



NOTICE OF PREPARATION

Date: September 30, 2024

To: California Office of Planning and Research, Responsible and Trustee Agencies, and Other Interested Parties

Subject: Notice of Preparation of a Project Environmental Impact Report

Project: 3300 Panorama Drive Project

Lead Agency: City of Morro Bay

Review Period: October 1, 2024 to November 1, 2024 (30 days)

This Notice of Preparation (NOP) has been prepared to notify agencies and interested parties that the City of Morro Bay as the Lead Agency is preparing a Project Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA) for the proposed 3300 Panorama Drive Project (proposed project).

A. PROJECT LOCATION AND SETTING

The 10.1-acre project site is located at 3300 Panorama Drive in the northeast corner of the City of Morro Bay. The project site is surrounded by single-family residential development to the northwest, west, and southwest. The City limits of Morro Bay follow the project site's eastern boundary, and the project site is surrounded by undeveloped open space to the northeast, east, and southeast. The project site is approximately 2,000 feet east of the Pacific Ocean and is within the Coastal Zone as established by the California Coastal Commission.

The Project Site location and setting are described in detail in the attached Initial Study (**Attachment 1**).

B. PROJECT DESCRIPTION

The proposed project would involve demolition of the remaining onsite structures from the previous tank battery removal project and the subdivision of project site to create 46 residential lots and one common lot. Onsite vehicular access would be provided by newly created internal roadways that would provide access to residential lots throughout the site. There would be two ingress/egress connections from the private roads on the project site to the public street, Panorama Drive. Portions of the project site would also be used for drainage, infrastructure, and open space. The proposed Vesting Tentative Map and Conceptual Site Plan are shown in the attached Initial Study (**Attachment 1**).

C. TYPE OF ENVIRONMENTAL DOCUMENT

Pursuant to the CEQA Guidelines, a project-level EIR will be prepared for the Proposed Project. CEQA Guidelines Section 15161 describes a project-level EIR as one that:

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...examines the environmental impacts of a specific development project. This type of EIR should focus primarily on the changes in the environment that would result from the development project. The EIR shall examine all phases of the project including planning, construction, and operation.

D. PROBABLE ENVIRONMENTAL EFFECTS

The City of Morro Bay has reviewed the above project in the attached Initial Study (**Attachment 1**) and identified the following topics that will be discussed in the Project EIR:

- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Land Use and Planning
- Tribal Cultural Resources
- Mandatory Findings of Significance

E. DEVELOPMENT OF A REASONABLE RANGE OF ALTERNATIVES

Factors determining project alternatives include considerations of project objectives, site suitability, economic viability, and availability of infrastructure. The Project EIR will discuss the rationale for selection of alternatives that are feasible and therefore merit in-depth consideration, and which are infeasible (e.g., failed to meet Project objectives or did not avoid significant environmental effects) and therefore rejected. Project alternatives have yet to be developed.

F. EIR PROCESS

The Draft EIR will incorporate the input received at the scoping meeting and comments submitted on the NOP. The purpose of the Draft EIR is to examine and disclose the potential environmental impacts of the Project and to identify mitigation measures and alternatives that would reduce and/or avoid significant impacts.

The Draft EIR will have a 45-day public review period in which agencies and members of the public will review and comment on the Draft EIR. Comments received on the Draft EIR will be reviewed and addressed in the Final EIR. The Final EIR will be a document consisting of the Draft EIR, errata or changes to the Draft EIR, and responses to comments on the Draft EIR, as well as any additional technical reports or follow-up documentation that may be necessary. The Morro Bay Planning Commission will hold a public hearing on the Final EIR and make a recommendation to the City Council regarding the Final EIR prior any Project approvals. The City Council will hold a separate public hearing on the Final EIR and make its own determination on certification of the Final EIR prior to action on project approvals.

G. PUBLIC COMMENTS

The City of Morro Bay is soliciting the views of responsible and trustee agencies as well as interested persons as to the scope and content of the environmental information to be included in the EIR. In accordance with CEQA, agencies are requested to review this Notice of Preparation and provide comments on environmental issues related to the statutory

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responsibilities of the agency. The EIR will be used by the City of Morro Bay when considering approval of the proposed project as well as any related discretionary approvals.

All comments to the NOP are due no later than Wednesday, October 30, 2024. Please send your comments to the mailing address or email addresses shown below. Include a return address or email address and a contact name for your agency or group with your comments.

Email comments to:	Mail comments to:
Kim Fowler Planning Division Manager City of Morro Bay kfowler@morrobayca.gov	Kim Fowler Planning Division Manager City of Morro Bay 955 Shasta Avenue Morro Bay, CA 93442

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H. SCOPING MEETING

A virtual public scoping meeting has been scheduled to allow for any interested persons to supply input on issues to be discussed in the EIR:

Date: October 17, 2024

Time: 5:30 p.m. to 7:00 p.m.

Location: Veterans Memorial Building, 209 Surf Street, Morro Bay, CA 93442

The meeting is an opportunity for City and consultant staffs to gather information from the public regarding the potential environmental impacts of the project that should be evaluated in the EIR. It is not intended to be a hearing on the merits of the project. Therefore, members of the public should limit their comments focused on potential significant changes to the environment that may occur as a direct result of project development.

I. DOCUMENT AVAILABILITY

The NOP is available on the City's website at: <https://www.morro-bay.ca.us/842/Current-Planning-Projects>. To request a copy of the NOP, or for any questions related to the NOP and/or EIR, please contact Kim Fowler, Planning Division Manager, at kfowler@morrobayca.gov.

ATTACHMENT 1
PROJECT DESCRIPTION

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