



Atascadero Planning Commission

Staff Report – Community Development Department

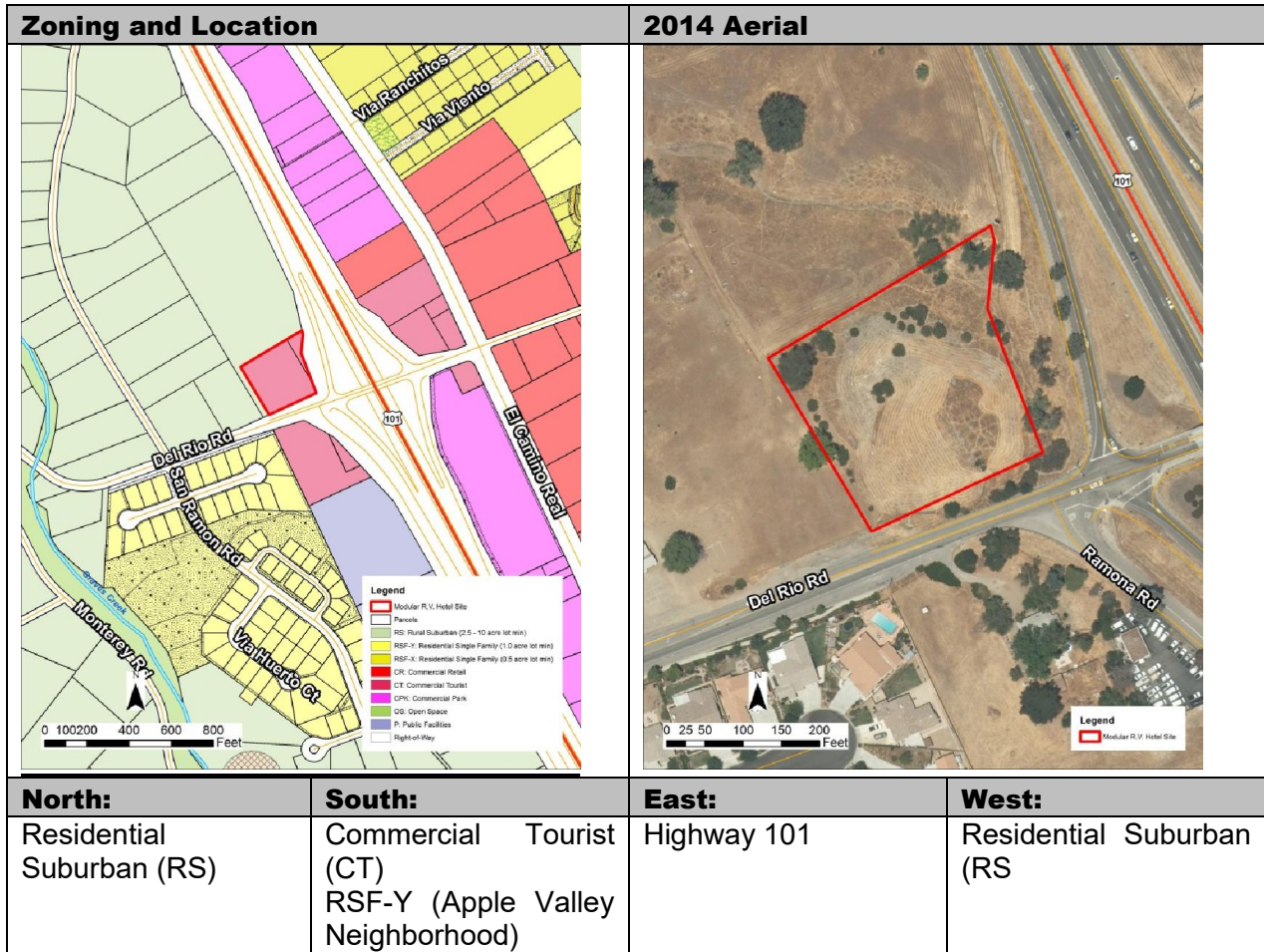
Modular R.V. Hotel (DEV 18-0101)

RECOMMENDATION(S):

The Planning Commission adopt Resolution 2019-A approving a Conditional Use Permit for a modular hotel use, subject to findings and conditions of approval.

Project Info In Brief:

PROJECT ADDRESS:	6000 Del Rio Road	Atascadero, CA	APN	049-131-074 049-131-075
PROJECT PLANNER	Kelly Gleason Senior Planner	805-470-3446	kgleason@atascadero.org	
APPLICANT	The Laughlin Company, P.O. Box 2003, Monterey, CA 93492			
PROPERTY OWNER	Peter Laughlin, P.O. Box 2003, Monterey, CA 93492			
GENERAL PLAN DESIGNATION:	ZONING DISTRICT:	SITE AREA	EXISTING USE	PROPOSED USE
General Commercial (GC)	Commercial Tourist (CT)	1.9 acres	Vacant	20 short-term, rental units and one manager's office
ENVIRONMENTAL DETERMINATION				
A draft Mitigated Negative Declaration was circulated for the project in accordance with CEQA requirements.				



DISCUSSION:

Summary

The subject site is zoned Commercial Tourist which allows for a variety of tourist serving uses, including lodging and RV parks, subject to development standards. The proposed project consists of 21 individual factory built lodging units on the 1.8-acre site with associated parking and site amenities. Factory built units are a recent trend and such installations have been successfully installed at Cava Robles RV Park in Paso Robles and at Flying Flags RV resort in Buellton. This use permit would not allow the site to be used as a typical RV park where privately owned RV's can access sites. Instead, it will operate as a lodging facility with individual units that are semi-permanently attached to the ground.

ANALYSIS:

Although the zoning is clearly designed for lodging uses, the design of this project is unique and requires some interpretation. The City views the proposed use as most similar to a Motel. However, each unit will be RVIA certified (RV Industry Association) and will be considered an RV by the State. As such, the State of California will consider



this an RV park and will assume construction-permitting authority over the units and the site. This unique situation and ambiguity in local vs. State definitions and jurisdiction will require this project to obtain CUP approval before State permits can be sought. The State does recognize the City's entitlement authority and ability to dictate use. The CUP process will allow the City to apply conditions of the site that govern use and design, and will allow us to best coordinate our efforts with the State. The process will also ensure that future modifications to the project are reviewed and approved by the City. The following analysis is based on zoning standards for a motel use.

Conditions have been included that require City review and approval prior to the issuance of any permit by the State.

Use standards

Under the Hotel/Motel use definitions, units with kitchens are limited to 25% of the total units provided on-site. Out of the 21 total units, 12 are proposed with full kitchen facilities (including the manager's unit/office), exceeding the 25% maximum. The applicant has agreed to modify the units to eliminate full kitchens and provide a wet bar configuration instead. Because these types of units are regulated by the State's Department of Housing and Community Development, some level of kitchen facility is required. Modifying the configuration of the majority of the units to a wet bar configuration will allow the project to meet both State and City requirements.

Site, fencing, and Landscape Design

The project site is designed with a circular access way serving 20 rental units placed around the edge of the site. The center of the site houses the manager's unit/office and community gathering space. Parking is distributed throughout the site in designated parking spaces adjacent to the units.

Parking

A total of 28 parking spaces are proposed with an additional space for a utility vehicle to be used by hotel staff to service and provide goods to the rooms. The code requires a total of 25 spaces as a Hotel/Motel use. A majority of the parking spaces are partially covered by a wood trellis, adding to the site appearance and providing shaded cover.

Fencing

The applicant is proposing two fencing types throughout the site; a 6-foot privacy fence surrounding the site and in key locations adjacent to rental units, and a low, wood-framed wire mesh fence to define certain common areas. The applicant is proposing a contemporary horizontal slat design for the privacy fencing in a natural wood color. Perimeter fencing is proposed to be setback 10-feet from the Del Rio frontage allowing for landscape to soften the view of the site from Del Rio Rd. Staff has included conditions that would require a more rural privacy fence to compliment the surrounding residential neighborhoods and the rural character of the surrounding properties.



Setbacks

The proposed units are setback a minimum of 10-feet from the Del Rio frontage and 5-feet from all other property boundaries. The property directly to the west and north is vacant and is in escrow with a company that is exploring development options. These development options will likely include tourist serving and retail uses, therefore the smaller 5-foot setback is appropriate. Should the adjacent properties remain rural residential and be developed as such, the minimum property size will be large enough to accommodate ample setbacks between the project and any new residential structures.

Landscape Design

The applicant is proposing landscape and shade trees throughout the site to compliment the common areas and provide aesthetically pleasing outdoor spaces for guests. Staff has added a condition that the applicant work with staff on ensuring compliance with City's water efficiency ordinance as well as to incorporate larger shade trees adjacent to the parking areas and London Plane Trees along the street frontage. In addition, staff has added a condition that more native landscaping be integrated into the site for consistency with the adjacent neighborhoods.

Architectural Design

The development proposes a combination of six unique modular lodging units scattered throughout the site in addition to the manager's unit/office. The design of the units is complimentary and all units include wood siding and porches. The proposed unit colors range from white to darker earth toned colors.



Site Lighting

Pole lighting is proposed throughout the site as well as building mounted lighting. A condition is included requiring all pole lighting to be decorative and pedestrian in scale, not to exceed 14-feet in height, and that bollard lighting be included as necessary to



maintain low lighting levels. All building mounted lighting will be required to meet code requirements for shielding.

Signage

Conceptual project identification signage is proposed at the project entry off Del Rio Rd and along the 101 freeway. In addition, directional and individual unit signage is proposed throughout the development. Signage designs have yet to be finalized as there may be opportunities for coordination with any development that occurs on the adjacent parcels. To account for this, staff has included a condition that a finalized signage plan be submitted for review and approval by the DRC.

Frontage Improvements

The project is required to build-out the Del Rio Rd frontage to current City standards. As it stands today, the approved Del Rio Specific Plan calls for a round-about at the Del Rio / Highway 101 intersection. The round-about is designed to accommodate both the southbound on and off-ramps as well as Ramona Rd. Grading associated with the round-about significantly impacts the project site. The City has adopted the interchange plan as part of the Del Rio Specific Plan, but has not adopted a plan line setback to guide development on affected parcels.

The City Council has directed staff to place the round-about permit process on hold while an analysis of alternative development scenarios is completed to determine what level of improvements are required without a big box store at Del Rio and El Camino Real. The project is conditioned to remove all improvements from the area needed for construction of the roundabout until such a time that an alternative plan is adopted.

As part of this project, the applicant will be required to provide interim improvements, which include the installation of curb, gutter, and sidewalk up to the Highway 101 interchange. A pedestrian crossing is required to provide a safe path to the sidewalk on the south side of the overpass. New traffic lights may need to be installed to accommodate the new crosswalk. A Caltrans permit will be required for the installation of improvements at the overpass.

Traffic

A standard hotel/motel use is allowed by right under current zoning and the General Plan anticipates traffic from this type of use. The proposed 20-unit hotel generates minimal traffic compared to other tourist serving uses allowed in the Commercial Tourist zone.

ENVIRONMENTAL DETERMINATION:

The City of Atascadero prepared an Initial Study to determine if the proposed project would have a significant adverse effect on the environment. The Initial Study found that no significant impacts were found to occur with mitigation measures incorporated. Consequently, a Mitigated Negative Declaration was prepared for the Project. (See



Attachment 2). Certification of Mitigated Negative Declaration No. 2019-0008 will satisfy the requirements of CEQA for the modular cottage hotel at Del Rio Rd.

FINDINGS:

To approve DEV 18-0101, the Planning Commission must make all of the following findings:

Conditional Use Permit (AMC Section 9-2.110(b).(3).(iv)

1. The proposed project or use is consistent with the General Plan.
2. The proposed project or use satisfies all applicable provisions of the Zoning Ordinance.
3. The establishment, and subsequent operation or conduct of the use, will not be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity.
4. That the proposed project or use is consistent with the character of the immediate neighborhood and will not be contrary to its orderly development.

ALTERNATIVES:

1. The Planning Commission may include modifications to the project and/or conditions of approval for the project. Any proposed modifications including conditions of approval, should be clearly re-stated in any vote on the attached draft resolution.
2. The Planning Commission may determine that more information is needed on some aspect of the project and may refer the item back to the applicant and staff to develop the additional information. The Commission should clearly state the type of information that is required. A motion, and approval of that motion, is required to continue the item to a future date.
3. The Planning Commission may deny the project. The Commission must specify what findings cannot be made, and provide a brief oral statement, based on the Staff Report, oral testimony, site visit, correspondence, or any other rationale introduced and deliberated by the Planning Commission.

ATTACHMENTS:

1. Draft PC Resolution 2019
2. Initial Study and Proposed Mitigated Negative Declaration 2019-0008
3. Agency Comment Letters



ATTACHMENT 1: Draft Resolution
DEV 18-0101

DRAFT PC RESOLUTION 2019

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ATASCADERO, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT FOR AN RV HOTEL AT 6000 DEL RIO RD (APN 049-131-074, 049-131-075)

MODULAR R.V. HOTEL DEV 18-0101

LAUGHLIN

WHEREAS, an application has been received from Peter Laughlin (P.O. Box 2003, Monterrey, California 93492), Owner and Applicant, to consider Planning Application DEV 18-0101, for a Conditional Use Permit for a lodging use on a 1.9-acre site located at 6000 Del Rio Road, Atascadero, CA 93422 (APNs 049-131-074 and 049-131-075); and

WHEREAS, the site's current General Plan Land Use Designation is General Commercial (GC); and

WHEREAS, the site's current Zoning District is Commercial Tourist (CT); and

WHEREAS, hotel and motel uses are an allowed use in the Commercial Tourist zoning district; and

WHEREAS, the project was reviewed by the Design Review Committee at their regularly scheduled meeting on January 23, 2019; and

WHEREAS, recommendations of the Design Review Committee have been incorporated into the project exhibits and conditions of approval; and

WHEREAS, the laws and regulations relating to the preparation and public notice of environmental documents, as set forth in the State and local guidelines for implementation of the California Environmental Quality Act (CEQA) have been adhered to; and

WHEREAS, a timely and properly noticed Public Hearing upon the subject conditional use permit was held by the Planning Commission of the City of Atascadero at which hearing evidence, oral and documentary, was admitted on behalf of said use permit; and

WHEREAS, the Planning Commission of the City of Atascadero, at a duly noticed Public Hearing held on August 6, 2019, studied and considered a use permit for a modular RV hotel, and



NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Atascadero makes the following findings, determinations and recommendations with respect to the proposed Conditional Use Permit:

SECTION 1. Recitals: The above recitals are true and correct.

SECTION 2. Public Hearing. The Planning Commission of the City of Atascadero, in a regular session assembled on August 6, 2019, resolved to approve a conditional use permit for a modular RV hotel (DEV 18-0101).

SECTION 3. Facts and Findings. The Planning Commission makes the following findings, determinations and approvals with respect to the conditional use permit:

1. **FINDING:** The proposed project or use is consistent with the General Plan; and,

FACT: The project is consistent with the Land Use, Open Space and Circulation (LOC) Policies and Programs 1.1.7 for infill development; 1.4.1 for screening exterior lights; 2.1.3 and 7.2.3 for providing street trees; 8.5.3 for providing on-site stormwater management; 13.3 for encouraging tourist serving uses at freeway interchanges.

The project is consistent with Circulation Element (CIR) Policies and Programs 1.4 for requiring a tree lined street; 1.5.1 for requiring adequate off-street parking; and 2.3.1 for providing adequate sidewalks.

2. **FINDING:** The proposed project or use satisfies all applicable provisions of the Zoning Ordinance; and,

FACT: The proposed modular RV hotel is consistent with the applicable provisions of the Atascadero Municipal Code for hotel uses with the approval of the subject entitlement.

3. **FINDING:** The establishment, and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use; and,

FACT: The proposed modular RV hotel will be located off Del Rio Rd directly adjacent to the Highway 101 southbound off-ramp. The site is adjacent to residential uses. The establishment of the use on an infill site will not be detrimental to the public health, safety, or welfare.

4. **FINDING:** The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development; and,

FACT: The proposed modular RV hotel will occupy a vacant site adjacent to Highway 101. The project has included landscape screening to buffer the project from the nearby residential uses. Frontage improvements will be included to provide pedestrian connectivity to the existing overpass sidewalk. The design of the individual cottage hotel units is consistent with the rural residential character of the immediate neighborhood.

5. **FINDING:** The proposed use or project will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved in



conjunction with the project, or beyond the normal traffic volume of the surrounding neighborhood that would result from full development in accordance with the land use element; and,

FACT: The proposed modular RV hotel will be accessed off Del Rio Rd. The entrance has been designed to be as far as possible from the 101 interchange. Traffic volumes from a 20-unit hotel are minor and will not create volumes in excess of current street design standards.

6. FINDING: The proposed project is in compliance with any pertinent City policy or criteria adopted by ordinance or resolution of the City Council.

FACT: The Design Review Committee has reviewed the proposed project and found the site plan and elevations to be consistent with the criteria in the City's Design Review Manual.

SECTION 4. CEQA. An initial study was prepared for the proposed project at which time mitigation measures were identified to reduce the impacts to a less than significant level. A Draft Mitigated Negative Declaration was posted for public review in accordance with CEQA.

SECTION 5. Approval. The Planning Commission of the City of Atascadero, in a regular session assembled on August 6, 2019, resolved to approve a Conditional Use Permit for a modular RV hotel (DEV18-0101) subject to the following:

1. EXHIBIT A: Conditions of Approval
2. EXHIBIT B: Mitigation Monitoring Program
3. EXHIBIT C: Proposed Project Plan Set



On motion by Commissioner _____ and seconded by Commissioner _____, the foregoing resolution is hereby adopted in its entirety by the following roll call vote:

AYES: ()

NOES: ()

ABSTAIN: ()

ABSENT: ()

ADOPTED:

CITY OF ATASCADERO, CA

Tom Zirk
Planning Commission Chairperson

Attest:

Phil Dunsmore
Planning Commission Secretary



EXHIBIT A: Conditions of Approval
DEV 18-0101

Conditions of Approval	Timing	Responsibility /Monitoring
<p><i>Conditional Use Permit</i> <i>R.V. Modular Hotel</i> 6000 Del Rio Road DEV 18-0101</p>	BL: Business License BP: Building / Grading Permit FI: Final Inspection TO: Temporary Occupancy FO: Final Occupancy	PS: Planning Services BS: Building Services FD: Fire Department PD: Police Department CE: City Engineer WW: Wastewater CA: City Attorney
Planning Services Conditions		
1. This Conditional Use Permit shall allow a modular RV Hotel use as described in these conditions of approval and generally shown in attached Exhibit B located at 6000 Del Rio Road, (Assessor's Parcel Numbers 049-131-074 and 049-131-075), regardless of owner. Violation of any condition of approval or inconsistency with any adopted plan not authorized by the City shall result in immediate revocation of this entitlement.	Ongoing	PS
2. No permit shall be issued during the fourteen (14) day appeal period following the Planning Commission approval. Should an appeal be filed, no permit shall be issued until final action on the appeal has been taken.	BP	PS
3. Approval of this project includes 20 modular RV units for short-term stays as a hotel. Short-term stays shall be consistent with the City's code requirements. Stay length shall include any consecutive stay by any party regardless of change of unit(s) or re-signing of stay agreements. All units, with the exception of the manager's unit, are subject to the payment of Transient Occupancy Tax (TOT).	Ongoing	PS
4. The Community Development Department shall have the authority to approve minor changes to the project that (1) modify the site plan of the project by less than 10%, (2) result in a superior site design or appearance, and/or (3) address a construction design issue that is not substantive to the Conditional Use Permit.	BP / Ongoing	PS
5. Approval of this Conditional Use Permit shall be valid for twenty-four (24) months after its effective date, unless the project has received a building permit a time extension has been applied for.	BP	PS
6. The owner and applicant shall defend, indemnify, and hold harmless the City of Atascadero or its agents, officers, and employees against any claim or action brought to challenge an approval by the City, or any of its entities, concerning this Conditional Use Permit.	Ongoing	PS
7. Should the State exercise its permitting authority over the units as an RV park, the city shall retain land use and code enforcement authority over the continued operation and maintenance of the site as a hotel use for short-term tourist lodging. Regardless of	Ongoing	PS



<p>permittee, all conditions of this use permit shall remain in effect and enforceable by the City. No changes to the site plan, unit architecture, or use shall be allowed without City approval.</p>		
<p>8. Development of the site shall be in accordance with the City approved exhibits as attached unless specifically modified by conditions of approval or approved by the City.</p>	Ongoing	PS
<p>9. Prior to permit issuance for any site work or structure, a deed notification shall be recorded against the property restricting use of the site to short term occupancy as a tourist lodging facility. In addition, the deed notification will require a local off-site manager responsible for responding to any issues that may arise.</p>	BP	PS
<p>10. The site shall be modified to eliminate all improvements other than grading from the area necessary to accommodate construction of interchange improvements as adopted by the City council and approved by the City Engineer. These improvements currently include a roundabout at the Del Rio / Highway 101 southbound interchange.</p>	BP	PS
<p>11. Prior to issuance of any permits for buildings or site work, permits for off-site improvements of Del Rio Rd and the highway 101 interchange shall be issued by the City and Caltrans.</p>	BP	PS/CE
<p>12. The applicant shall coordinate, to the greatest extent feasible, with the adjacent property owner(s) should a commercial or higher density residential development occur, to share access and provide for pedestrian connectivity between the two projects.</p>	Ongoing	PS
<p>13. All site improvements and buildings shall be maintained in a high quality manner. All buildings and landscaping shall be repaired immediately if damaged. Continued regular maintenance shall occur to ensure that the units and site improvements reflect a high quality hotel project.</p>	Ongoing	Planning
<p>14. A lot merger shall be completed prior to the issuance of any permit.</p>	BP	PS/CE
<p>15. The hotel shall be limited to a maximum of 20 short-term stay units and 1 managers unit.</p>	Ongoing	PS
<p>16. A maximum of five short-term stay units can have full kitchen facilities. Other units may have a wet bar subject to the following:</p> <ul style="list-style-type: none"> • No stove or oven, or any countertop equivalent shall be permitted. A microwave is permissible. • The wet bar sink shall have a single-trap drain size limited to 1.5" maximum. • The wet bar counter shall be a maximum of 6 feet in length. 	Ongoing / BP	PS



<ul style="list-style-type: none"> • Any refrigerator must be sized to fit under the counter. <p>The manager's unit may have a full kitchen in addition to the 5 short-term stay hotel units.</p>		
17. All laundry shall be processed off-site. No on-site laundry is permitted.	Ongoing	PS
18. The owner shall install all new and relocated utilities underground.	BP	PS
<p><i>Architecture:</i></p> <p>19. All units shall be consistent with project exhibits. Final colors shall be approved by the City prior to issuance of permits.</p> <p>20. The units shall have subtle color variations (i.e. on main building or on trim) and the units shall be designed to complement each other. No highly contrasting color changes between units shall be permitted. All railings shall be architectural and shall be of wood or similar dimensional material. No thin metal railing shall be permitted.</p> <p>21. The units shall be installed as low as possible to the finished grade to minimize skirting. All skirting shall be architecturally compatible with the units and shall be designed to match the siding of the unit.</p> <p>22. Individual unit decks and railings shall be constructed of wood or wood look material, consistent with the architectural style of the units.</p>	BP	PS
<p><i>Swale re-contouring and landscaping:</i></p> <p>23. Any grading of the existing swale banks shall be designed to mimic natural contours.</p> <p>24. The existing drainage swale shall be landscaped and hydroseeded with native, drought-tolerant plants to provide for slope stabilization</p>	BP	PS
25. The drainage channel shall remain free and clear of any debris and shall not be cross-fenced in a way that may inhibit flows.	Ongoing	
26. Perimeter fencing shall be consistent to project exhibits. Fencing shall be natural earth toned.	BP	PS
27. Internal privacy fencing shall be permitted at the locations shown on the attached exhibits. No additional fencing between or around units is permitted.	Ongoing / BP	PS
28. A sign program for the site shall be submitted to the City prior to any permits or installation of signage. The sign program for the site shall be reviewed and approved by the Design Review Committee.	Ongoing	PS



<p><i>Landscaping:</i></p> <p>29. A final landscape plan prepared by a qualified design professional shall be reviewed and approved by the City prior to the issuance of any site development permits, and shall include the following:</p> <ul style="list-style-type: none"> • Street trees shall be provided along the Del Rio frontage at 30-feet on center to the satisfaction of the City Engineer. Tree variety shall be London Plane Sycamore. • Shade trees shall be provided throughout the site at locations where screening and/or outdoor use areas are proposed. • Trees located adjacent to the internal access road shall be species that allow for the maintenance of 14-foot clear vertical distance, per Fire Department requirements. • All landscaping shall comply with the City's water efficient landscape ordinance. • Denser landscape shall be provided along the north and west property lines to buffer the proposed use for the adjacent rural residential area. Should the adjacent properties develop with a more intense use, denser landscape will no longer be required. • Landscape screening shall be provided adjacent to highway 101. Landscape shall include native trees and shrubs. 	BP	PS
<p><i>Site Improvements:</i></p> <p>30. No gravel may be used for access drive or pathways.</p> <p>31. Pathways shall be constructed of a decorative material such as pavers or stamped concrete.</p> <p>32. The trash area will be fully enclosed and shall include wood siding compatible with the architecture of the units. Doors shall be high quality steel powder coated a dark color.</p>	BP	PS
<p>33. A local after-hours manager must be available to respond to any issues that may arise during hours when no office staff is present.</p>	Ongoing	PS
<p>34. Pole lights shall be limited to 14-feet in height. Bollard lighting shall be used whenever possible to reduce light spillage and glare. All lighting shall be directional, fully shielded, and dark sky compliant with the exception of any decorative string lighting in common gathering areas.</p>	BP	PS



Public Works Conditions		
35. All signage shall be located within private property and shall comply with the sight distance requirements per City Standard Drawing No. 414.	Ongoing	PS/CE
36. The project shall be redesigned to accommodate the current roundabout interchange improvements approved by City Council unless an alternative improvement design is approved by the City.	BP	PS / CE
<p>37. The Developer shall design and construct the following public improvements.</p> <ul style="list-style-type: none"> a. New 6-ft wide integral sidewalk, curb and gutter on the Del Rio Rd frontage. b. New driveway approach with an integral 4-ft wide walkway. c. Street pavement shall be widened to meet the new frontage improvements. Pavement transitions may be required to be extended beyond the limits of the property frontage to integrate the new widened street improvements with the existing roadway, to the satisfaction of the City Engineer. d. Street striping and signage in accordance with the CA Manual on Unified Traffic Control Devices (CA-MUTCD), and to the satisfaction of the City Engineer. e. Pedestrian improvements at the intersection of Del Rio Rd and the State Rte. 101 Southbound On-Off ramps in accordance with City Standard Specifications and Caltrans requirements. f. Signal modifications, as required, for the new pedestrian improvements. g. New public gravity sanitary sewer main in Del Rio Rd across a portion of the project frontage to the sewer manhole in Del Rio Rd that discharges to the Apple Valley Lift-Station. The proposed project shall include a capacity analysis of the existing Apple Valley Lift-Station and sewer force main in Del Rio Rd and shall be responsible for any upgrades required to serve the proposed project, to the satisfaction of the City Engineer. h. Utility laterals shall be extended and adjusted to conform to the new street improvements. 	BP	CE
<p>38. The Developer shall provide Public Improvement Plans, prepared by a registered Civil Engineer and approved by the City Engineer, prior to the start of any work. The plans shall include, but are not limited to the following:</p> <ul style="list-style-type: none"> a. On-site and off-site grading, drainage and erosion control 	BP	CE



<p>associated with the public road improvements.</p> <ul style="list-style-type: none"> b. Public street design. c. Public and private utilities necessary to serve the project. d. Extension or modifications to the AMWC water distribution system. e. Extension and modifications to the City wastewater collection system. f. Storm water management and/or storm water collection system. g. Plans and designs shall be prepared in accordance with City Standard Specifications and Drawings, to the satisfaction of the City Engineer. 		
<p>39. The Developer shall be responsible for providing the City with record drawings prepared by a registered civil engineer, to be reviewed and approved by the City Engineer.</p>	BP	CE
<p>40. A Soils and/or Geology Report providing technical specifications for grading of the site shall be prepared by a Geotechnical Engineer. The City Engineer may require the Geotechnical Engineer to either sign the improvement plans or provide a letter stating that the recommendations in the soils report have been incorporated into the improvement plans.</p>	BP	CE
<p>41. A Storm Water Pollution Prevention Plan (SWPPP) is required prior to any ground disturbing activities. The WDID number, provided upon acceptance of the SWPPP into the State's SMARTS system registration, shall be noted on the Title Sheet of the grading plans.</p>	BP	CE
<p>42. The Developer shall provide a detailed hydrology study, prepared by a registered civil engineer, and submitted for review and approval by the City Engineer. The analysis shall indicate the effects of the proposed development on adjacent and downstream properties. The scope of the study may be required to include analysis of existing Caltrans storm drain and the existing channel capacity, if required by the City Engineer. Storm water detention or retention facilities may be required. All proposed detention or retention basins and associated drainage improvements shall be privately owned and maintained by the property owner.</p>	BP	CE
<p>43. Bridging, culverting and modifications to the existing drainage channel must be in compliance with City Standard Specifications, codes and policies, the City's flood management policies and regulations, and may be subject to approval by the Army Corp of Engineers, the CA Fish & Wildlife Dept., and the Regional Water Quality Control Board.</p>	BP	CE



<p>44. A Storm Water Control Plan (SWCP) shall be prepared in accordance with City Standard Specifications and the Regional Water Quality Control Board Res. No. R3-2013-0032. The SWCP shall be completed on the City standard form available from the City's website or the office of the City Engineer.</p>	BP	CE
<p>45. When a project includes Post-Construction Requirements 2, 3 or 4 an Operations/Maintenance Plan & Schedule (OMPS) is required to be prepared for each PCR. In soils types not conducive to percolation, the project may be required to include amended permeable layers of material below drainage features and the basin to enhance and promote percolation of storm water. When on-site basins are proposed, such as Retention basins, Detention basins, and Subsurface Infiltration Basins, the developer's engineer shall provide evidence that the basins will completely drain within five (5) days, to the satisfaction of the City Engineer.</p>	BP	CE
<p>46. Discharges to the public storm drain system are subject to review under the City's MS4 State Permit and the boundaries established by the Regional Water Quality Control Board for discharges to waters of the United States. Illicit discharges shall not be approved and shall be eliminated where known to exist or are identified. Certain non-storm water discharges may not be considered illicit where it can be shown that these waters are not contaminated. Uncontaminated spring water, pumped ground water, and water from crawl space pumps are not considered illicit discharges and are therefore not prohibited from discharging to the storm drain system. Provide verification to the satisfaction of the City Engineer that the proposed discharge waters are not contaminated.</p>	BP	CE
Building Conditions		
<p>Accessibility</p> <p>47. A minimum of two hotel units shall be fully compliant with ADA standards.</p> <p>48. The manager's unit shall be fully accessible including restroom facilities and shall have an ADA compliant parking space and path of travel to the manager's unit/office.</p> <p>49. All common areas shall be fully accessible and compliant with ADA requirements.</p>	BP	BS
Fire Department Conditions		
<p>50. All units shall include fire sprinklers and alarms consistent with requirements for R-1 occupancy.</p>	BP	FD
<p>51. One (1) interior fire hydrant shall be provided at the northeast corner of the road as shown in project exhibits, to the satisfaction of the City Fire Marshal.</p>	BP	FD



52. The accessway shall be constructed to maintain 15 feet of clear width. Any trees or landscaping that may project into this area in the future shall be maintained to provide a minimum 15-foot clear width and 14-foot clear height, unless otherwise dictated by the City's Fire Marshal.	BP	FD
53. Auto-turn software shall be used to ensure adequate width and turning radii are provided to accommodate Atascadero fire apparatus.	BP	FD



**EXHIBIT B: Mitigation Monitoring Program
DEV 18-0101**

**MITIGATION SUMMARY TABLE
Cottage Hotel
DEV18-0101**

Per Public Resources Code § 21081.6, the following measures also constitutes the mitigation monitoring and/or reporting program that will reduce potentially significant impacts to less than significant levels. The measures will become conditions of approval (COAs) should the project be approved. The City of Atascadero, as the Lead Agency, or other responsible agencies, as specified, are responsible to verify compliance with these COAs.

MITIGATION MEASURE	TIMING	
Aesthetics		
AES-1 All lighting should be directional, fully shaded, and anti-glare to minimize light pollution into surrounding neighborhoods. Screening should be erected on the northern and western property lines in order to buffer adjacent neighborhoods from internal light pollution. Lighting controls shall be set to dim after 10pm but maintain a level appropriate for site safety.	Prior to Building Permit Issuance	
AES-2 Fencing and screening landscaping shall be provided along Del Rio Rd and perimeter of the site. Fencing along Del Rio Rd and the perimeter of the site shall be dark toned to blend in with landscaping. Screening landscaping shall include native, drought tolerant species. Street trees shall be installed along Del Rio Rd at a spacing of 30-feet on center.	Prior to Issuance of site development permits	
Air Quality		
AQ-1 <i>Diesel Idling Restrictions for Construction Phases:</i> The APCD recognizes the public health risk reductions that can be realized by idle limitations for both on and off-road equipment. The following idle restricting measures are required for the construction phase of projects:	During Construction	
<ol style="list-style-type: none">1. Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors;2. Diesel idling within 1,000 feet of sensitive receptors is not permitted;3. Use of alternative fueled equipment is recommended whenever possible; and4. Signs that specify the no idling requirements must be posted and enforced at the construction site		

Cultural Resources



MITIGATION MEASURE

TIMING

CR-1 The applicant shall hire a qualified consultant to prepare a Phase I archeological assessment of all exposed native soils on-site. Should any reason be discovered for further analysis or mitigation, all recommendations of the Phase I analysis shall be adhered to and completed as recommended.

Prior to issuance of any permits on-site

Water Quality / Hydrology

WQH-1 The re-contoured slopes shall be revegetated and stabilized. New vegetation shall be irrigated until all plant material is established

Immediately following grading of the bank

Public Services

PS-1 Development impact fees per the adopted fee schedule in place at the time of permit submittal to the State shall be paid prior to granting of occupancy for any hotel unit.

Prior to issuance of permits for hotel units or manager's unit

Transportation & Traffic

TP-1 See PS-1

Prior to issuance of permits for hotel units or manager's unit

TP-2 The driveway serving the project site shall be located as far west as possible from the 101 freeway off-ramp to minimize conflicting turning movements and increase sight-distance along Del Rio Rd

Permit review / Public Improvement Permit review

Utilities Services

USS-1 Sewer connection fees shall be paid to the City prior to issuance of any permits for construction of any hotel or manager's unit. Usage fees shall be billed and paid annually per the City's current fee schedule at the time of billing

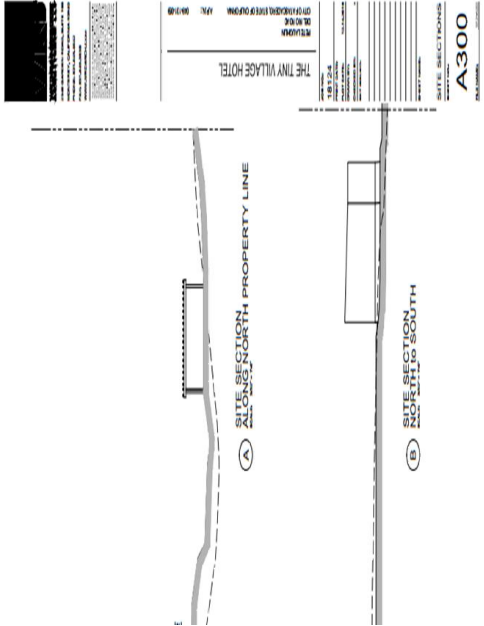
Prior to issuance of any permit for a hotel or manager's unit / Ongoing

Tribal Resources

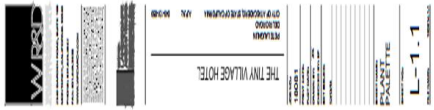
TR-1 See CR-1

Prior to issuance of any permits on-site

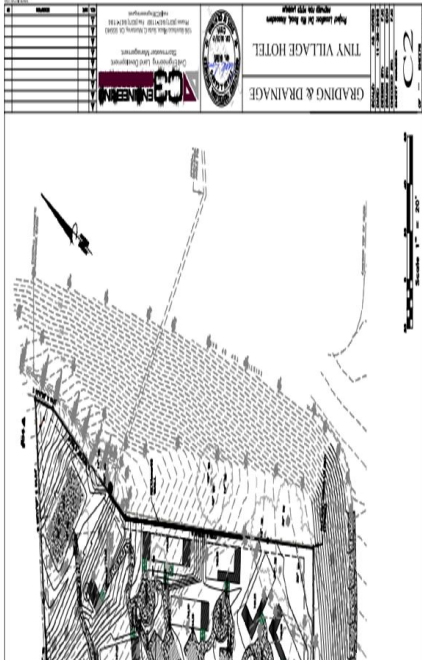




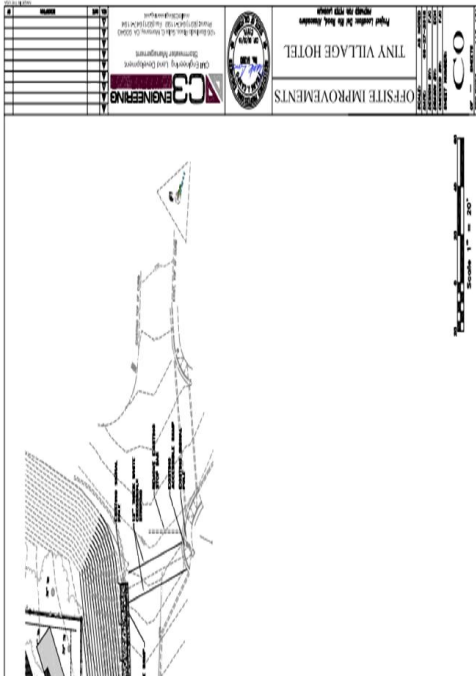
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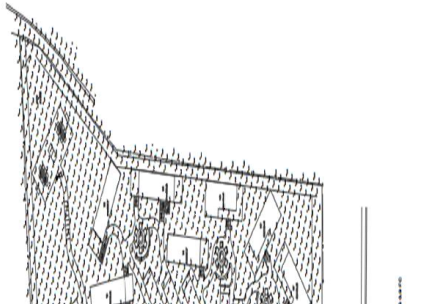
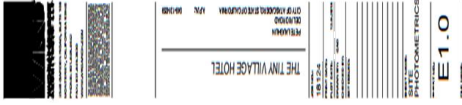
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Modular R.V. Hotel
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Fencing Types

Perimeter Fencing



Internal unit privacy fencing



Pole Lighting

Cree Edge™ Series

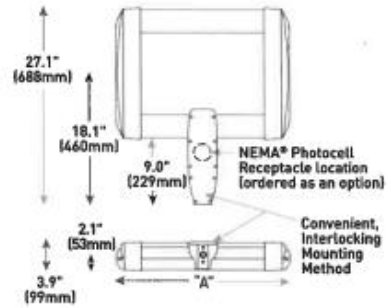
LED Area/Flood Luminaire

Product Description

The Cree Edge™ Series has a slim, low profile design. Its rugged cast aluminum housing minimizes wind load requirements and features an integral, weathertight LED driver compartment and high performance aluminum heat sinks. Various mounting choices: Adjustable Arm, Direct Arm, Direct Arm Long, or Side Arm [details on page 2]. Includes a leaf/debris guard.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

DA Mount



Performance Summary

Patented NanoOptic® Product Technology

Made in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI

CCT: 4000K (+/- 300K), 5700K (+/- 500K) standard

Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

* See <http://lighting.cree.com/warranty> for warranty terms



Accessories

Field-Installed

Bird Spikes

XA-BRDSPK

Hand-Held Remote

XA-SENSREM

- For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

Backlight Control Shields

XA-20BLS-4

- Four-pack

- Unpainted stainless steel

LED Count (x10)	Dim. "A"	Weight
02	12.1" (306mm)	21 lbs. (10kg)
04	12.1" (306mm)	24 lbs. (11kg)
06	14.1" (357mm)	27 lbs. (12kg)
08	16.1" (408mm)	28 lbs. (13kg)
10	18.1" (459mm)	32 lbs. (15kg)
12	20.1" (510mm)	34 lbs. (15kg)
14	22.1" (560mm)	37 lbs. (17kg)
16	24.1" (611mm)	41 lbs. (19kg)

AA/DL/SA Mount - see page 22 for weight & dimensions

Ordering Information

Example: ARE-EDG-2M-AA-12-E-UL-SV-350

Product	Optic	Mounting*	LED Count (x10)	E					Options		
				Series	Voltage	Color Options	Drive Current				
ARE-EDG	2M Type II Medium	3MB Type III Medium w/BLS	4MP Type IV Medium w/Partial	AA Adjustable Arm	02	E	UL	BK Black	350	DIM 0-10V Dimming - Control by others - Refer to DIM spec sheet for details - Can't exceed specified drive current F Fuse - Refer to ML spec sheet for availability with ML options - Available with UL voltage only - Available for U.S. applications only - When code dictates fusing, use time delay fuse HL Hi/Low (Dual Circuit Input) - Refer to DL spec sheet for details - Sensor not included ML Multi-Level - Refer to ML spec sheet for details - Intended for downlight applications at 0° tilt P Photocell - Refer to ML spec sheet for availability with ML options - Available with UL voltage only PML Programmable Multi-Level, 20-40" Mounting Height - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt PML2 Programmable Multi-Level, 10-30" Mounting Height - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt R NEMA® Photocell Receptacle - Intended for downlight applications with maximum 45° tilt - Photocell by others - Refer to DL spec sheet for availability with ML options 40K 4000K Color Temperature - Minimum 70 CRI - Color temperature per luminaire	
				04	Universal	BZ Black	350mA				
	06	Universal	BZ Black	525mA							
	08	Universal	BZ Black	700mA							
	10	Universal	BZ Black	700mA							
	12	Universal	BZ Black	700mA							
	14	Universal	BZ Black	700mA							
	16	Universal	BZ Black	700mA							
	06	Universal	BZ Black	525mA							
	08	Universal	BZ Black	700mA							
	10	Universal	BZ Black	700mA							
	12	Universal	BZ Black	700mA							
	14	Universal	BZ Black	700mA							
	16	Universal	BZ Black	700mA							
	FLD-EDG	25" Flood 40" Flood 40" Flood	70" Flood 5N Sign	N6 NEMA® 6	AA Adjustable Arm	02	E	UL	BK Black		350
				SA Side Arm - Available with 20-60 LEDs	04	Universal	BZ Black	350mA			
06				Universal	BZ Black	525mA					
08				Universal	BZ Black	700mA					

* Reference EFM and pole configurations suitability data beginning on page 19
 NOTE: Price adder may apply depending on configuration



US: lighting.cree.com

T (800) 236-6800 F (262) 504-5415

Rev. Date: V6 12/07/2017

Canada: www.cree.com/canada



T (800) 473-1234 F (800) 890-7507



ATTACHMENT 2: Initial Study and Proposed Mitigated Negative Declaration 2019-0008
DEV 18-0101

See Following Page



ATTACHMENT 3: Agency Comments Received
DEV 18-0103

See Following Page



Response to Agency Comments

FEMA measures are satisfied with previously proposed mitigation measures and conditions of approval.

