



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: CUP26-01

Project Location - Specific: 1287 Embarcadero Rd (APN 066-461-018)

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

Description of Project: Conditional Use Permit (CUP26-01) to authorize continued seafood processing and tenant improvements at 1287 Embarcadero Road to convert 273 square feet of existing storage space into retail space for the onsite sale of oysters. The project also includes the addition of a new wall to enclose approximately 125 square feet, 64 square feet of which will be used to construct a new ADA compliant public restroom. The Conditional Use Permit (CUP26-01) also includes findings to grant a waiver of the one required parking space. The project is located in the Commercial Fishing (CF) zoning district and is within Coastal Commission Original 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: Neal Maloney, 1287 Embarcadero Rd, Morro Bay, CA 93442
(805) 234-7102, nhm6@yahoo.com

Exempt Status: (Check One)

Reasons why project is exempt: Project makes minor alterations to an existing structure

- ☐ Ministerial (Sec. 21080(b)(1); 15268); ☒ Categorical Exemption: Class 1,
Type and Section Number: 15301 (1)(e)
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a))
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a)) ☐ Statutory Exemption Code No. _____

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

Contact Person: Erik Valentine, Associate Planner

Telephone: 805-772-6211

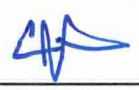
Email: evalentine@morrobayca.gov

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: 9/17/2026