



NOTICE OF AVAILABILITY AND INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION FOR 197 WEST GRAND AVENUE MIXED-USE DEVELOPMENT (City File: DA-23-00050)

WHO: City of Grover Beach

WHAT: An Initial Study and Draft Mitigated Negative Declaration for the *197 W. Grand Avenue Mixed Use Development Project* is complete and available for public review and comment (APN: 060-203-006 and 060-203-003). The document addresses the environmental impacts that may be associated with activities related to the implementation of the project. The City of Grover Beach, after completion of the Initial Study, finds that there is substantial evidence that the project would not have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Draft Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on August 5, 2024. Mitigation measures are proposed to address impacts associated with Air Quality, Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Land Use and Planning, Noise, Tribal Cultural Resources, and Utilities and Services Systems.

PROJECT: The proposed project consists of demolition of the existing 10 structures at the project site, construction of a mixed-use development including 2,500 square feet (sf) of commercial/restaurant space and 23 dwelling units comprised of 16, three-story townhouse units, and seven (7) condominium units located above the proposed commercial/restaurant space. The project will result in development of the entire lot with associated on- and off-site improvements, and utilities. The project site is located within the Coastal Zone and is not appealable to the Coastal Commission.

WHERE: A copy of the proposed Mitigated Negative Declaration and all of the associated documents referenced in the Mitigated Negative Declaration are available for review on the City of Grover Beach website at <https://www.grover.org/374/Environmental-Resources>.

HOW TO COMMENT OR GET MORE INFORMATION:

Anyone interested in commenting on the Draft Mitigated Negative Declaration should email your comments or questions to Kyle Bell, at kbell@groverbeach.org. The 20-day public review period for this Draft Initial Study and Mitigated Negative Declaration begins **August 9, 2024, and ends September 2, 2024**. Written comments must be received by 5:00 p.m. on the last day of the review period to be considered.

DATED: August 9, 2024