**NOTICE OF AVAILABILITY AND INTENT TO ADOPT A 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 405 Atascadero Road Affordable Housing Project. The Draft IS-MND identifies potentially significant effects of the proposed project in the areas of Cultural Resources, Geology and Soils, and Tribal Cultural Resources. The Draft IS-MND describes required Mitigation Measures that would reduce the identified impacts to a less than significant level.

**Lead Agency Representative**: Nancy Hubbard

**General Plan Designation**: The project site is designated in the City of Morro Bay General Plan/Local Costal Plan as Mixed-Use Area F.

**Project Location**: The 0.94-acre project site is identified as APN 068-323-034 through -036 and is located at the northeast corner of Atascadero Road and Sunset Avenue, east of State Route (SR) 1 and north of SR 41.

**Project Description:** The proposed project is a new multi-family residential development with 35 residential units. The project would include one two-story structure and three three-story structures, an outdoor courtyard area, and associated parking. The project will be deed restricted to provide affordable rental housing. The project includes exception requests related to building height, density, setback, and parking associated with the proposed affordability criterion.

**Public Review Period:** Comments on the Draft IS-MND may be received in writing between Friday, March 6, 2020 and Monday, April 6, 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, Community Development Department  
Attn: Nancy Hubbard  
955 Shasta Avenue  
Morro Bay, California 93442  
Email: [nhubbard@morrobayca.gov](mailto:nhubbard@morrobayca.gov)

**Availability of Environmental Documentation**: The Draft IS-MND is available for public review during weekday business hours 8am to 3pm at the address listed above and online at: <http://www.morrobayca.gov/DocumentCenter/View/14121/Housing-Project-DRAFT-IS-MND>