



CITY OF MORRO BAY

COMMUNITY DEVELOPMENT DEPARTMENT

955 SHASTA AVENUE ♦ MORRO BAY, CA 93442

805-772-6261

Notice of Intent to Adopt Mitigated Negative Declaration

NOTICE OF AVAILABILITY AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
For the Seashell Cove Residential Project General Plan Amendment/Local Coastal Plan Land Use Plan
Amendment and Rezone Project

The City of Morro Bay (City) has completed an Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed Seashell Cove Residential Project General Plan Amendment/Local Coastal Plan Land Use Plan Amendment and Rezone Project (project). The IS/MND found the following environmental factors to be less than significant with mitigation incorporated: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, and Land Use and Planning. The project site encompasses ten parcels (Assessor's Parcel Numbers 068-412-001 through 068-412-010), ranging in size from 0.32 acres to 0.61 acres, totaling 4.73 acres in the city of Morro Bay in western San Luis Obispo County, California. The project site is located on the east and west sides of Teresa Road, directly northwest of the State Route 1 (SR 1)/South Bay Boulevard intersection in the eastern part of the city. Based on a search of the California Department of Toxic Substance Control's EnviroStor database, the State Water Resources Control Board's GeoTracker database, and CalEPA's Cortese List website, there are no hazardous waste sites located within or adjacent to the project area.

Steiner Development Inc. (Applicant) is proposing a General Plan and Local Coastal Plan (LCP) Coastal Land Use Plan land use designation change from Low Density Residential to High Density Residential to facilitate the future development of a multi-family residential project on a currently vacant project site in the city of Morro Bay. The General Plan/LCP Coastal Land Use Plan amendment would necessitate a rezone of project site from R-A/PD (Suburban Residential/Planned Development) to R-4/PD (Multifamily Residential-Hotel-Professional/Planned Development). The land use and zoning designation changes would increase the allowable density of the project site from up to 4 dwelling units per acre to up to 27 dwelling units per acre. No development has been proposed at this time.

Reference copies of the IS/MND are available on the City's website at: <https://www.morrobay.ca.us/771/Environmental-Review-CEQA>. If you are unable to access the internet, please contact Cindy Jacinth at cjacinth@morrobayca.gov or 805-772-6577 to arrange for alternative means to view the study. The required 30-day public review period for the IS/MND will extend from April 4, 2022 to May 4, 2022. Anyone interested in commenting on the document should submit a written statement to the City of Morro Bay, Community Development Department, 955 Shasta Avenue, Morro Bay, CA, 93442, Attention: Cindy Jacinth, Senior Planner or by email to cjacinth@morrobayca.gov by 5:00 p.m., May 4, 2022.