Print Form

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 #: _____

Project Title: Seashell Cove Project

Lead Agency: City of Morro Bay

Contact Name: Cindy Jacinth, Senior Planner

Email: cjacinth@morrobayca.gov Phone Number: 805-772-6577

Project Location: City of Morro Bay, San Luis Obispo County
City *County*

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

Location: The project site encompasses ten parcels (Assessor's Parcel Numbers 068-412-001 through 068-412-010) in the city of Morro Bay in western San Luis Obispo County, California. The addresses on the project site are 301 – 390 Seashell Cove.

Project Description: The proposed project includes 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.

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

Aesthetics: Potential to have adverse impacts related to visual resources. Mitigation includes preparation of a visual impact assessment and implementation of design requirements into future development.

Air Quality: Potential fugitive dust emissions and release of NOA. Mitigation includes implementation of measures to reduce fugitive dust during construction and NOA compliance.

Biological resources: Potential disturbance to special-status plant species and migratory/nesting birds. Mitigation includes identification and avoidance measures for special-status plants and migratory/nesting birds.

Cultural Resources: Potential for inadvertent discovery of unknown resources (survey was negative). Mitigation requires cessation of work, evaluation of the find, and avoidance or preparation and implementation of a Data Recovery Plan.

Greenhouse Gas Emissions: Potential inconsistency with the City's Climate Action Plan. Mitigation includes implementation of GHG-reduction measures during construction and operation.

Land Use & Planning: Potential to be inconsistent with the City's General Plan/Local Coastal Plan. Implement mitigation from AES, AQ, BIO, CR, and GHG.

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

No known areas of controversy.

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

Responsible and trustee agencies may include, but are not limited to:

- California Coastal Commission (appealable jurisdiction)
- San Luis Obispo County Air Pollution Control District (SLOAPCD)
- Central Coast Regional Water Quality Control Board (RWQCB)
- California Department of Fish and Wildlife (CDFW)
- United States Army Corps of Engineers (ACOE)