

DEV VALUE	VALUE DEFINITION	OBJECT ID	APN	PROPERTY ADDRESS	MAP LABEL	CURRENT USE	CURRENT ZONING	BUILDING INSURABLE		ACRES	LAND SF
								VALUE	OWNER NAME		
1	Definitely Not Developable	1772	065-082-020	3500 TORO LN	1	PARKING / ACCESS TO NORTH POINT NATURAL AREA	OS	\$203,000	MORRO BAY CITY OF	1.05	45901.04
1	Definitely Not Developable	438	065-149-026	3060 IRONWOOD AVE	2	DEL MAR PARK	PR	\$117,000	MORRO BAY CITY OF	9.82	427737
1	Definitely Not Developable	2119	065-386-005	HIGHWAY 1 / CORAL AVE	4	EAST PORTION OF CLOISTERS OPEN SPACE / LIFT STATION 1	PR	\$409,000	MORRO BAY CITY OF	8.29	361010.03
1	Definitely Not Developable	2826	065-386-016	HIGHWAY 1 / CORAL AVE	5	WEST PORTION OF CLOISTERS OPEN SPACE	PR		MORRO BAY CITY OF	19.87	865421.32
1	Definitely Not Developable	1	066-025-001	SURF + MAIN STREET	6	LANDSCAPE BUFFER	CC		MORRO BAY CITY OF	0.01	242.71
1	Definitely Not Developable	3488	066-031-001	FRONT AVE	7	VARIOUS PARKING LOTS AND PART OF EMBARCADERO RD	VSC		MORRO BAY CITY OF	1.16	50363.76
1	Definitely Not Developable	1875	066-033-003	1001 EMBARCADERO / FRONT	8	PATIO SEATING AND BOAT DOCKS (NEAR GIOVANNI'S)	WF		MORRO BAY CITY OF	0.381	16608.318
1	Definitely Not Developable	3651	066-071-034	HARBOR ST	11	PART OF MAIN FIRE STATION	PF		MORRO BAY CITY OF	0.06	2751.65
1	Definitely Not Developable	1740	066-071-035	715 HARBOR ST	13	MAIN FIRE STATION	PF	\$6,058,000	MORRO BAY FIRE DISTRICT	0.67	29244.05
1	Definitely Not Developable	4578	066-074-001	734 HARBOR ST	14	MORRO BAY CITY PARK	PR	\$98,000	MORRO BAY CITY OF	0.77	33383.64
1	Definitely Not Developable	2146	066-075-007	870 MORRO BAY BLVD	15	POLICE STATION (BIV SAME AS 850 MB BLVD)	PF		MORRO BAY CITY OF	0.09	3884.97
1	Definitely Not Developable	3730	066-075-021	850 MORRO BAY BLVD	16	POLICE STATION	PF	\$1,452,000	MORRO BAY CITY OF	0.16	7120.89
1	Definitely Not Developable	2083	066-172-002	429 MORRO AVE	19	FRANKLIN RILEY PARK	OS		MORRO BAY CITY OF	1.61	70056.98
1	Definitely Not Developable	4638	066-187-006	ADJACENT TO 451 PINEY WAY	21	PARKING FOR ADJACENT APARTMENT BUILDING	RM		MORRO BAY CITY OF	0.05	2060.99
1	Definitely Not Developable	2576	066-207-008	490 KINGS AVE	22	KINGS TANK ACCESS / INFORMAL PARKING	RM	\$2,941,500	MORRO BAY CITY OF	0.3	13264.41
1	Definitely Not Developable	1533	066-221-001	CERRITO PL	23	EAGLE ROCK / CERRITO PEAK	OS		MORRO BAY CITY OF	1.05	45916.69
1	Definitely Not Developable	4469	066-225-027	ADJACENT TO 315 PINEY LANE	24	STORM DRAIN	RS-A		MORRO BAY CITY OF	0.06	2498.97
1	Definitely Not Developable	1006	066-225-028	ADJACENT TO 351 PINEY LANE	25	UTILIZED BY 351 PINEY LANE'S DRIVEWAY / UTILITY CABINET	RS-A		MORRO BAY CITY OF	0.03	1435.86
1	Definitely Not Developable	205	066-251-014	MAIN ST	26	SANDPIPER COURT (ROAD)	RS-A / WF		MORRO BAY CITY OF	0.1	4407.16
1	Definitely Not Developable	466	066-280-018	875 MORRO BAY BLVD	27	POLICE STORAGE	DC	\$134,000	MORRO BAY CITY OF	0.31	13298.65
1	Definitely Not Developable	997	066-280-023	1001 KENNEDY WAY	28	COMMUNITY CENTER	PF	\$4,660,000	MORRO BAY CITY OF	1.43	62222.18
1	Definitely Not Developable	4033	066-280-024	625 HARBOR ST	29	LIBRARY & VISITORS CENTER	PF	\$1,677,500	MORRO BAY CITY OF	1.5	65190.7
1	Definitely Not Developable	2525	066-332-008	HIGHWAY 1	43	UTILITIES, ADJACENT TO MOTEL 6	VSC		MORRO BAY CITY OF	0.15	6352.3
1	Definitely Not Developable	3463	066-391-010	181 BAYSHORE DR	45	BAYSHORE BLUFFS PARK AND RESTROOMS	RM	\$223,000	MORRO BAY CITY OF	4.07	177189.43
1	Definitely Not Developable	2293	066-401-001	SANDSPIT	46	SANDSPIT	OS		MORRO BAY CITY OF	161.27	7024948.65
1	Definitely Not Developable	149	066-461-003	EMBARCADERO RD	47	UNIQUELY SHAPED PARCEL ADJACENT TO EMBARCADERO BIKE PATH	PR		MORRO BAY CITY OF	0.04	1733.86
1	Definitely Not Developable	149	066-461-004	EMBARCADERO RD	48	UNIQUELY SHAPED PARCEL ADJACENT TO EMBARCADERO BIKE PATH	OS		MORRO BAY CITY OF	1.21	52763.4
1	Definitely Not Developable	149	066-461-005	EMBARCADERO RD	49	PARCEL NEAR COLEMAN BEACH	CF		MORRO BAY CITY OF	0.37	15959.2
1	Definitely Not Developable	149	066-461-007	EMBARCADERO RD	50	PARCEL CONTAINS PART OF COLEMAN BEACH	CF		MORRO BAY CITY OF	1.8	78204.3
1	Definitely Not Developable	149	066-461-008	EMBARCADERO RD	51	PARCEL CONTAINS PART OF COLEMAN BEACH	CF		MORRO BAY CITY OF	2.21	96137.4
1	Definitely Not Developable	149	066-461-009	EMBARCADERO RD	52	NORTH T PIER	CF		MORRO BAY CITY OF	0.41	17846.7
1	Definitely Not Developable	581	066-461-011	1 COLEMAN DR	53	ROCK PARKING LOT, RESTROOM	OS / NONE	\$71,000	MORRO BAY CITY OF	94.11	4099296.67
1	Definitely Not Developable	149	066-461-012	101 COLEMAN DR	54	PART OF COLEMAN PARK	CF		MORRO BAY CITY OF	0.31	13545.9
1	Definitely Not Developable	149	066-461-013	EMBARCADERO RD	55	EMBARCADERO PARKING LOT	CF / NONE		MORRO BAY CITY OF	1.35	58890.6
1	Definitely Not Developable	947	068-258-010	678 ELENA ST	60	WATER TANKS	RS-A	\$408,500	MORRO DEL MAR COUNTY WATER DISTRICT	0.07	2849.78
1	Definitely Not Developable	3323	068-371-002	HWY 41	64	LITTLE MORRO CREEK / ESHA	IG		MORRO BAY CITY OF	2.49	108341.8
1	Definitely Not Developable	2847	068-401-002	LITTLE MORRO CREEK RD	65	UNKNOWN USE - UTILITY?	RL		MORRO BAY CITY OF	0.08	3545.71
1	Definitely Not Developable	1840	073-075-001	561 BLANCA ST	66	WATER TANKS	N/A	\$1,249,000	MORRO BAY CITY OF	0.25	11054.02
1	Definitely Not Developable			CITY WELLS OUTSIDE OF LIMITS	67, 68, 69	CITY WELLS					
2	Likely Not Developable	2542	066-065-003	985 SHASTA AVE	9	BOCCE BALL COURTS	CC		MORRO BAY CITY OF	0.09	4053.49
2	Likely Not Developable	394	066-184-001	SOUTH ST / 470 SHASTA AVE	20	MONTY YOUNG PARK	RM	\$41,500	MORRO BAY CITY OF	0.7	30532.68
2	Likely Not Developable	2197	066-280-025	595 HARBOR ST	30	CITY HALL (APN INCLUDES COMMUNITY DEVELOPMENT AND ANNEX, VALUATION IS ALL 3)	PF	\$2,277,500	MORRO BAY CITY OF	0.64	28082.89
2	Likely Not Developable	1137	066-321-008	EMBARCADERO RD	32	CENTENNIAL PARK RESTROOM	VSC	\$237,500	MORRO BAY CITY OF	0.07	3166.85
2	Likely Not Developable	5259	066-331-019	209 SURF ST	38	VETERANS HALL	PF	\$1,136,000	MORRO BAY CITY OF	0.71	30978.14
2	Likely Not Developable	1379	066-331-032	170 ATASCADERO RD	40	CORP YARD (1281 EMBARCADERO RD)	PR	\$997,800	MORRO BAY CITY OF	1.99	86476.5
2	Likely Not Developable	1822	066-371-004	SOUTH BAY BLVD / QUINTANA RD	44	REMNANT / VACANT ISLAND / LANDSCAPE BUFFER	RM		MORRO BAY CITY OF	0.24	10499.95
2	Likely Not Developable	4301	068-168-022	1350 MAIN ST	57	UTILITIES	DC		MORRO BAY CITY OF	0.24	10511.09
2	Likely Not Developable	4106	068-183-021	301 LITTLE MORRO CREEK RD	58	BIKE PARK	IG		MORRO BAY CITY OF	0.64	27933.65
2	Likely Not Developable	534	068-251-001	2696 NUTMEG AVE	59	NUTMEG WATER TANK ACCESS	RS-A	\$365,000	MORRO BAY CITY OF	0.13	5597.25
2	Likely Not Developable	4747	068-262-042	460 BONITA ST	61	FIRE STATION	RS-A	\$620,000	MORRO DEL MAR FIRE DISTRICT	0.16	6967.57
2	Likely Not Developable	1259	068-291-010	490 ERROL ST	62	ABANDONED WELL SITE ADJACENT TO FUTURE PRIVATE RV PARK	VSC		MORRO DEL MAR COUNTY WATER DISTRICT	0.07	2853.51
2	Likely Not Developable	3557	068-321-012	SUNSET CT	63	CENTER OF CUL DE SAC LANDSCAPE	RM		MORRO BAY CITY OF	0.05	2337.16
3	May Be Developable	5695	066-137-001	595, 591, 575, 571, 561, 551, 541, 501, 495, 471, 451 EMBARCADERO	18	EMBARCADERO LEASE SITES	WF		MORRO BAY CITY OF	2.2691	92939.1
3	May Be Developable	2184	066-321-025	MARKET AVE (*EMBARCADERO RD*)	33	PARKING LOT ENTRANCE (714 EMBARCADERO)	VSC		MORRO BAY CITY OF	0.05	2278.33
3	May Be Developable	2597	066-331-041	1200 EMBARCADERO RD	42	MARITIME MUSEUM, BOAT STORAGE	PF		MORRO BAY CITY OF	2.33	101511.15
4	Definitely Developable	1818	065-182-005	231 ATASCADERO RD	3	TEEN CENTER, CURRENTLY VACANT	VSC	\$1,352,500	MORRO BAY CITY OF	1.42	61839.29

4	Definitely Developable	533	066-065-012	570 DUNES ST	10	RESIDENTIAL RENTAL (SFR)	CC	\$243,500	MORRO BAY CITY OF	0.09	4071.47
4	Definitely Developable	1684	066-112-007	PACIFIC ST	17	PARKING LOT	VSC		MORRO BAY CITY OF	0.33	14341.56
4	Definitely Developable	2061	066-321-007	806 EMBARCADERO RD	31	CHESS BOARD (BIV INCLUDES CENTENNIAL STAIRWAY)	VSC	\$165,000	MORRO BAY CITY OF	0.13	5811.7
4	Definitely Developable	2676	066-321-026	714 EMBARCADERO RD	34	RESIDENTIAL (RED BUILDING), MAINTENANCE SHOP	VSC	\$218,000	MORRO BAY CITY OF	0.06	2498.9
4	Definitely Developable	4223	066-321-027	781 MARKET AVE	35	UNDER LEASE; VARIOUS RETAIL AND WELLNESS (BIV INCLUDES EMB. PARKING LOT)	VSC	\$2,256,500	MORRO BAY CITY OF	0.3	13034.98
4	Definitely Developable	769	066-321-028	781 MARKET AVE (*EMBARCADERO RD*)	36	PARKING LOT (VALUATION INCLUDED IN 066-321-027)	VSC		MORRO BAY CITY OF	0.58	25468.3
4	Definitely Developable	56	066-331-038	1700 EMBARCADERO RD	41	DUNES, RV PARK, OPEN SPACE	VSC		MORRO BAY CITY OF	9.37	408295.6
4	Definitely Developable	225	068-159-016	460 DOWNING ST	56	VACANT RESIDENTIAL	RS-A		MORRO BAY CITY OF	0.17	7351.64
TOTAL											341.7901

LEGEND & NOTES		
Color/Rank	Category	Totals
0	Questions Remaining	11
1	Definitely Not Developable	31
2	Probably Not Developable	29
3	Potentially Developable	10
4	Definitely Developable	11
At least 2 parcels identified in 2015 inventory have been sold by the City		
Current use and zoning of parcels on this inventory are updated as of 2/5/2025		
6 of the parcels on this list are not solely owned by CMB		
As of 2015, the City owned approx. 215 acres of real property across 73 parcels.		
As of February 2025, the City owns approximately 386.5 acres of real property across 92 parcels (calculated from the sum of Column L).		
The GIS table did not include Lift Station 2 at 1196 Front Street. This has a BIV of \$662,000.		
It also did not include Lift Station 3 at 1401 Quintana Road, with a BIV of \$610,000.		
The GIS table does not contain the Harbor Dept office building, with a BIV of \$230,500.		