

# 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.

SCH #: \_\_\_\_\_

Project Title: 197 W. Grand Avenue Mixed Use Development Project

Lead Agency: City of Grover Beach

Contact Name: Kyle Bell

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Phone Number: 8057242136

Project Location: Grover Beach, San Luis Obispo County

*City*

*County*

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

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, for a total of 49,776 sf of residential uses. 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.

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

The project would have the potential to result in construction emissions that may exceed local significance thresholds and may expose sensitive receptors to substantial pollutant emissions. With implementation of construction equipment emission control measures, fugitive dust control measures, and proper asbestos containing materials (ACM) disposal measures, impacts would be reduced to less than significant. The project would have the potential to result in impacts to sensitive wildlife species including Townsend's big-eared bat and nesting birds. With implementation of mitigation measures requiring pre-construction surveys and avoidance, impacts would be reduced to less than significant. Potential impacts related to disturbance of undiscovered cultural resources during construction would be reduced to less than significant with mitigation requiring implementation of inadvertent discovery of cultural resources protocol. Mitigation measures have been identified to require remediation of contaminated soil on-site. With implementation of these measures, impacts would be reduced to less than significant. The project site would be located within a flood zone under future conditions. Mitigation has been identified to require all final grading and construction plans demonstrate that structures would have a finished floor elevation above the base flood elevation, consistent with current grading plans. Project construction activities would have the potential to exceed local noise standards and during operation, interior noise levels may exceed local noise standards unless all doors and windows are closed. Mitigation has been identified to require implementation of noise best management practices during construction and to require all residential development to include adequate mechanical ventilation or air conditioning so that noise attenuation may be achieved.

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

N/A - no known areas of public controversy.

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

Responsible Agencies:

San Luis Obispo County Air Pollution Control District

Trustee Agencies:

California Department of Fish And Wildlife