



CITY OF GROVER BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

(ENDORSED)
FILED

AUG 25 2020

TOMMY GONG, COUNTY CLERK
NAOMI BALSEIRO
DEPUTY CLERK

CEQA – Notice of Determination

DA NO.	18-06	Environmental Document No.	2019-02
PROJECT TITLE	Northeast Grover Beach Mixed-Use Development Plan		
APPLICANT NAME & PHONE NUMBER	Ram Krupa Real Estate, LLC (805) 538-0241	Email	darshanpatel@ramkrupallc.com
MAILING ADDRESS:	845 Morro Avenue	Morro Bay, CA	93442
STAFF CONTACT:	A. Rafael Castillo, AICP	(805) 473-4528	racastillo@groverbeach.org
PROJECT ADDRESS:	1598 El Camino Real Grover Beach, CA 93433		APN: 060-031-021, 022

PROJECT DESCRIPTION:

The applicant is seeking the following entitlements as part of the proposed project:

- Zone change to add a planned development overlay (PD-5) to modify development standards to facilitate development of the site;
- Vesting Tentative Subdivision (Tract 3122) subdividing one parcel into 12 separate lots;
- A Use Permit to construction a horizontal mixed-use project consisting of two (2) hotels, and seven (7) single family residential lots within the retail commercial (RC) zone, consistent with the RC zoning under the "mixed-use" development category.

The following is a detail summary of the proposed project:

- Construction of 4-story, 91 room hotel totaling 50,995 sf (Hotel "A") with a total building footprint of 12,510 sf, associated swimming pool, and porte-cochere, totaling 40-feet in height measured at natural grade, with an additional 5.5-feet for architectural features and parapet walls to screen roof mounted equipment;
- Construction of a 4-story, 85 room hotel totaling 56,650 sf building footprint (Hotel "B") within a total building footprint of 10,920 sf, associated swimming pool, and porte-cochere totaling 42-feet, as measured from natural grade, with an additional 10-feet for architectural features and parapet walls to screen roof mounted equipment;
- Construction of three (3) separate parking areas for a total of 181 parking spaces and five (5) motorcycle spaces for shared use between both proposed hotels;
- Preservation of up to 20 native oak trees between Hotel A and Hotel B;
- Preservation of 1.53 acres of riparian habitat area (Meadow Creek) consistent with the City's General Plan;
- Enhancement of riparian habitat area with additional willow replanting, native trees replanting, and native shrubs;
- Creation of a 35-foot landscape buffer between the existing residential neighborhood to the west and proposed non-residential uses;
- Construction of seven (7) single family homes;
- Removal of an existing, off-site, bridge structure and installation of a replacement of bridge at Meadow Creek, to serve as the project entry and to remain partially off-site;
- Construction of a new entry roadway (Road A) that intersects with El Camino Real and will serve Hotel A, Hotel B, terminating at the residential lots;



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- Construction of a new residential street (Road B) to serve residential lots 1-7 that will dead end at Lot 1 and connect to Road A;
- Construction of an emergency access way, to be controlled for through traffic, between residential lots 6 and 7 and connect with Oak Park Boulevard;
- Frontage improvements to widen El Camino Real that include intersection improvements with future Road A, completion of project frontage sidewalk, center turning lane, and Class 2 bicycle lane (Figure 10);
- Modifying an existing, Caltrans controlled, culvert that channels water for Meadow Creek and adding an additional 60-feet to this existing culvert;
- Construction of a new sewer lift station near Hotel A to serve the project for sanitary sewer purposes.

To accommodate the proposed project, the subject site will need to be graded with approximately 12,250 cubic yards (cu3) of earth will be moved, and approximately 14,500 cu³ of fill will be required. This will result in the importation of 2,250 cu³ of material to the project site. The grading will impact approximately 0.15 acres of riparian habitat for the proposed bridge replacement and El Camino Real frontage improvements. Approximately 0.38 acres of riparian habitat along the northern development footprint will also be disturbed. To install the proposed bridge and modify the existing culvert, the applicant will need to de-water Meadow Creek temporarily, creating an impact to a designated waters of the United States. The applicant proposes to remove 22 native trees (Coast Live Oaks) totaling 396-inches in diameter breast height (dbh). The proposed project will create an additional 169,900 sf of new impervious surface.

The proposed development is expected to be completed in phases. Phase 1 includes the grading of Hotel B site, and the seven (7) single family residential lots along with vertical construction of Hotel "B", all seven (7) residential units, there associated parking lots, and all infrastructure improvements necessary to accommodate this phase of the proposed project, including bridge replacement, Road A, Road B, and frontage improvements to El Camino Real. It is anticipated that construction will be completed by late spring / summer 2022 for Phase 1. Phase 2 includes the grading of Hotel A pad and construction of Hotel A and its associated parking lot. Proposed construction to commence early winter 2024, with completion and operation in late spring 2025.

LEAD AGENCY: City of Grover Beach
Community Development Department
154 South 8th Street
Grover Beach, CA 93433

NOTICE OF DETERMINATION

☒ SCH No 2019069067

This is to advise that the City of Grover Beach Community Development Department as Lead Agency **approved** the above project on **08/24/2020** and has made the following determination regarding the above described project:

The project will not have a significant effect on the environment. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of CEQA. Mitigation Measures and monitoring program were made a condition of approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration with comments and responses and record of project approval is available to the public at the Lead Agency address above.

Signature

Bruce Buckingham (bbuckingham@groverbeach.org)
Community Development Director

Date

8/24/2020

rcastillo@groverbeach.org



State of California - Department of Fish and Wildlife
2020 ENVIRONMENTAL FILING FEE CASH RECEIPT
DFW 753.5a (REV. 12/01/19) Previously DFG 753.5a

RECEIPT NUMBER.

40-08252020-128

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY
CITY OF GROVER BEACH

LEAD AGENCY EMAIL
rcastillo@goverbeach.org

DATE
08/25/2020

COUNTY/STATE AGENCY OF FILING
SAN LUIS OBISPO

DOCUMENT NUMBER

PROJECT TITLE

NORTHEAST GROVER BEACH MIXED-USE DEVELOPMENT PLAN

PROJECT APPLICANT NAME
RAM KRUPA REAL ESTATE, LLC

PROJECT APPLICANT EMAIL
darshanpatel@ramkrupallc.com

PHONE NUMBER
(805) 473-4528

PROJECT APPLICANT ADDRESS
1598 EL CAMINO REAL

CITY
GROVER BEACH

STATE
CA

ZIP CODE
93433

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency

☐ School District

☐ Other Special District

☐ State Agency

☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)

\$3,343.25

\$

☒ Mitigated/Negative Declaration (MND)(ND)

\$2,406.75

\$

\$2,406.75

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,136.50

\$

☐ Exempt from fee

☐ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)

\$850.00

\$

☒ County documentary handling fee

\$

\$50.00

☐ Other

\$

PAYMENT METHOD:

☐ Cash

☐ Credit

☒ Check

☐ Other

TOTAL RECEIVED

\$

\$2,456.75

SIGNATURE

x Naomi Balseiro

AGENCY OF FILING PRINTED NAME AND TITLE

Naomi Balseiro, Deputy County Clerk-Recorder

Filed in County Clerk's Office

Tommy Gong

San Luis Obispo - County Clerk-Recorder

40-08252020-128

08/25/2020

FISH

Pages: 3

Fee: \$ 2456.75

By nbalseiro, Deputy





State of California - Department of Fish and Wildlife
2020 ENVIRONMENTAL FILING FEE CASH RECEIPT
DFW 753.5a (REV. 12/01/19) Previously DFG 753.5a

NOTICE

Each project applicant shall remit to the county clerk the environmental filing fee before or at the time of filing a Notice of Determination (Pub. Resources Code, § 21152; Fish & G. Code, § 711.4, subdivision (d), Cal. Code Regs., tit. 14, § 753.5). Without the appropriate fee, statutory or categorical exemption, or a valid No Effect Determination issued by the California Department of Fish and Wildlife (CDFW), the Notice of Determination is not operative, vested, or final, and shall not be accepted by the county clerk.

COUNTY DOCUMENTARY HANDLING FEE

The county clerk may charge a documentary handling fee of fifty dollars (\$50) per filing in addition to the environmental filing fee (Fish & G. Code, § 711.4, subd. (e); Cal. Code Regs., tit. 14, § 753.5, subd. (g)(1)). A county board of supervisors shall have the authority to increase or decrease the fee or charge, that is otherwise authorized to be levied by another provision of law, in the amount reasonably necessary to recover the cost of providing any product or service or the cost of enforcing any regulation for which the fee or charge is levied (Gov. Code, § 54985, subd. (a)).

COLLECTION PROCEDURES FOR COUNTY GOVERNMENTS

Filing Notice of Determination (NOD):

- ☐ Collect environmental filing fee or copy of previously issued cash receipt. *(Do not collect fee if project applicant presents a No Effect Determination signed by CDFW. An additional fee is required for each separate environmental document. An addendum is not considered a separate environmental document. Checks should be made payable to the county.)*
- ☐ Issue cash receipt to project applicant.
- ☐ Attach copy of cash receipt and, if applicable, previously issued cash receipt, to NOD.
- ☐ Mail filing fees for CRP document to CDFW prior to filing the NOD or equivalent final approval (Cal. Code Regs., tit. 14, § 753.5 (c)(5)). The CRP should request receipt from CDFW to show proof of payment for filing the NOD or equivalent approval. Please mail payment to address below made attention to the Cash Receipts Unit of the Accounting Services Branch.

If the project applicant presents a **No Effect Determination** signed by CDFW, also:

- ☐ Attach No Effect Determination to NOD *(no environmental filing fee is due)*.

Filing Notice of Exemption (NOE) (Statutorily or categorically exempt project (Cal. Code Regs., tit. 14, §§ 15260 15285, 15300 15333))

- ☐ Issue cash receipt to project applicant.
- ☐ Attach copy of cash receipt to NOE *(no environmental filing fee is due)*.

Within 30 days after the end of each month in which the environmental filing fees are collected, each county shall summarize and record the amount collected on the monthly State of California Form No. CA25 (TC31) and remit the amount collected to the State Treasurer. Identify the remittance on Form No. CA25 as "Environmental Document Filing Fees" per Fish and Game Code section 711.4.

The county clerk shall mail the following documents to CDFW on a monthly basis:

- ✓ A photocopy of the monthly State of California Form No. CA25 (TC31)
- ✓ CDFW/ASB copies of all cash receipts (including all voided receipts)
- ✓ A copy of all CDFW No Effect Determinations filed in lieu of fee payment
- ✓ A copy of all NODs filed with the county during the preceding month
- ✓ A list of the name, address and telephone number of all project applicants for which an NOD has been filed. If this information is contained on the cash receipt filed with CDFW under California Code of Regulations, title 14, section 753.5, subdivision (c)(6), no additional information is required.

DOCUMENT RETENTION

The county shall retain two copies of the cash receipt (for lead agency and county clerk) and a copy of all documents described above for at least 12 months.

RECEIPT NUMBER

- # The first two digits automatically populate by making the appropriate selection in the County/State Agency of Filing drop down menu
- # The next eight digits automatically populate when a date is entered.
- # The last three digits correspond with the sequential order of issuance for each calendar year. For example, the first receipt number issued on January 1 should end in 001. If a county issued 252 receipts for the year ending on December 31, the last receipt number should end in 252. CDFW recommends that counties and state agencies 1) save a local copy of this form, and 2) track receipt numbers on a spreadsheet tabbed by month to ensure accuracy.

DO NOT COMBINE THE ENVIRONMENTAL FEES WITH THE STATE SHARE OF FISH AND WILDLIFE FEES.

Mail to:

California Department of Fish and Wildlife
Accounting Services Branch
P.O. Box 944209
Sacramento, California 94244-2090

Tommy Gong
San Luis Obispo
County Clerk-Recorder
Main Office (805) 781-5080
Atascadero: (805) 461-6041
www.slovote.com

Receipt: 20-33555

Product Name	Extended
FISH FISH AND WILDLIFE FILING	\$2,456.75
# Pages	3
Document #	40-08252020-126
Document Info:	CITY OF GROVER BEACH
Filing Type	NO
Total	\$2,456.75
Tender (Check)	\$2,456.75
Paid By	RAM KRUPA REAL ESTATE LLC
Check #	0

PLEASE KEEP FOR REFERENCE

6/25/20 10:03 AM nbalseiro
San Luis Obispo