



NOTICE OF AVAILABILITY AND INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION

WHO: County of San Luis Obispo

WHAT: An Initial Study and Draft Mitigated Negative Declaration for the *Morro Shores Mobile Home Park Development Plan and Coastal Development Permit* DRC2020-00203 (ED21-091) is complete and available for public review and comment. The document addresses the environmental impacts that may be associated with activities related to the implementation of the project. The Environmental Coordinator, after completion of the Initial Study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on January 20, 2023. Mitigation measures are proposed to address Air Quality, Biological Resources, Cultural Resources, Land Use & Planning, Noise, Recreation, Tribal Cultural Resources, and Utilities/Service Systems and will be included as conditions of approval.

PROJECT: The project is a request by Morro Shores Mobile Home Park (MHP) LLC for a Development Plan/Coastal Development Permit to allow for the expansion of the existing Morro Shores Mobile Home Park (MHP) containing 164 mobile home units to locate 10 new prefabricated manufactured homes (mobile homes) with driveways and designated carports in the southern portion of the approximately 30-acre parcel and construction of additional site improvements. Site improvements would include construction of additional walkways, steps to new units, roadway extensions, fire access improvements, and neighborhood amenities. The project would result in a total of 14,931 square feet (sf) of new residential floor area and an additional 5,614 sf of site improvements. The project would result in the disturbance of approximately 1.7 acres on the approximately 30-acre parcel. The project is located at 633 Ramona Avenue in the Residential Single-Family (RSF) land use category, in the community of Los Osos (south of Ramona Avenue, approximately 0.4 miles north of Los Osos Valley Road). The site is in the Estero Planning Area and the Coastal Zone.

WHERE: Copies of the proposed Mitigated Negative Declaration and all the associated

documents referenced in the Mitigated Negative Declaration are available for review at the County of San Luis Obispo Department of Planning and Building, 976 Osos Street, County Government Center Room 200, San Luis Obispo, CA 93408 and also on our website at <http://www.sloplanning.org>.

HOW TO COMMENT OR GET MORE INFORMATION: Anyone interested in commenting on the proposed Mitigated Negative Declaration should email your comments or questions to brandi.cummings@swca.com or submit a written statement directed to Nicole Ellis of the San Luis Obispo County Department of Planning and Building at 976 Osos St., Rm 300, San Luis Obispo, CA 93408. The 30-day public review period for this Draft Initial Study and Mitigated Negative Declaration begins February 3, 2023, and ends March 5, 2023. Written comments must be received by 5:00 p.m. on the last day of the review period. The County of San Luis Obispo will hold a public hearing to consider the adoption of the Mitigated Negative Declaration. The hearing is not currently scheduled.

If you need more information about this project, please contact Brandi Cummings, contract planner, at (805) 786-2550 or brandi.cummings@swca.com.