

NOTICE OF AVAILABILITY AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Pursuant to the California Environmental Quality Act (CEQA)

The City of Morro Bay Community Development Department has completed the Draft Initial Study-Mitigated Negative Declaration (IS-MND) for the proposed Coral Avenue Subdivision Project. The Draft IS-MND found the following environmental factors to be less than significant with mitigation incorporated: Aesthetic Resources, Biological Resources, Cultural Resources, Noise, and Mandatory Findings of Significance.

Applicant Representative: David Watson, AICP, Watson Planning Consultants

General Plan Designation: Moderate Density Residential (4 to 7 dwelling units per acre)

Project Location: The 1-acre project site is located on APN 065-386-015, at the southeast corner of Coral Avenue and San Jacinto Street, adjacent to California State Route (SR) 1, within the city limits. The property is in the Cloisters subdivision (Tract 1996).

Project Description: The project applicant, represented by David Watson, AICP, Watson Planning Consultants, is proposing to subdivide the project site into six single family residential lots ranging in size from approximately 6,500 square feet (sf) to 8,500 sf on a 1-acre project site located at the southeast corner of Coral Avenue and San Jacinto Street, adjacent to California State Route (SR) 1. The two easternmost lots have been designed to accommodate the existing on-site drainage feature that flows north to south along the eastern portion of the site and to distance the proposed residences from SR 1. Access to the lots on the project site would come from a private drive ("Verdon Court") that would be a shared easement area, maintained by the property owners. Grading requirements for the site would be minimal, and would include installation of utilities to serve the lots and access on Verdon Court. The project would remove approximately 17 existing eucalyptus trees, most of which are located on the southwestern portion of the site, and two which are located near SR 1 in the southeastern portion of the site. Storm and surface drainage from the proposed lots would be directed to Verdon Court, and collected in a storm drain line that would connect to the existing public storm line in Coral Avenue. Utilities for the site would be extended from existing facilities at Coral Avenue. The project would require approval of the Vesting Tentative Map (Tract No. 2859) as well as approval of a Coastal Development Permit by the City to ensure consistency with the California Coastal Act.

Public Review Period: Comments on the Draft IS-MND may be received in writing between Friday, May 11, 2018 and Monday, June 11, 2018. Written comments must be received by 5:00 p.m. on the last day of the review period and should be sent to the City of Morro Bay at the following address:

City of Morro Bay, Community Development Department
Attn: Nancy Hubbard, Contract Planner
955 Shasta Avenue
Morro Bay, California 93442
Email: nhubbard@morrobayca.gov

Availability of Environmental Documentation: The Draft IS-MND is available for public review during regular business hours at the address listed above and online at: www.morrobayca.gov/842/Current-Planning-Projects