

### Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>SCH #</b>
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**Project Title:** 295 Atascadero Road Hotel

Lead Agency: City of Morro Bay Contact Person: Cindy Jacinth  
 Mailing Address: 955 Shasta Avenue Phone: 805-772-6261  
 City: Morro Bay Zip: 93442 County: San Luis Obispo

**Project Location:** County: San Luis Obispo City/Nearest Community: City of Morro Bay  
 Cross Streets: Northwest corner of Atascadero Road at Highway 1 Zip Code: 93442

Longitude/Latitude (degrees, minutes and seconds): 35 ° 22 ' 48.4 " N / 120 ° 51 ' 22.5 " W Total Acres: 2.02

Assessor's Parcel No.: 066-332-003, 065-182-003, 065-182-004 Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_  
 Within 2 Miles: State Hwy #: 1, 41 Waterways: Pacific Ocean, Morro Creek, Little Morro Creek, Alva Paul Creek, Morro Bay Estuary  
 Airports: n/a Railways: n/a Schools: San Luis Coastal Unified School District

**Document Type:**

CEQA:  NOP  Draft EIR  Supplemental EIR  Mit Neg Dec  
 Early Cons  Neg Dec  Mit Neg Dec  
 NEPA:  NOI  Draft EIS  FONSI  
 Other:  Joint Document  Final Document  Other: \_\_\_\_\_  
 (Prior SCH No.) \_\_\_\_\_ **DEC 23 2019**

**STATE CLEARINGHOUSE**

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: Lot Merger

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Commercial: Sq.ft. 56,358 Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Educational: \_\_\_\_\_  
 Recreational: \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Transportation: Type \_\_\_\_\_  
 Mining: Mineral \_\_\_\_\_  
 Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Hazardous Waste: Type \_\_\_\_\_  
 Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

C-VS/PD (Visitor Serving Commercial/Planned Development)

**Project Description:** (please use a separate page if necessary)

see attached.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

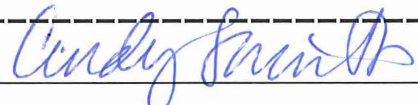
<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>5</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>3</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input checked="" type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>4</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

### Local Public Review Period (to be filled in by lead agency)

Starting Date December 23, 2019 Ending Date January 23, 2019

### Lead Agency (Complete if applicable):

Consulting Firm: <u>SWCA Environmental Consultants</u>	Applicant: <u>Hemant and Pradeep Patel (Escape Hospitality LLC)</u>
Address: <u>1422 Monterey Street, Suite B200</u>	Address: <u>590 Morro Avenue</u>
City/State/Zip: <u>San Luis Obispo, CA 93401</u>	City/State/Zip: <u>Morro Bay, CA 93442</u>
Contact: <u>Brandi Cummings</u>	Phone: <u>(805) 801-1224</u>
Phone: <u>805-543-7095</u>	

Signature of Lead Agency Representative:  Date: 12/17/2019

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

## **PROJECT DESCRIPTION**

Escape Hospitality, LLC (owner/applicant) proposes to construct and operate a new 56,358-square-foot hotel located at 295 Atascadero Road in Morro Bay, California. The hotel would provide 83 guest rooms within three floors—18 rooms on the first floor, 30 rooms on the second floor, and 35 rooms on the third floor. An indoor pool, fitness room, meeting room, interior dining and lounge areas, and ancillary operational areas would also be provided on the first floor. On-site parking would include 92 vehicle parking spaces and 19 bicycle parking spaces. Of the 92 vehicle parking spaces, 67 would be standard-sized spaces, 20 would be compact-sized spaces, and five would be Americans with Disabilities Act (ADA)-accessible spaces. The 92 vehicle parking spaces would include nine electric vehicle (EV) charging stations (see Public Benefit, below).

The project is anticipated to require some level of disturbance over the entire 2.02-acre (88,025-square-foot) site and would require earthwork of 1,650 cubic yards of cut and 3,500 cubic yards of fill. Project construction is expected to require 14–16 months to complete.

### **Planned Development**

As noted above, the project is located in a Planned Development (PD) zoning overlay. Pursuant to the City of Morro Bay Municipal Code Section 17.40.030, the purpose of the PD overlay zone is to provide for detailed and substantial analysis of development on parcels which, because of location, size, or public ownership, warrant special review. This overlay zone is also intended to allow for the modification of or exemption from the development standards of the primary zone that would otherwise apply if such action would result in better design or other public benefit. The applicant is seeking project approval with modifications to several development standards in exchange for several public benefits (see Public Benefit, below).

Building Height. The hotel would be three stories in height and would require a modification from the City's allowed height limit to allow for a finished height of 35.5 feet above average natural grade (ANG). The City's C-VS zoning allows for a maximum building height of 30.0 feet above ANG, which means the project would exceed the height limit by 5.5 feet. The project site is nearly level and ranges in elevation from 20 to 22 feet above msl. The ANG of the site is 20.74 feet above msl. However, the project is within a floodplain and the base flood elevation is located at 24.5 feet above msl, 3.76 feet above the ANG of the site. Federal Emergency Management Agency (FEMA) standards require that structures be constructed with the finished floor at least 1 foot above the base flood elevation. The City requires structures be constructed with the finished floor at least 2-feet above the base flood elevation but allows structures to be constructed with a finished floor at 1 foot below the base floodplain as long as the first 3 feet of the structure are floodproofed. Because the applicant is not able to construct the structure at ANG without further height exception request, they are proposing to construct the hotel at 1 foot below the base floodplain elevation and floodproof the first 3 feet of the building, per City standards. This will require the finished floor to be located 2.76 feet above ANG. The hotel would be 32.67 feet tall and would therefore have a finished height of 35.5 feet above ANG.

Parking Lot Design. Onsite parking would be provided and would include 92 vehicle parking spaces and 19 bicycle parking spaces. as previously stated, of the 92 vehicle parking spaces, 67 would be standard-sized spaces, 20 would be compact-sized spaces, and five would be ADA-accessible spaces. The 92 vehicle parking spaces would include nine EV charging stations. In addition, the applicant is seeking a modification of the parking lot landscape design standard that requires trees to be planted in rectangular planter boxes after every five parking stalls (finger islands). Instead, the applicant is proposing to provide diamond-shaped tree planters, which would not be located after every five parking stalls in some areas of the parking lot. Finger islands after every five parking stalls are included along the east side of the parking lot. A shade study was provided by the applicant which showed the alternative planter locations would provide shaded cover for up to 59% of the parking stall area.

### **Public Benefit**

In order to allow for the modification of development standards (see Planned Development, above), the applicant is proposing the following public benefits.

EV Charging Stations. The applicant is proposing to install nine EV charging stations that would be incorporated into the 92 vehicle parking spaces. These charging stations would be located closest to Atascadero Road and would be available to both hotel guests and the general public. Of the nine charging stations seven would be Level 2 (240 volt) and two would be Level 3 (direct current [DC] fast charge, 480 volt). One of the charging stations would be dedicated for ADA-accessible use.

Class I Bike Lane. The applicant is proposing to construct a Class I bike path along the street frontage of the project (Atascadero Road) to Morro Bay High School. An existing Class I bike path runs along the east side of the high school, across the north side of the project site, and adjacent to and across the west side of the project site to Atascadero Road. The new bike path would be located along the south side of the project site, along Atascadero Road in the right-of-way, and would provide access from the Highway 1 southbound offramp to the high school. The new Class I bike path would replace an existing Class II on-street striped bike lane along this portion of Atascadero Road.

Offer of Dedication to the High School. The existing bike path that runs along a portion of the western property boundary would be offered for dedication to Morro Bay High School.

Other “Green” Measures. The applicant is proposing several measures that would help reduce the environmental impact of the project including:

- Solar panels on the roof (117-kilowatt [KW] system consisting of 300 390-watt panels)
- Net zero energy consumption goal for the building (does not include vehicle trips)
- Bike share program
- Recycled content building materials
- Water conserving plumbing fixtures
- Key card controlled electrical within the guest rooms
- Light-Emitting Diode (LED) lighting
- Reflective roofing
- Permeable pavers
- Recycling bins in guest rooms
- Excess bathroom product recycling program
- High performance glazing systems

### **Lot Merger**

The project site is comprised of five underlying parcels which are proposed to be combined into a single parcel as part of project implementation.