



NOTICE OF AVAILABILITY OF THE PUBLIC HEARING DRAFT LAND USE ELEMENT UPDATE AND THE MASTER ENVIRONMENTAL IMPACT REPORT (MEIR) AND NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Grover Beach in its role as Lead Agency has completed a Draft Master Environmental Impact Report (MEIR) for the project described below and invites comments on the adequacy and completeness of the environmental analyses and mitigation measures described in the Draft MEIR.

PROJECT OBJECTIVES: The City of Grover Beach is in the process of updating its Land Use Element. To comply with California Environmental Quality Act (CEQA) provisions, an MEIR will be used to identify all potential environmental impacts associated with the update. The MEIR will be prepared in accordance with the guidelines specified in §21100 of the CEQA *Guidelines*.

PROJECT LOCATION: Grover Beach is a small town of roughly 13,500 residents situated along the Central Coast of California in southwestern San Luis Obispo County, approximately 90 miles north of Santa Barbara and 150 miles south of Monterey. Highway 1 passes through the city while Highway 101 borders the city on the north. Grover Beach is a small, compact coastal town, covering 2.25 square miles.

The Study Area for the purposes of the MEIR encompasses the city limits and the sphere of influence (SOI), which are coterminous. The Study Area generally extends from El Camino Real/Highway 101 on the north to The Pike on the south, and from Oak Park Boulevard west to the Pacific Ocean.

PROJECT BACKGROUND: The City Grover Beach Land Use Element was adopted in 1992. Since this date, the City has undertaken many planning programs to assist in review of future development and the promotion of affordable housing, including the Grover Beach Visioning Project, a housing density bonus ordinance, a planned development zoning overlay district for the West Grand Avenue Corridor, and the Ramona Specific Plan. These programs have prompted the City to determine that the current Land Use Element should be updated to incorporate the various new planning programs, as well as to consider new State legislation that has recently occurred, including Assembly Bill (AB) 32 and Senate Bill (SB) 375 that requires every City and County to take steps to minimize the effects of land use decisions on climate change, primarily by adopting strategies aimed at reducing the emission of greenhouse gases.

A Draft MEIR has been prepared to evaluate the environmental impacts of this Land Use Element Update. The Draft MEIR has now been completed and is out for public review.

LAND USE ELEMENT UPDATE: A Draft Land Use Element Update has been completed and is also available for review at this time.

ENVIRONMENTAL REVIEW FINDINGS: The Draft MEIR has been prepared pursuant to the requirements of the State Guidelines for the implementation of CEQA. The MEIR prepared for the project identifies and discusses potential impacts, mitigation measures, residual impacts, and monitoring requirements for identified subject areas. Potential significant effects on the environment are anticipated in the following areas: Aesthetic Resource, Agricultural Resource, Air Quality and Climate Change, Biological Resources, Land Use, Noise, and Traffic and Circulation.

PUBLIC HEARING: **The City of Grover Beach will conduct a public hearing on the Draft Land Use Element Update and Draft MEIR; a notice of the public hearing will be sent to you when the date of the hearing has been set.**

All interested persons are encouraged to attend the public hearing and to present written and/or oral comments.

DOCUMENT AVAILABILITY: The Draft MEIR will be circulated for agency and public review during a **45-day public review period** which begins on July 27, 2009 and ends on September 9, 2009. Comments must be received by **5:00 P.M. on September 9, 2009**. Copies of the Draft MEIR will be available at the *City of Grover Beach Community Development Department*, 154 South 8th Street, Grover Beach, California; the *Grover Beach Community Library*, 240 North 9th Street, Grover Beach, California; and the *Arroyo Grande Library*, 800 West Branch Street, Arroyo Grande, California. A copy is also posted on the city website at www.grover.org and click on the Community Development Department page.

HOW TO COMMENT: On behalf of the lead agency, comments on the Draft MEIR shall be addressed to:

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