



**CITY OF MORRO BAY  
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

Notice is hereby given that the City of Morro Bay will consider adoption of a Mitigated Negative Declaration in accordance with the California Environmental Quality Act for the project described below:

- Project Title: 295 Atascadero Road Hotel
- Applicant: Escape Hospitality, LLC
- Project Location: 295 Atascadero Road, Morro Bay 93442; APNs: 066-332-003, 065-182-003, 065-182-004
- Project Description: Escape Hospitality, LLC (owner/applicant) proposes to construct and operate a new 56,358-square-foot hotel located at 233 Atascadero Road in Morro Bay, San Luis Obispo County, California. The hotel would provide 83 guest rooms, an indoor pool, a fitness room, a meeting room, interior dining and lounge areas, and on-site parking, including 92 vehicle parking spaces and 19 bicycle parking spaces. The hotel would be three stories in height and would require a modification pursuant to the Planned Development overlay standards in the City of Morro Bay (City) Title 17 Zoning Ordinance (MBMC 17.40.030) to allow a proposed height of 35.5 feet above average natural grade (ANG), 5.5 feet above the 30-foot ANG height limit.

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 approximately 1,650 cubic yards of cut and 3,500 cubic yards of fill. Project construction is expected to require 14–16 months to complete.

**FINDING**

The City of Morro Bay has reviewed the above project in accordance with the City of Morro Bay's Rules and Procedures for the Implementation of the California Environmental Quality Act and finds that an Environmental Impact Report need not be prepared because the proposed project will not have a significant effect on the environment, and that a Mitigated Negative Declaration may be approved for this project.

The 30-day public review period for the proposed Mitigated Negative Declaration will commence on December 24, 2019, and will end on January 24, 2020. The Initial Study, which provides the basis for this determination, is available at the City of Morro Bay, Community Development Department, 955 Shasta Avenue, Morro Bay, California.

The public is invited to provide written comment on the Mitigated Negative Declaration. A public hearing to consider adoption of the Mitigated Negative Declaration is tentatively scheduled for February 4, 2020 at 6:00p.m. at the Morro Bay Planning Commission meeting held at the Veteran's Memorial Building at 209 Surf Street, Morro Bay, California.

Questions or comments about the proposed project and the Mitigated Negative Declaration may be directed to Cindy Jacinth, Senior Planner, at (805) 772-6577 or via email to [cjacinth@morrobay.gov](mailto:cjacinth@morrobay.gov). Comments on the proposed project and Mitigated Negative Declaration may be mailed to the Community Development Department, 955 Shasta Avenue, Morro Bay, California, 93442 provided that any comments are received no later than 5:00 pm on January 24, 2020.

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Cindy Jacinth, Senior Planner