



CITY OF MORRO BAY
3300 PANORAMA DRIVE

ENVIRONMENTAL IMPACT REPORT
SCOPING MEETING

Agenda

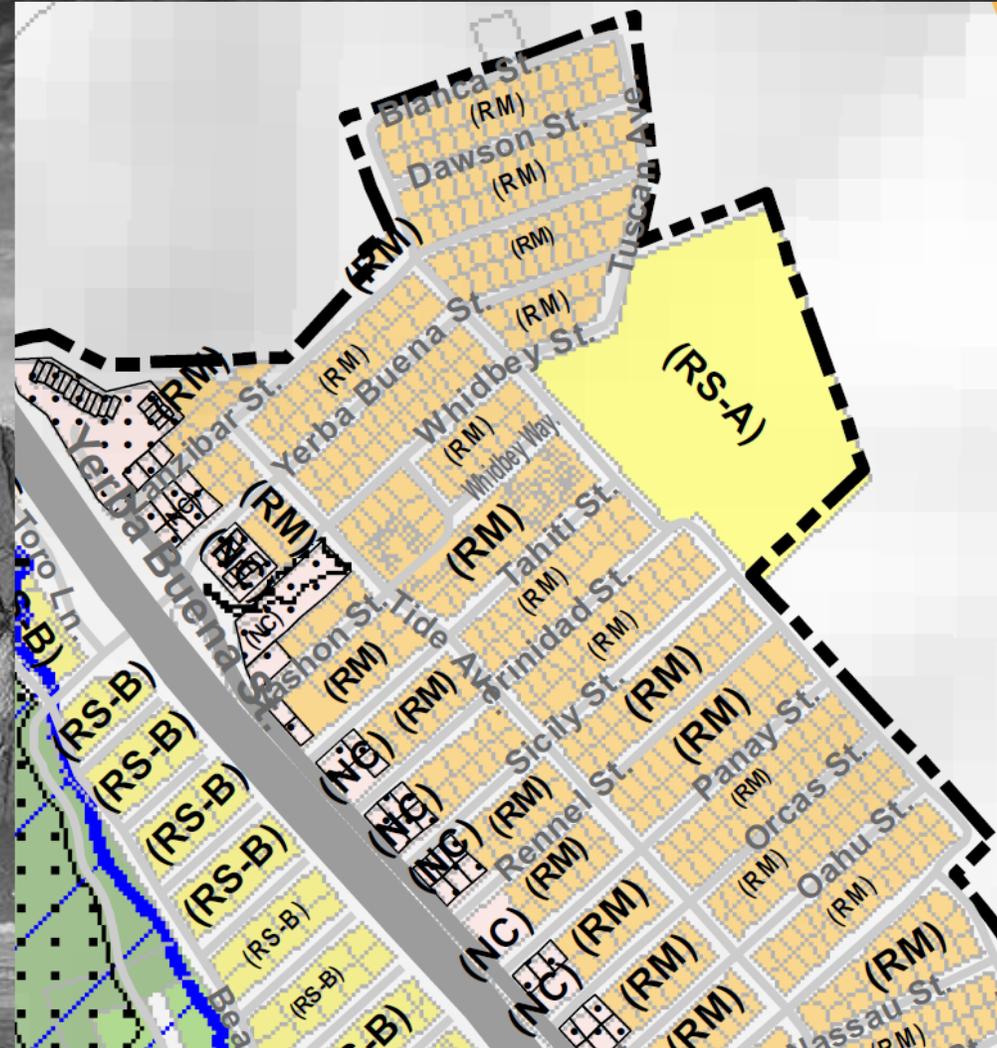
1. Introduction
2. Project Summary
3. EIR process overview
4. Opportunity for public comment

Purpose:

1. Provide the first opportunity for public participation in the CEQA process.
2. Present an overview of the environmental review/CEQA process
3. Review topics anticipated to be addressed, and not addressed in the EIR.
4. Allow the public an opportunity to identify potential environmental issues to be analyzed in the EIR.

Project Location and Zoning

- Located along Panorama Drive, between Whidbey and Sicily Street.
- Size – 10.06 acres
- General Plan/Local Coastal Plan - Moderate Density Residential
- Zoning Designation - Residential Single Unit (RS-A) - (4.1-7.0 units per acre)



Project Overview

- 46 two-story detached houses
- Demolition of remaining onsite structures
- Frontage Improvements
- Public Open Space
- Protection of ESHA
- Private Streets
- HOA maintained facilities/amenities



California Environmental Quality Act Overview

- ❖ CEQA requires that public agencies disclose impacts of projects that have a physical effect on the environment
- ❖ The EIR is an informational document
 - ❖ Discloses information regarding the effects a proposed project could have on the environment
 - ❖ Identifies mitigation measures
 - ❖ Describes feasible alternatives to the proposed project
- ❖ The EIR will respond to comments and questions submitted during the 30-day Scoping Period as well as a 45-day Draft EIR Public Review period
- ❖ The Final EIR must be certified prior to project approval

Potentially Significant Environmental Issues

- ❖ The City's Initial Study concludes that some environmental topics would result in less than significant impacts.
- ❖ Potentially significant topics, which require additional evaluation in the EIR, include:
 - ❖ Biological Resources
 - ❖ Cultural Resources
 - ❖ Hazards and Hazardous Materials
 - ❖ Land Use and Planning
 - ❖ Alternatives to the Project



3300 Panorama Drive Project

Initial Study

prepared by

City of Morro Bay

595 Harbor Street

Morro Bay, California 93442

Contact: Kim Fowler, Interim Planning Division Manger

prepared with the assistance of

Rincon Consultants, Inc.

1530 Monterey Street, Suite D

San Luis Obispo, California 93401

September 2024



EIR Scope

- ❖ The EIR will consider potential impacts of the following actions that the City would need to approve for the proposed project to go forward:
 - ❖ Coastal Development Permit
 - ❖ Vesting Tentative and Final Tract Map
 - ❖ Building Permits
- ❖ Other public agencies may serve as responsible agencies, or have approval authority of components of the project, including California Coastal Commission, California Department of Fish and Wildlife (CDFW), Federal Emergency Management Agency (FEMA), U.S. Fish and Wildlife Service (USFWS), U.S. Army Corps of Engineers (USACE), Central Coast Regional Water Quality Control Board (RWQCB), and Department of Toxic Substance Control (DTSC)

EIR Schedule and Next Steps

Accept Scoping Comments ★	Oct 1 through Nov 15, 2024
Evaluate Potential Impacts (Draft EIR)	Now through Winter/Spring 2025
Draft EIR 45-day Public Comment Period ★	Spring 2025
Publish Final EIR with Responses to Comments	Spring/Summer 2025
Hearings on Final EIR and 3300 Panorama Drive Project ★	Summer 2025

★ = opportunity for public comment

Scoping Comments

- ❖ Receive public comments on:
 - ❖ The potential environmental impacts of the 3300 Panorama Drive Project
 - ❖ Technical issues that should be addressed in the EIR
 - ❖ Potential mitigation measures
 - ❖ Appropriate range of alternatives to evaluate in the EIR

How to Submit Comments

- ❖ 30-Day Public Scoping Period (extended to 45 days)
- ❖ Submit comments by midnight on November 15, 2024 by:
 - ❖ Speaking at tonight's meeting
 - ❖ Mail or email to:
 - ❖ Kim Fowler, Planning Manager
 - ❖ City of Morro Bay, Community Development Department
 - ❖ 955 Shasta Avenue
 - ❖ Morro Bay, California 93442
 - ❖ kfowler@morrabayca.gov
 - ❖ Make subject line "3300 Panorama Drive Project EIR Scoping"



CITY OF MORRO BAY
3300 PANORAMA DRIVE

THANK YOU