



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER:
 40-03272024-047
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF ATASCADERO	LEAD AGENCY EMAIL egomez@atascadero.org	DATE 03/27/2024
COUNTY/STATE AGENCY OF FILING COUNTY OF SAN LUIS OBISPO		DOCUMENT NUMBER

PROJECT TITLE
 SKY HOTELS, INC LOT LINE ADJUSTMENT AND HOTEL (SBDV24-0022 & USE23-0074)

PROJECT APPLICANT NAME SKY HOTELS, INC	PROJECT APPLICANT EMAIL nick@skyhotelsinc.com	PHONE NUMBER (559) 665-5229
PROJECT APPLICANT ADDRESS 309 PROSPERITY BLVD	CITY CHOWCHILLA	STATE CA
		ZIP CODE 93610

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$4,051.25 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$2,916.75 \$ _____
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,377.25 \$ _____
- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)
- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____
- County documentary handling fee \$ _____ \$50.00
- Other \$ _____

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
- TOTAL RECEIVED \$ _____ \$50.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Oscar Palma-Ornelas, Deputy County Clerk-Recorder
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Filed in County Clerk's Office
 Elaina Cano
 San Luis Obispo - County Clerk-Recorder
40-03272024-047
 03/27/2024
 FISH
 Pages: 3
 Fee: \$ 50.00
 By opalma, Deputy

Notice of Exemption

To: Office of Planning & Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: City of Atascadero
6500 Palma Ave.
Atascadero, CA 9342

County Clerk
County of San Luis Obispo
1055 Monterey St.
San Luis Obispo, CA 93408

Project Title: Sky Hotels, Inc Lot Line Adjustment and Hotel (SBDV24-0022 & USE23-0074)

Project Applicant: Sky Hotels, Inc, 309 Prosperity Blvd., Chowchilla, CA 93610

Project Location – Specific: 3600 & 3610 El Camino Real (APNs 049-211-058 and 049-211-059)

Project Location – City: Atascadero

Project Location – County: San Luis Obispo

Description of Nature Purpose, and Beneficiaries of Project: The Project is a Lot Line Adjustment and a Conditional Use Permit to allow the development of hotel with cooking facilities in all rooms. The approval will include a height waiver to allow a maximum building height 49'-3" and parking modification to allow a parking reduction of approximately 10% for a total of 190 parking spaces.

Name of Public Agency Approving Project: City of Atascadero

Name of Person or Agency Carrying Out Project: Sky Hotels, Inc. (ATT: Nick Patel)

Exempt Status (check one):

Phone: (559) 665-5229

Email: nick@skyhotelsinc.com

Ministerial (Sec. 21080(b)(1); 15268)

Declared Emergency (Sec. 21080(b)(3); 15269(a))

Emergency Project (Sec. 21080(b)(4); 15269(b)(c))

Categorical Exemption. Minor Alterations in Land Use Limitations (§15305) & Infill Development (§15332)

Statutory Exemptions. State code number: _____

Reasons why project is exempt: The Project qualifies for a Class 32 categorical exemption because it is consistent with description of infill development as written in in Section 150332 of the CEQA Guidelines. The associated criteria below followed by a brief discussion.

- a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

Discussion: The property is zone Commercial Retail. The Commercial retail zone allows hotels with a conditional use permit when more than 50% of the guest rooms will contain cooking facilities. As described in the Planning Commission Staff Report dated 02/20/2024 and incorporated herein by reference, the project is consistent with all applicable provisions of the local zoning code and general plan.

- b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

Discussion: The project site is a 3.52-acre and developed lot within City limits that will and is surrounded by urban uses, including a commercial park, residential development, and Highway 101.

- c. The project site has no value as habitat for endangered, rare, or threatened species.
Discussion: The Project will be developed site with minimal apparent habitat value. Based on the City's Geoinformation System and available online data, the property is not listed as habitat for endangered, rare, or threatened species.

- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
Discussion: No foreseeable significant effects are expected to occur related to special status species, traffic, noise, air quality, or water quality. The property is located on the City's largest commercial corridor where continued development of intensive commercial land uses has been anticipated and analyzed under the Atascadero General Plan. The project is consistent with the General Plan. Any effects relative to traffic, noise, air quality, or water quality would have been previously analyzed and accounted for. Notably, Hotels are typically allowed with a ministerial zoning clearance in the CR zone. The proposed Conditional Use Permit is triggered due to the inclusion of kitchens in over 50% of the hotel room rather than a difference in the intensity of the use.

- e. The site can be adequately served by all required utilities and public services.
Discussion: The project site is currently developed with an existing hotel that is served by public and water, PG&E, the Gas Company, and local emergency services. The extension of required utilities and associated infrastructure is expected to be feasible based on the preliminary plans included in the approval of the project.

The associated lot line adjustment and height and parking modification additionally qualify for a Class 5 categorical exemption because they the project site parcel with an average slope less than 20% and the proposed lot line adjustment and modifications do not result in changes to land use designations or density.


Lead Agency Contact Person: Erick Gomez

Phone Number: (805) 470-3436

Email: egomez@atascadero.org

If filed by applicant:

- 1. Attach certified document of exemption finding.
- 2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature:  **Date:** 02/04/2024 **Title:** Planner
 Signed by Lead Agency **Signed by Applicant**

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received filing at OPR: _____
 Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.