

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.

2019069067

SCH #: _____

Project Title: Northeast Grover Beach Mixed-Use DevelopmentLead Agency: City of Grover BeachContact Name: A. Rafael Castillo, AICPEmail: rcastillo@groverbeach.orgPhone Number: (805) 473-4528Project Location: Grover Beach, San Luis Obispo County

City

County

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

Proposed development site is approximately 7.3 acres, including preservation of 1.53 acres of riparian habitat area (Meadow Creek) consistent with the City's General Plan. The applicant is proposing a mix of commercial and residential uses including two hotels, restaurant and seven residences on the 7.3 acre property. The proposed project includes the the following: Proposed Planned Development Overlay zone for the entire property to create an orderly development of commercial, residential, and preservation of open space for the proposed project; Vesting Tentative Subdivision Map creating 13 lots for the construction of the proposed project; construction of 4-story, 91 room hotel with a total of 50,995 square foot (sf) building (Hotel "A") within a 12,511 sf building footprint and associated swimming pool; construction of a 4-story, 60 room hotel with a 42,200 sf building (Hotel "B") within a 10,918 sf building footprint and associated swimming pool; construction of 4,000 sf, 100 seat , restaurant; and construction of 7 single family residential units.

The proposed project includes frontage improvements along El Camino Real, a new bridge crossing the existing Meadow Creek riparian area, and site grading of approximately 12,240 cubic yards. The proposed project would remove a total of 22 native oak trees, and impact a total of 0.53 acres of riparian habitat area.

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

The following were potentially significant effects that were identified in the mitigated negative declaration:

Aesthetics include the loss of scenic vistas, light and glare. Mitigations include light shielding, additional tree plantings, and buffer.

Air Quality impacts were identified with standard San Luis Obispo County Air Pollution Control District mitigation utilized, in addition to project specific mitigation

Greenhouse Gas Emissions (GHG) impacts were identified with mitigation measures development from CalEEMOD, as well as, other mitigation from the City's adopted Clean Air Plan.

Biological impacts were identified with mitigation developed by the project biologist to avoid takings and preserving riparian areas where feasible.

Water Quality impacts pertaining to stormwater runoff were identified requiring the applicant to tighten stormwater control plan and building permit submittal

Transportation impacts were identified including mitigation for a new traffic signal at the southbound US 101 on/off-ramps.

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

None, however potential environmental impacts were identified in the mitigated negative declaration.

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

City of Grover Beach
California Department of Fish and Wildlife Region 4
California Department of Transportation District 5
Regional Water Quality Control Board District 3
US Army Corp of Engineers
US National Wildlife Service

Governor's Office of Planning & Research
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STATE CLEARINGHOUSE