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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: 295 Atascadero Road Hotel

Lead Agency: City of Morro Bay

Contact Name: Cindy Jacinth

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Project Location: Morro Bay (*City*) San Luis Obispo (*County*)

Project Description (Proposed actions, location, and/or consequences).

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, 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. The project site is located at 295 Atascadero Road, at the northwest corner of the State Route (SR-) 1 and SR-41 intersection.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Aesthetics - Mitigation would substantially reduce the perceived large mass and rectilinear character of the hotel building. Mitigation requires additional tree planting and under-grounding of on-site utilities.

Air Quality - Mitigation would reduce construction-generated emissions of fugitive dust, as well as mobile-source emissions associated with construction vehicle and equipment operations and evaporative emissions from architectural coatings.

Biology - Mitigation would require preconstruction nesting surveys to avoid impacts to birds.

Cultural - Mitigation would require monitoring of ground disturbing activities due to sensitive nature of the area.

Geology - Mitigation would require implementation of recommendations in the geotechnical report prepared for the project.

GHG - Mitigation would require implementation of all mandatory and some additional GHG reduction measures identified in the City's CAP.

Traffic - Mitigation would require access and circulation improvements be consistent with the Transportation Impact Study prepared for the project.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No known controversy.

Provide a list of the responsible or trustee agencies for the project.

California Air Resources Board
California Coastal Commission
California Department of Transportation (Region #5)
California Department of Fish and Wildlife (Region #5)
Native American Heritage Commission
Regional Water Quality Control Board (Region #3)
State Water Resources Control Board