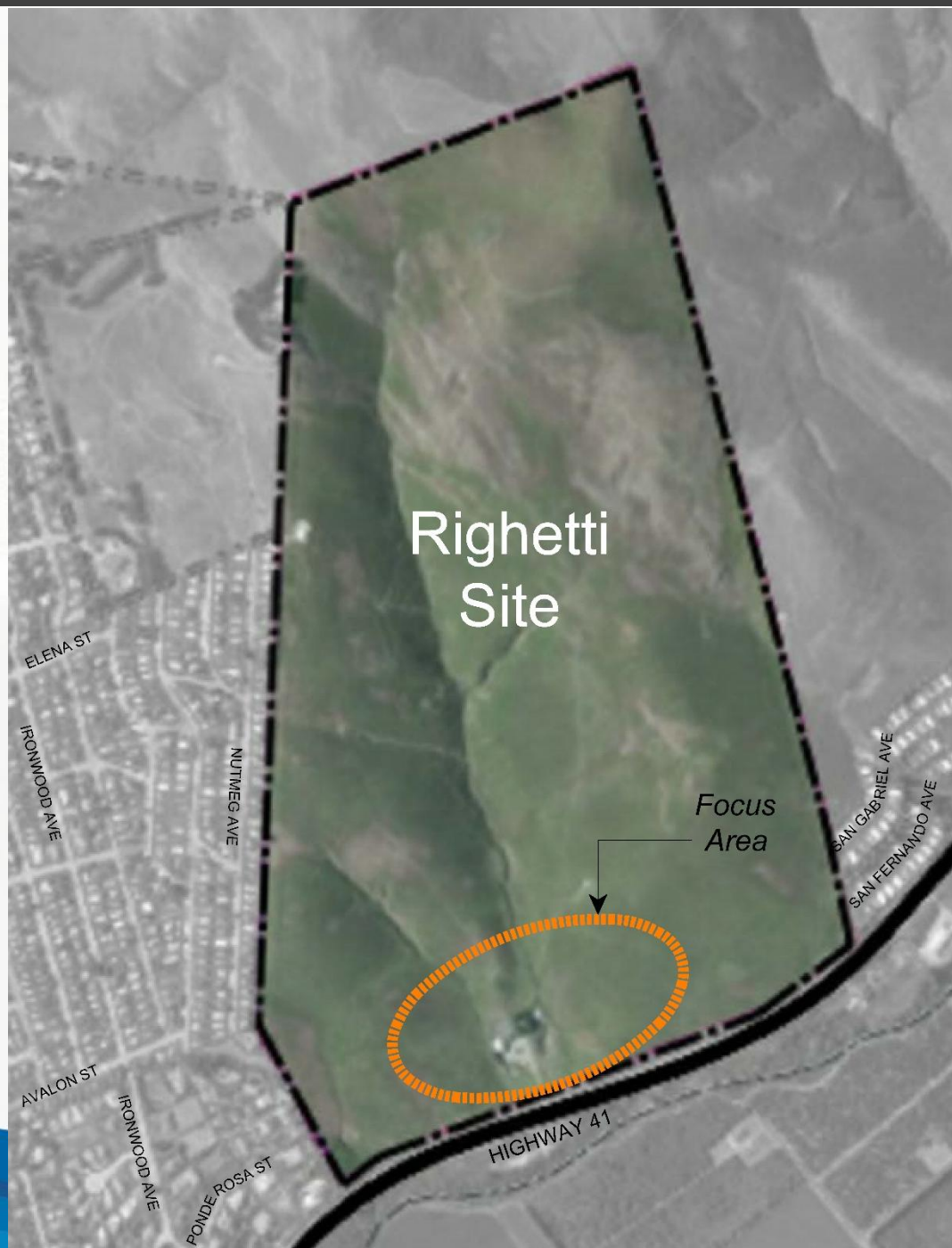


Legend

- Morro Valley Site Boundary
- City Limit
- Parcel Boundaries
- Focus Areas



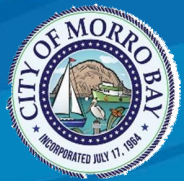
Righetti Focus Area



4

February 2016 Findings

- Both sites are suitable for a new WRF
- Righetti now ranks highest
- Key factors include:
 - City can control (purchase) the Righetti site
 - Saves money on pipeline construction costs
 - Proximity to deeper portion of groundwater basin
 - Less visually prominent
 - More area and flexibility at Righetti to meet other City goals



4

Updated Report on Council Recommended WRF Sites

- February 3rd, 2016 Report
- Analysis and Findings
- Find report on City Website:

www.morrobayca.gov/WRF

New Water Reclamation Facility Project
**Updated Report on Council
Recommended WRF Sites**



Submitted to:
City of Morro Bay
Department of Public Services

February 3, 2016



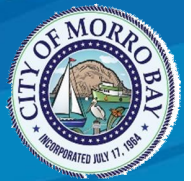
John F. Rickenbach Consulting
7675 Bella Vista Road
Atascadero, California 93422



4

Key Issues to consider at the Righetti Site

- These issues will be examined in an EIR
 - Aesthetics
 - Agriculture
 - Air Quality/Greenhouse Gases
 - Biological Resources
 - Cultural/Paleontological Resources
 - Geology and Soils
 - Hazards and Hazardous Materials
 - Hydrology and Water Quality



4

Key Issues to consider at the Righetti Site

- These issues will be examined in an EIR
 - Land Use and Recreation
 - Noise
 - Traffic
 - Utilities and Public Services
 - Cumulative Impacts
 - Growth-Inducing Impacts
 - Environmental Justice



5

Key Issues We've Heard So Far

- Visual Compatibility
- Odors
- Traffic and Access
- Noise
- Costs (and impacts to rate payers)
- Meeting other City Goals on site
- Effect on Property Values



5

Visual Compatibility: Examples from Other Cities



Other Facilities - Advanced Water Purification Facility, Oxnard, CA

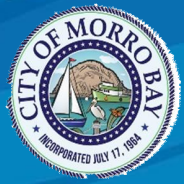


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Visual Compatibility: Examples from Other Cities



Other Facilities - Hill Canyon Wastewater Treatment Plant, Thousand Oaks, CA



5

Visual Compatibility: Examples from Other Cities



Other Facilities – Santa Paula



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Visual Compatibility: Examples from Other Cities

Educational Public Art



Wetland Education



Meeting Room



Other Facilities - Brightwater Treatment Plan - Washington



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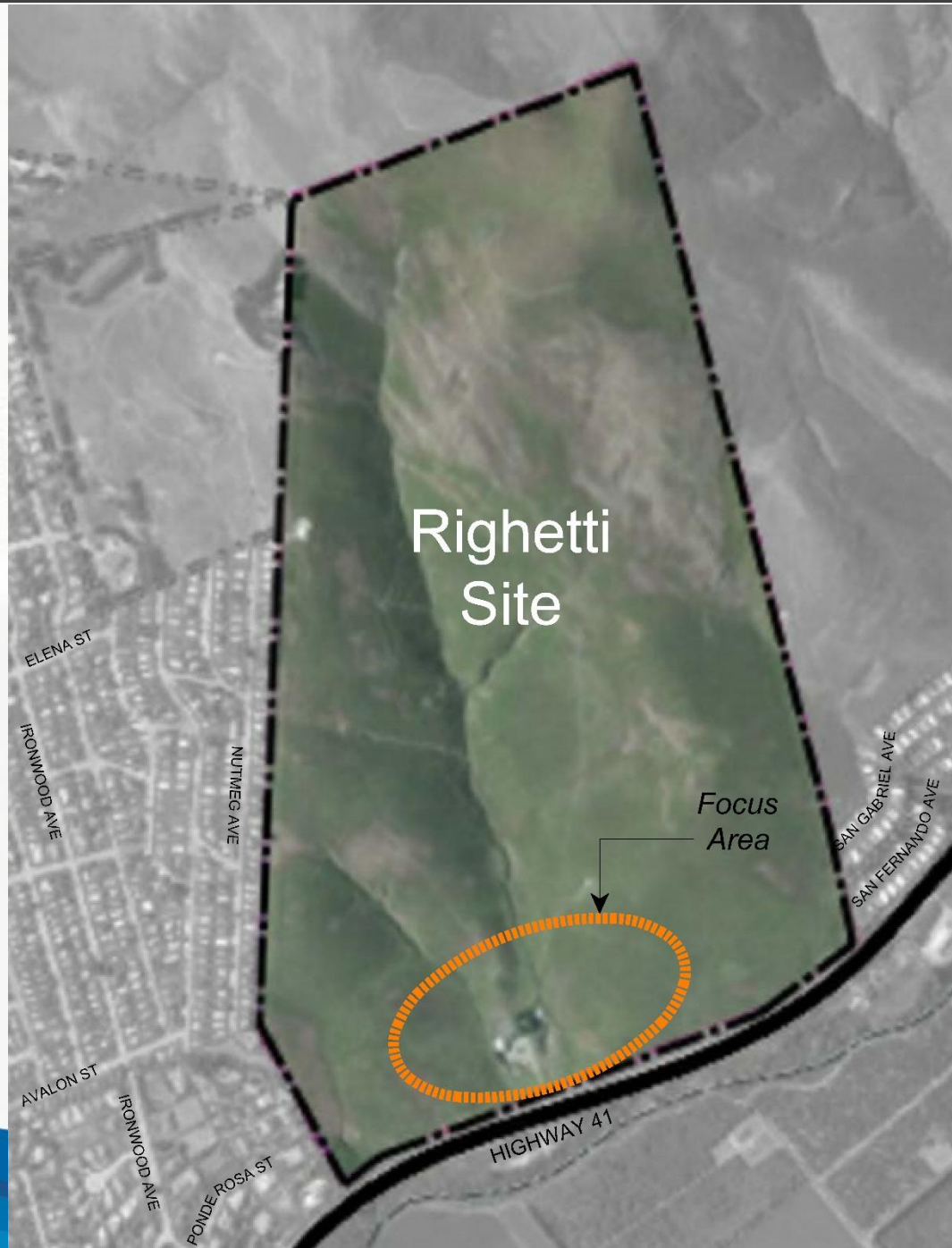
Visual Compatibility: Examples from Other Cities



Other Facilities – Art and Interpretive Exhibits



Righetti Site Focus Area



5

Key Issues to consider at the Righetti Site

- Visual Compatibility
 - Focus area for WRF is at the lowest portion of the site, near Highway 41
 - Focus area is visible for less than ¼ mile along Highway 41
 - Nearest homes
 - 900 feet (along Ponderosa Street and lower Nutmeg)
 - 1,000 - 2,200 feet (farther north on Nutmeg)
 - 1,300 feet (Rancho Colina neighborhood)



5

Key Issues to consider at the Righetti Site

- Visual Compatibility
 - Relatively few homes can see WRF site
 - Less than 10 homes along Nutmeg/Ponderosa
 - No homes in Rancho Colina neighborhood
 - Views blocked by ridgelines to east and west
 - Facility Lighting
 - Will be downward directed and shielded from off-site spillage
 - Intended to minimize impacts on dark night sky
 - Architectural Design will be important
 - October 2015 workshop provided key feedback



5

Views Along Highway 41

Key Map

**Approximate
Righetti Focus
Area Location
in Photographs**



5

Views Along Highway 41

Views looking West



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Views Along Highway 41

Views looking West

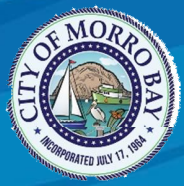
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Views Along Highway 41

Views looking West



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Views Along Highway 41

Views looking West



4



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Views Along Highway 41

Views looking East



5

Views Along Highway 41

Views looking East



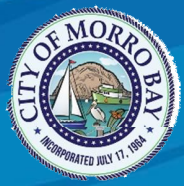
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5

Views Along Highway 41

Views looking East



5

View northwest in front of Righetti Site



5

View northwest in front of Righetti Site



© 2016 Google

© 2016 Google



5

View northwest in front of Righetti Site



5

What We've Heard So Far

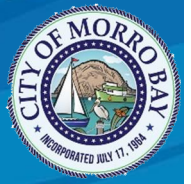
Architectural
Character



5

What We've Heard So Far

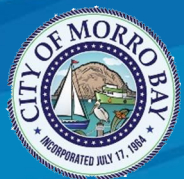
Architectural
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5

What We've Heard So Far

Architectural
Character



5

What We've Heard So Far

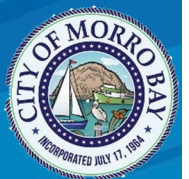
Architectural
Character



5

What We've Heard So Far

Green Building
Practices



5

What We've Heard So Far

Treatment along
Highway 41



5

What We've Heard So Far

Treatment along
Highway 41



6

Key Issues to consider at the Righetti Site

- Visual Compatibility
 - Views from Highway 41
 - Views from adjacent property owners
 - Architectural style of buildings
 - Light pollution/night sky
 - Other issues? *We want your feedback*



6

Key Issues to consider at the Righetti Site

- Odors
 - Often cited as a public concern, but modern facilities can contain odors on site (processes are covered and sealed)
 - Older facilities fuel negative perception of odor impacts
 - Nearest homes
 - 900 feet (along Ponderosa Street and lower Nutmeg)
 - 1,000 - 2,200 feet (farther north on Nutmeg)
 - 1,300 feet (Rancho Colina neighborhood)
 - Prevailing winds are variable
 - Other issues? *We want your feedback*



6

Key Issues to consider at the Righetti Site

- Traffic and Access
 - Highway 41 currently supports 7,000 to 8,000 daily trips
 - WRF will generate relatively little traffic in the long-term
 - Construction phase will produce the most traffic
 - Site access will be from Highway 41, not through neighborhood
 - Other issues? *We want your feedback*



6

Key Issues to consider at the Righetti Site

■ Noise

- Highway 41 is the primary source of existing noise (7,000 to 8,000 daily trips)
- Construction traffic and noise will be closer to Highway 41 and not through neighborhood
- WRF will generate relatively little operational noise
- Other issues? *We want your feedback*



6

Key Issues to consider at the Righetti Site

- Effects on Property Values
 - No definitive research has been done
 - Effects may be a function of nuisance level
 - If the facility is designed well, effects likely minimal
 - New WRF will provide higher level of service citywide, which could have positive effects on citywide property values
 - Other issues? *We want your feedback*



6

Key Issues to consider at the Righetti Site

- Costs
 - To be determined through Facility Master Plan
 - Less pipeline cost than Rancho Colina (closer to existing wastewater collection system)
 - Property acquisition cost will be considered in overall cost analysis
- Meeting Other City Goals Onsite?
 - Corporation yard? Other amenities?
 - To be determined based on public outreach process
 - Would be funded independently from WRF project



7

Questions and Answers

- Additional Feedback?



8

Next Steps

- Select a Site
- Complete the Facility Master Plan
- Continue Public Outreach
- Prepare Environmental Impact Report
- Track Grant and Loan Opportunities
- Prepare Master Reclamation Plan



8

Stay Informed

WWW.Morrobayca.gov/WRF

Staff reports - www.Morrobayca.gov/WRF

- WRFCAC meetings
- Council meetings

Technical data and reports - www.morrobayca.gov/WRF

Upcoming Meetings and Hot Topics

Workshop Videos - Search “Morro Bay WRF” on YouTube

- technology
- compatible design

