

Notice of Completion & Environmental Document Transmittal

2019069067

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Northeast Grover Beach Mixed-Use Development

Lead Agency: City of Grover Beach Contact Person: A. Rafael Castillo
Mailing Address: 154 South 8th Street Phone: (805) 473-4520
City: Grover Beach Zip: 93433 County: San Luis Obispo

Project Location: County: San Luis Obispo City/Nearest Community: Grover Beach
Cross Streets: El Camino Real / North Oak Park Blvd Zip Code: 93433
Longitude/Latitude (degrees, minutes and seconds): 35 ° 07 ' 47 " N / 120 ° 36 ' 33 " W Total Acres: 7.3
Assessor's Parcel No.: 060-031-021,022 Section: 1 Twp.: 32S Range: 13E Base: Mt Diablo
Within 2 Miles: State Hwy #: US 101 / CA-1 Waterways: Pismo Lake, Pacific Ocean, Meadow Creek
Airports: Oceano County Airport Railways: Union Pacific RR Schools: Grover Heights ELM

Document Type:

CEQA: [ ] NOP [ ] Draft EIR NEPA: [ ] NOI Other: [ ] Joint Document
[ ] Early Cons [ ] Supplement/Subsequent EIR [ ] EA [ ] Final Document
[ ] Neg Dec (Prior SCH No.) [ ] Draft EIS [ ] Other:
[ X ] Mit Neg Dec Other:
JUN 17 2019

Local Action Type:

[ ] General Plan Update [ ] Specific Plan [ X ] Rezone [ ] Annexation
[ ] General Plan Amendment [ ] Master Plan [ ] Prezone [ ] Redevelopment
[ ] General Plan Element [ X ] Planned Unit Development [ X ] Use Permit [ ] Coastal Permit
[ ] Community Plan [ X ] Site Plan [ ] Land Division (Subdivision, etc.) [ ] Other:

Development Type:

[ X ] Residential: Units 7 Acres 1.01
[ ] Office: Sq.ft. Acres Employees [ ] Transportation: Type
[ X ] Commercial: Sq.ft. 97195 Acres 4.6 Employees 44 [ ] Mining: Mineral

Project Issues Discussed in Document:

[ X ] Aesthetic/Visual [ ] Fiscal [ X ] Recreation/Parks [ X ] Vegetation
[ X ] Agricultural Land [ X ] Flood Plain/Flooding [ X ] Schools/Universities [ X ] Water Quality
[ X ] Air Quality [ X ] Forest Land/Fire Hazard [ ] Septic Systems [ X ] Water Supply/Groundwater
[ X ] Archeological/Historical [ X ] Geologic/Seismic [ X ] Sewer Capacity [ X ] Wetland/Riparian
[ X ] Biological Resources [ ] Minerals [ X ] Soil Erosion/Compaction/Grading [ ] Growth Inducement
[ ] Coastal Zone [ X ] Noise [ X ] Solid Waste [ X ] Land Use
[ X ] Drainage/Absorption [ X ] Population/Housing Balance [ X ] Toxic/Hazardous [ X ] Cumulative Effects
[ ] Economic/Jobs [ X ] Public Services/Facilities [ X ] Traffic/Circulation [ ] Other:

Present Land Use/Zoning/General Plan Designation:

GP: Regional Commercial Services /Open Space; Zoning: Regional Commercial (RC) / Open Space (OS)

Project Description: (please use a separate page if necessary)

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.

State Clearinghouse Contact:

(916) 445-0613

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Project Sent to the following State Agencies

State Review Began:

6 - 17 - 2019

SCH COMPLIANCE

7 - 16 - 2019

- X Resources
Boating & Waterways
Central Valley Flood Prot.
Coastal Comm
Colorado Rvr Bd
Conservation
CDFW # 4
Cal Fire
Historic Preservation
Parks & Rec
Bay Cons & Dev Comm.
DWR
CalSTA
Aeronautics
CHP
Caltrans# 5
Trans Planning
Other
Education
Food & Agriculture
HCD
OES
State/Consumer Svcs
General Services
Cal EPA
ARB: Airport & Freight
ARB: Transportation Projects
ARB: Major Industrial/Energy Resources, Recycl.& Recovery
SWRCB: Div. of Drinking Water
SWRCB: Div. Drinking Wtr #
SWRCB: Div. Financial Assist.
SWRCB: Wtr Quality
SWRCB: Wtr Rights
Reg. WQCB # 3
Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Delta Protection Comm
Delta Stewardship Council
Energy Commission
NAHC
Public Utilities Comm
Santa Monica Bay Restoration
State Lands Comm
Tahoe Rgl Plan Agency
Conservancy
Other:

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2019069067

Please forward late comments directly to the Lead Agency

AQMD/APCD 29

(Resources: 6, 22)

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

- |   |  |
|---|--|
| <input type="checkbox"/> Air Resources Board                            | <input type="checkbox"/> Office of Historic Preservation                     |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency         | <input type="checkbox"/> Parks & Recreation, Department of                   |
| <input checked="" type="checkbox"/> California Highway Patrol           | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input checked="" type="checkbox"/> Caltrans District #5                | <input type="checkbox"/> Public Utilities Commission                         |
| <input checked="" type="checkbox"/> Caltrans Division of Aeronautics    | <input checked="" type="checkbox"/> Regional WQCB #3                         |
| <input checked="" type="checkbox"/> Caltrans Planning                   | <input type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy             | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                             | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input type="checkbox"/> Conservation, Department of                    | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                       | <input type="checkbox"/> SWRCB: Water Quality                                |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input checked="" type="checkbox"/> Fish & Game Region #4               | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input type="checkbox"/> Toxic Substances Control, Department of             |
| <input type="checkbox"/> Forestry and Fire Protection, Department of    | <input type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> General Services, Department of                | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Health Services, Department of                 | <input type="checkbox"/> Other: _____  |
| <input checked="" type="checkbox"/> Housing & Community Development     |  |
| <input checked="" type="checkbox"/> Native American Heritage Commission |  |

**Local Public Review Period (to be filled in by lead agency)**

Starting Date June 14, 2019 Ending Date July 15, 2019

**Lead Agency (Complete if applicable):**

Consulting Firm: _____	Applicant: <u>Ram Krupa Real Estate, LLC</u>
Address: _____	Address: <u>845 Morro Avenue</u>
City/State/Zip: _____	City/State/Zip: <u>Morro Bay, CA 93442</u>
Contact: _____	Phone: <u>(805) 473-4528</u>
Phone: _____	

Signature of Lead Agency Representative:  Date: 6/12/19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

2019069067

**Northeast Grover Beach Mixed-Use Development Plan MND**  
**Document is available at:**

**<http://grover.org/index.aspx?NID=230>**

Governor's Office of Planning & Research

JUN 17 2019

STATE CLEARINGHOUSE