



NOTICE OF AVAILABILITY FOR PUBLIC REVIEW OF AN INITIAL STUDY/ NEGATIVE DECLARATION FOR THE MORRO BAY HOUSING ELEMENT UPDATE 2020 - 2028

An Initial Study/Negative Declaration (ND) has been prepared by the City of Morro Bay for the proposed Housing Element Update 2020 – 2028. The ND will be available for public review/comment beginning on **Friday, May 22, 2020**. All files can be downloaded from the City of Morro Bay Environmental Review (CEQA) webpage at the following web address <https://www.morrobayca.gov/771/Environmental-Review-CEQA>. A printed/hard copy of the IS/ND document will also be available for public review at the City of Morro Bay Community Development Department located at 595 Harbor Street, Morro Bay, CA 93442 during regular business hours (8 a.m. - 5 p.m., Monday through Thursday, Closed Fridays).

The Housing Element is one of the seven State-mandated elements of the City's General Plan and was last updated in 2014 for the 2014 – 2019 planning period pursuant to California Government Code Section 65588. The Housing Element identifies and assesses the City's existing and projected housing needs and provides an inventory of constraints and resources relevant to meeting these needs. The Housing Element must also identify how the City will meet its share of the regional housing need, commonly referred to as regional housing needs allocation (RHNA). The Housing Element update identifies the potential for development of up to 441 new housing units at full buildout.

The proposed project may also result in updating the City's zoning ordinance to allow development on APN 068-323-034 at 405 Atascadero Road to allow projects that have at least 20 percent affordable (extremely low, very low or low) units without discretionary review or "by right."

In accordance with Sections 15072(a) and (b) of the CEQA Guidelines, this public notice is posted to officially notify the public, public agencies, and responsible and trustee agencies that the required 30-day public review/comment period will commence on **Friday, May 22, 2020 and conclude on Monday, June 22, 2020**. Any written comments (via email or letter) on the IS/ND must be submitted no later than 5 p.m. on Monday, June 22, 2020. Written comments may be mailed to Nancy Hubbard, Contract Planner, City of Morro Bay Community Development Department, 595 Harbor Street, Morro Bay, CA 93442. Email comments can be sent to nhubbard@morrobayca.gov. The Planning Commission is tentatively scheduled to review the IS/ND and proposed project at their meeting of Tuesday, July 21, 2020.

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