



NOTICE OF AVAILABILITY FOR A DRAFT ENVIRONMENTAL IMPACT REPORT

Pursuant to the California Environmental Quality Act (CEQA)

The City of Morro Bay has completed the Draft Environmental Impact Report (EIR) for the proposed General Plan and Local Coastal Program (LCP) Update. The Draft EIR found the following environmental factors to be significant and unavoidable: Clean Air Plan consistency, cumulative air quality impacts, vehicle miles traveled, cumulative transportation impacts. The Draft EIR found the following environmental impacts to be less than significant with mitigation incorporated: construction air quality emissions, special status species, wildlife movement, cumulative impacts to biological resources, archaeological resources, cumulative cultural resource impacts, groundborne vibration, cumulative noise impacts, pedestrian and bicycle travel, tribal cultural resources, cumulative tribal cultural resource impacts.

Lead Agency: City of Morro Bay

General Plan Designation: Existing General Plan

Project Location: The planning area for Morro Bay includes all area within the city boundaries (approximately 3,137 acres), as well as approximately 6,137 acres beyond the city limits. A portion of the planning area beyond the city limits, approximately 100 acres consisting of part of the estuary and a small area on the northern beachfront, is in the city's existing Sphere of Influence (SOI). Another 1,077 acres of the planning area beyond the city limits is identified as a future extension of Morro Bay's SOI. Both the current and potential future SOI areas are under County of San Luis Obispo jurisdiction.

Project Description: The General Plan and LCP Update is a comprehensive update of the City's 1988 General Plan and 1984 LCP. The land use classifications included in the General Plan and LCP, also known as Plan Morro Bay, define the basic categories of land use allowed in the city and are the basis for the zoning districts established in the City Municipal Code, which contain more specific regulations and standards governing development on individual properties. To maintain consistency with the General Plan and LCP Update, the project also includes a comprehensive Zoning Code Update which includes the Coastal Implementation Plan.

Public Review Period: Comments on the Draft EIR may be received in writing between Monday, October 19, 2020 and Friday, December 4, 2020. 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
Attn: Scot Graham, Community Development Director
955 Shasta Avenue
Morro Bay, California 93442
Email: sgraham@morrobayca.gov

Availability of Environmental Documentation: The Draft EIR is available for public review during regular business hours at the address listed above and online at:

<http://morrobayca.gov/DocumentCenter/View/14904/Draft-EIR-Plan-Morro-Bay>