



**Yana Garcia**  
Secretary for  
Environmental Protection



## Department of Toxic Substances Control

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Meredith Williams, Ph.D., Director  
8800 Cal Center Drive  
Sacramento, California 95826-3200



**Gavin Newsom**  
Governor

### SENT VIA ELECTRONIC MAIL

September 9, 2024

Kyle Bell  
Senior Planner  
City of Grover Beach  
154 S. 8<sup>th</sup> Street  
Grover Beach, CA 93433  
[kbell@groverbeach.org](mailto:kbell@groverbeach.org)

RE: MITIGATED NEGATIVE DECLARATION FOR THE 197 WEST GRAND AVENUE MIXED-USE DEVELOPMENT PROJECT, DATED SEPTEMBER 5, 2024 STATE CLEARINGHOUSE NUMBER: [2024090149](#)

Dear Kyle Bell,

The Department of Toxic Substances Control (DTSC) received the Mitigated Negative Declaration (MND) for the 197 West Grand Avenue Mixed-Use Development Project (Project). The Project consists of demolition of the existing 10 structures at the site, construction of a mixed-use development including 2,500 square feet of commercial/restaurant space, and 23 dwelling units comprised of 16, three-story townhouse units, and seven condominium units located above the proposed commercial/restaurant space. The Project proposes on-site improvements including construction of an 8-foot-tall sound wall along the residential townhomes fronting the railroad, provision of two trash enclosures, utility pipelines, site landscaping, stormwater control plan, and on- and off-street parking spaces. The Project would also include off-site improvements including construction of sidewalks, curbs, and gutters, utility connections, and striping and signage improvements within public right of way of West

Grand Avenue, Ramona Avenue, and 2nd Street. DTSC recommends and requests consideration of the following comments:

1. The City of Grover Beach enter into a voluntary agreement to address contamination at brownfields and other types of properties, receive oversight from a [self-certified local agency](#), DTSC or the Regional Water Quality Control Board. If entering into one of DTSC's voluntary agreements, please note that DTSC uses a single standard Request for Lead Agency Oversight Application for all agreement types. Please apply for DTSC oversight using this link: [Request for Agency Oversight Application](#). Submittal of the online application includes an agreement to pay costs incurred during agreement preparation. If you have any questions about the application portal, please contact your [Regional Brownfield Coordinator](#).
2. DTSC recommends that all imported soil and fill material should be tested to assess any contaminants of concern meet screening levels as outlined in [DTSC's Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#). Additionally, DTSC advises referencing the [DTSC Information Advisory Clean Imported Fill Material Fact Sheet](#) if importing fill is necessary. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of the prior land use. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).
3. If buildings or other structures are to be demolished on any project sites included in the proposed project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition, and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in

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accordance with [DTSC's Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#).

DTSC appreciates the opportunity to review and comment on the 197 West Grand Avenue Mixed-Use Development Project. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or concerns, please contact me or a member of our [CEQA Unit Team](#).

Sincerely,



Dave Kereazis  
Associate Environmental Planner  
CEQA Unit-Permitting/HWMP  
Department of Toxic Substances Control  
[Dave.Kereazis@dtsc.ca.gov](mailto:Dave.Kereazis@dtsc.ca.gov)

cc: (via email)

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