



**CITY OF ARROYO GRANDE
NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION**

PROJECT DESCRIPTION:

Conditional Use Permit 19-002

The proposed project is a residential care facility for the elderly, licensed by the State of California Community Care Licensing Division. The facility will consist of 78 assisted living units and 20 memory care units. Within the assisted living portion of the facility, there are proposed to be 31 studios, 41 one-bedroom units, and 6 two-bedroom units. The memory care portion of the facility is proposed to consist of 10 single occupancy rooms and 10 double occupancy rooms. The maximum occupancy for the entire facility would be 120 residents. The facility would also include a conference room, reception area, and offices for sales, marketing, and management staff. A double pump/motor sewer lift station with emergency backup power capability shall be installed to maintain adequate sewer operations for the facility. A total of seventy (70) parking spaces are proposed for the project.

PROJECT LOCATION:

207 Pilgrim Way.

Area Intentionally Left Blank



APPLICANT:

Noble Ventures Properties, Inc.
3 Upper Newport Plaza
First Floor
Newport Beach, CA 92660

REPRESENTATIVE:

Hamrick Associates, Inc.
1609 Costa Brava
Shell Beach, CA 93449

COMMENT PERIOD:

May 15, 2020 – June 15, 2020

Comments on the Draft Mitigated Negative Declaration may be either: (1) mailed or otherwise delivered to the Community Development Department, 300 East Branch Street, Arroyo Grande, CA 93420; (2) provided in person at a public hearing. **Planning Commission public hearing tentatively scheduled for June 16, 2020 at 6:00 PM.**

DOCUMENT AVAILABILITY:

Copies of the Draft Mitigated Negative Declaration may be reviewed at City Hall, located at 300 East Branch Street, Arroyo Grande, CA or on the City's website: www.arroyogrande.org. If you have any questions, please contact the Community Development Department at (805) 473-5420.