



CITY OF MORRO BAY
 COMMUNITY DEVELOPMENT DEPARTMENT
 955 Shasta Avenue
 Morro Bay, CA 93442

CITY OF MORRO BAY NOTICE OF EXEMPTION

TO: San Luis Obispo Co. Clerk
 County Government Center
 San Luis Obispo CA 93401

Office of Planning & Research
 1400 Tenth Street
 Sacramento, CA 95814

FROM: City of Morro Bay
 Community Development Department
 955 Shasta Avenue
 Morro Bay, CA 93442

Project Title: CDP25-021/CUP25-01/MOD26-001

Project Location - Specific: 460 Bonita Street (APN 068-262-042)

Project Location - City: MORRO BAY County: SAN LUIS OBISPO

Description of Project: Regular Coastal Development Permit No. CDP25-021, Conditional Use Permit No. CUP25-01, and Modification Permit MOD26-001 for the expansion of an existing legal nonconforming use at 460 Bonita Street. The project includes the demolition of the existing 1,145 square foot Morro Bay Fire Department living quarters and replaces it with a new, two-story operations space and living quarters totaling 2,431 square feet. The new building will be placed next to the existing apparatus bay, which will be repainted. The project is within the RS-A zoning district and is located outside of the Coastal Appeals Jurisdiction.

Name of Public Agency Approving the Project: CITY OF MORRO BAY, 955 SHASTA AVE, MORRO BAY, CA 93442
 Contact: evalentine@morrobayca.gov, Erik Valentine, Associate Planner, 805-772-6211

Name of Person or Agency Carrying Out Project: Chief Daniel McCrain, 715 Harbor Street, Morro Bay, CA 93442
(805) 772-6242, dmccrain@morrobayca.gov

Exempt Status: (Check One)

Reasons why project is exempt: Project is the construction of a building less than 2,500 square feet in size.

- Ministerial (Sec. 21080(b)(1); 15268); Categorical Exemption: Class 3
 Type and Section Number: 15303
- Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption Code No. _____
- Declared Emergency (Sec. 21080(b)(3); 15269(a))


Lead Agency: City of Morro Bay, 955 Shasta Ave, Morro Bay, CA 93442

Contact Person: Erik Valentine, Associate Planner **Telephone/Email:** 805-772-6211 / evalentine@morrobayca.gov

Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Certification:

I hereby certify that the public agency has made the above finding and that the project is categorically exempt from CEQA.

Signature:  Title: Associate Planner Date: 4/14/2026