

Grover Beach Lodge Initial Study

Prepared for:
City of Grover Beach

Prepared by:
Rincon Consultants, Inc.

April 2010



Grover Beach Lodge Initial Study

Prepared for:

City of Grover Beach
154 South Eighth Street
Grover Beach, CA 93433
Contact: Bruce Buckingham

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April 2010

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INTRODUCTION

LEGAL AUTHORITY AND ENVIRONMENTAL DETERMINATION

This Initial Study (IS) has been prepared in accordance with the *California Environmental Quality Act (CEQA) Guidelines*, County's Rules and Procedures for the Implementation of CEQA, and relevant provisions of CEQA, as amended.

Initial Study. Section 15063(c) of the *CEQA Guidelines* defines an Initial Study as the proper preliminary method of analyzing the potential environmental consequences of a project. The purposes of an Initial Study are:

- (1) *To provide the Lead Agency with the necessary information to decide whether to prepare an Environmental Impact Report (EIR), or a Negative Declaration, or a Mitigated Negative Declaration, or an Exemption*
- (2) *To enable the Lead Agency to modify a project, mitigating adverse impacts, thus avoiding the need to prepare an EIR; and*
- (3) *To provide sufficient technical analysis of the environmental effects of a project to permit a judgment to be made by the Lead Agency, based on the record as a whole, that the environmental effects of a project have been adequately mitigated or require further in-depth study in an EIR.*

EVALUATION OF POSSIBLE ENVIRONMENTAL IMPACTS AND SIGNIFICANCE DETERMINATION

The following sections of this IS provide discussions of the possible environmental effects of the proposed project for specific environmental issue areas that have been identified on the CEQA Initial Study Checklist. For each environmental issue area, potential effects are evaluated.

A "significant effect" is defined by Section 15382 of the *CEQA Guidelines* as "a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by a project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance." According to the *CEQA Guidelines*, "an economic or social change by itself shall not be considered a significant effect on the environment, but may be considered in determining whether the physical change is significant."



INITIAL STUDY

PROJECT TITLE

Grover Beach Lodge

LEAD AGENCY NAME AND ADDRESS:

City of Grover Beach
154 South Eighth Street
Grover Beach, CA 93433

CONTACT PERSON AND PHONE NUMBER

Bruce Buckingham , Community Development Director
City of Grover Beach
(805) 473-4520
bbuckingham@grover.org

PROJECT SPONSOR

Pacifica Companies
1785 Hancock Street, Suite 100
San Diego, CA 92110

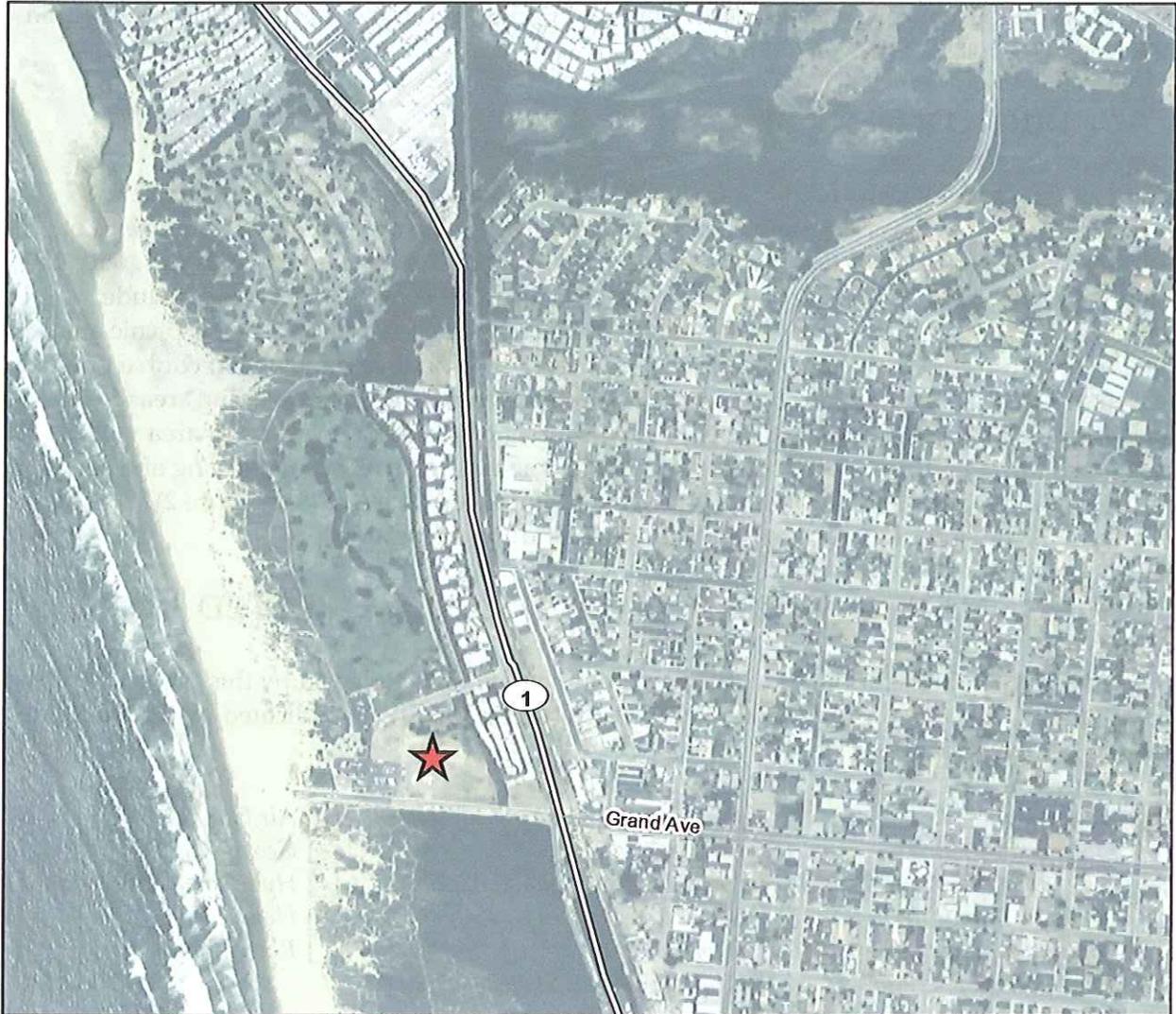
PROJECT LOCATION

The project site is located at the end of West Grand Avenue, within the Pismo State Beach area in the City of Grover Beach (refer to Figure 1). The project site encompasses portions of the Pismo State Beach Golf Course located north of Le Sage Drive, an existing beach parking and drop-off area, the Fins Restaurant site, the State Park sanitary dump station, and undeveloped land west of Meadow Creek, located between West Grand Avenue and Le Sage Drive, which is currently used for equestrian staging. General Plan Land Use designations for the project site are Visitor Serving-Mixed Use and Open Space/Resource Conservation. Corresponding Zoning designations are Coastal Planned Commercial (CPC), Coastal Golf Course (CGC), and Coastal Open Space (CO). Surrounding land uses include the Le Sage Riviera RV Park and Mobile Home Park to the east on the other side of Meadow Creek, the golf course to the north, and the Pismo State Beach to the west and south.

PUBLIC AGENCIES WHOSE APPROVAL MAY BE REQUIRED

Approval of the proposed project is at the discretion of the City of Grover Beach, which is the lead agency. The entire project site is within State Parks property; therefore, the California Department of Parks and Recreation is considered a Responsible Agency. In addition, the California Coastal Commission has appeal authority, such that it can appeal the Planning





0 0.25 0.5 Miles



 Project Location



Base map source: U.S. Bureau of the Census Tiger 2000 data, National Geographic TOPOI, 2010, and ESRI, 2002.

Project Vicinity Map

Figure 1

Commission's issuance of a Coastal Development Permit, because the project is located within the Coastal Appeal Zone.

DESCRIPTION OF PROJECT

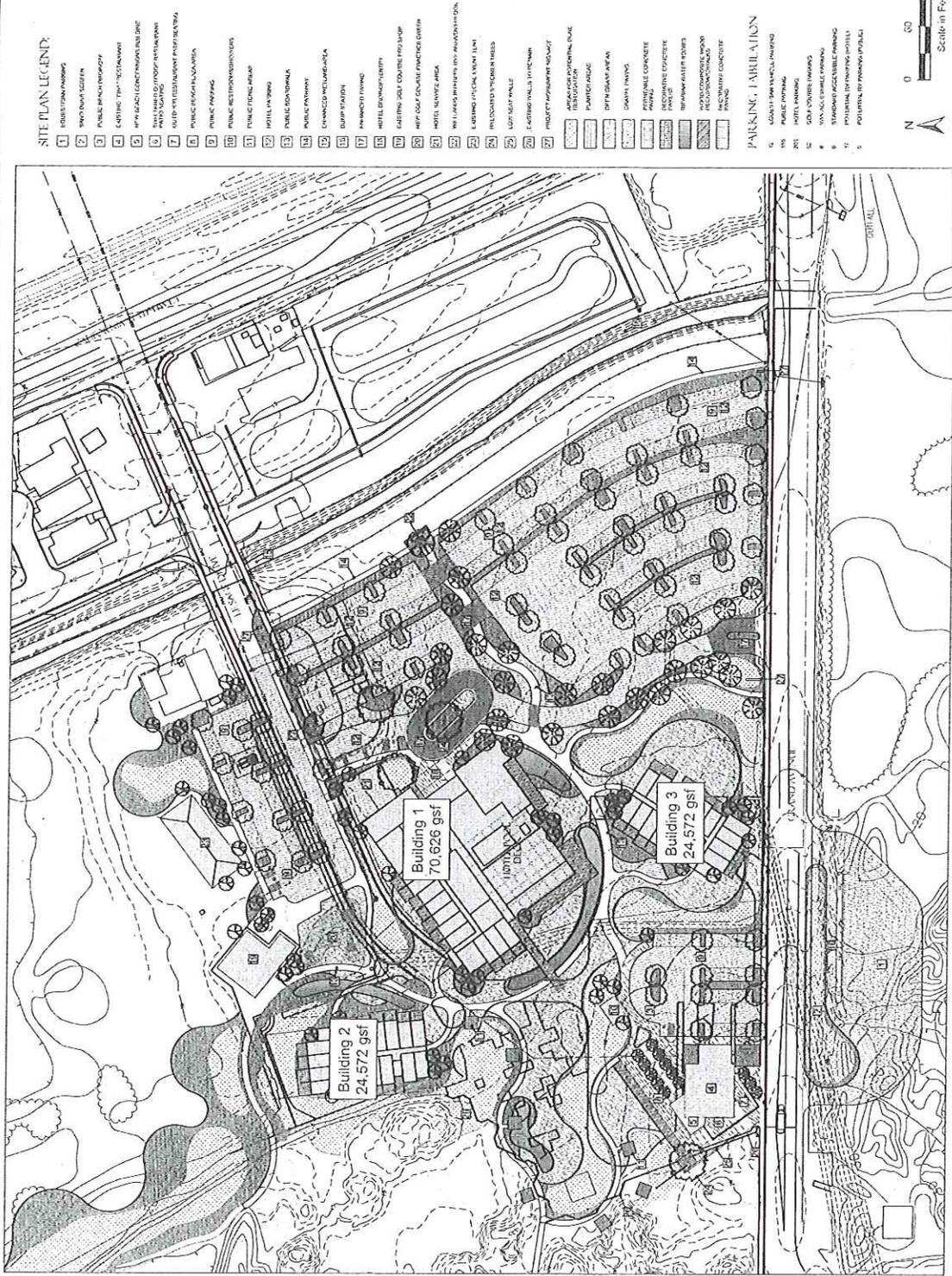
The City of Grover Beach and the State of California have an agreement with Pacifica Companies to develop a hotel and conference center within Pismo State Beach at the end of West Grand Avenue. This destination lodging facility includes three main buildings, with 150 rooms totaling 119,770 gross square feet. Additional project components would include landscaping, parking areas (459 spaces total), public amenities including a plaza, picnic area, walkways, restroom and shower facilities, and beach drop-off areas, a new golf course practice green, and a beach concessions building. The project also includes patio seating areas for the existing Fins Seafood Restaurant. The golf pro-shop and the special events tent area will remain. However, the project proposes to relocate the existing equestrian parking and sanitary dump station areas to a location immediately south of Grand Avenue (see Figure 2). As shown in Figure 2, the project would also include areas for dune restoration.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that would be addressed in the EIR, as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forest Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology/Soils |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards/Hazardous Materials | <input checked="" type="checkbox"/> Hydrology/Water Quality |
| <input checked="" type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise |
| <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities/Service Systems | |





Site Plan Figure 2
City of Grover Beach

Base drawings source: Architects Delaine Milles Rodriguez Barker, 2010

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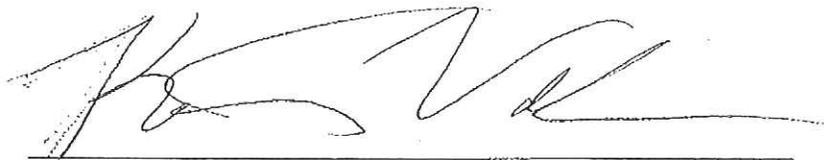
DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Bruce Buckingham, Community Development Director
City of Grover Beach

Date



Kris Vardas, Senior Planner
Rincon Consultants, Inc.

4/5/2010
Date



EVALUATION OF ENVIRONMENTAL IMPACTS

AESTHETICS - <i>Would the project:</i>	Impact to be Addressed in the EIR	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	X			
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	X			
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	X			
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	X			

a, c-d. The coastal areas of the City have a naturally scenic quality and a unique visual character. Development of the proposed project could adversely affect scenic vistas and resources, degrade the existing visual quality of the area, and/or create new sources of light or glare. Impacts to aesthetic resources will be addressed in the EIR.

b. The project site is not located near any designated state scenic highways. However, the segment of Highway 1 from US 101 south to Cienega Street is considered an 'Eligible State Scenic Highway,' although not officially designated. Nevertheless, due to the visibility of the project from Highway 1, impacts to these views will be addressed in the EIR.

AGRICULTURE AND FOREST RESOURCES – <i>Would the project¹:</i>	Impact to be Addressed in the EIR	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X



AGRICULTURE AND FOREST RESOURCES – <i>Would the project¹:</i>	Impact to be Addressed in the EIR	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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1. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

a-e. The project site and surrounding areas do not contain any agricultural resources, forest land or timberland. The California Department of Conservation's Farmland Mapping and Monitoring Program classifies the project site as Urban and Built-Up Land and Other/Non-Classified Land. The project would not conflict with a Williamson Act contract. Therefore, implementation of the proposed project would not result in impacts to agriculture or forest resources.

AIR QUALITY - <i>Would the project¹:</i>	Impact to be Addressed in the EIR	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable Air Quality Attainment Plan or Congestion Management Plan?	X			
b) Violate any stationary source air quality standard or contribute substantially to an existing or projected air quality violation?	X			
c) Result in a net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	X			
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?	X			

1. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations

a-d. The City of Grover Beach is located within the South Central Coast Air Basin (SCCAB). State air quality oversight for the basin is provided by the San Luis Obispo Air Pollution Control District (SLOAPCD). The air basin is in non-attainment for the 24-hour state standard for particulate matter (PM₁₀) and the eight hour state standard for ozone (O₃). During project construction, dust could be generated and contribute to particulate matter that may further degrade air quality. Traffic and energy consumption associated with the proposed project would also generate air pollutant emissions. Air quality impacts associated with the proposed project will be assessed in the EIR.



e. Development of a hotel and conference center at the project site are not anticipated to generate any objectionable odors. Furthermore, the sanitary dump will be relocated further away from existing residences, thereby minimizing odor impacts.

BIOLOGICAL RESOURCES - <i>Would the project:</i>	Impact to be Addressed in the EIR	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	X			
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	X			
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	X			
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	X			
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

a-e. A Biological Assessment (BA) was prepared for the majority of the project site in 2005 (amended in July 2009), by Althouse and Meade. The study area included the vacant land between West Grand Avenue and Le Sage Drive, but did not address the portions of the site north of Le Sage Drive or south of West Grand Avenue. The study included a botanical survey conducted from April to July 2005, a wildlife survey of the property, a habitat inventory, and database and literature searches of rare species reports within five miles of the property.

A protocol level survey for California red-legged frog (CRLF, *Rana aurora draytonii*) was conducted on May 21 and 23, 2005 by Susan V. Christopher. The survey was conducted according to U.S. Fish and Wildlife Service (1997) protocol. The focal survey area was Meadow Creek between the Grand Avenue Bridge and the Pismo State Beach Golf Course, and surveys were also conducted at the golf course ponds and Meadow Creek at the Pismo State Beach Ranger's Station.

The BA described the project site as a vacant lot with disturbed grassland vegetation and ruderal areas, and noted that a wetland and riparian corridor is present on the east side of the



property, associated with Meadow Creek. The portion of Meadow Creek that crosses the property was channelized for flood control and much of the original habitat value has been lost. The BA states that this portion of the creek provides little usable habitat for protected species such as CRLF, or southwestern pond turtle (*Clemmys marmorata pallid*), and concluded that a fifty-foot setback from the riparian boundary would prevent potential impacts, and allow room for riparian restoration, as required by the City's Local Coastal Program. The BA also makes note of the coastal dune scrub habitat found west and south of the project site. The BA concludes that no rare species are expected to occur on the project site. The BA notes that some rare plants and animals may occur in the natural habitats adjacent to the project site; however, if project implementation does not impact dune or riparian habitat adjacent to the project site, no impacts to rare species are anticipated. The project is not expected to have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

The proposed project plans indicate that a portion of the site that will be graded to accommodate equestrian staging and a sanitary dump station for RVs has potential to support rare plants and animals, including the federally-threatened western snowy plover (*Charadrius alexandrinus nivosus*). The project also proposes to relocate several specimen trees, which may serve as habitat for nesting birds, protected under the Migratory Bird Treaty Act. Development of the entire parcel will also prevent common wildlife species from crossing the property. Direct or indirect impacts to biological resources that may result from development of the proposed project will be analyzed in the EIR.

f. The project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

CULTURAL RESOURCES - <i>Would the project:</i>	Impact to be Addressed in the EIR	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	X			
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	X			
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	X			
d) Disturb any human remains, including those interred outside of formal cemeteries?	X			

a-d. An Archival Records Search and Phase I Archaeological Surface Survey were prepared for the majority of the project site in 2005 by Archaeologist Robert O. Gibson. The study covered an approximate 10-acre Area of Potential Effect (APE), based on conceptual project designs in 2005. No historic or prehistoric cultural resources were identified at that time and the study concluded that construction activities associated with the proposed project would not impact



any known cultural resources. The study did not address the potential for paleontological resources to occur. In addition, the APE did not include the portions of the current project site located north of Le Sage Drive or south of Grand Avenue. Additional surveys and analysis will be required to evaluate whether the project would impact cultural resources that may occur within the project APE. These issues will be addressed in the EIR.

<i>GEOLOGY AND SOILS</i> - <i>Would the project:</i>	Impact to be Addressed in the EIR	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: <ul style="list-style-type: none"> i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. 			X	
ii. Strong seismic ground shaking?	X			
iii. Seismic-related ground failure, including liquefaction?	X			
iv. Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?	X			
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	X			
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

a-d. No faults traverse the project site, and faults in the vicinity of the project site are considered inactive. However, in the event of an earthquake, onsite soils are considered to have a moderate liquefaction potential. Due to relatively flat topography, the project site is considered to have a low potential for landslide hazards (San Luis Obispo County Safety Element, 1999). The primary soil type found on-site is Corralitos Variant loamy sand, 0 to 2 percent slopes. The hazard of water erosion for this soil is slight, and the hazard of soil blowing is high.

The California Building Code (CBC) and the City of Grover Beach Municipal Code control building design and construction. The City of Grover Beach, along with all of Southern California and the Central Coast, is within Seismic Zone 4, the area of greatest risk and subject to the strictest building standards. New development would have to conform to the CBC (as amended at the time of permit approval) as required by law, and preparation of a geotechnical



analysis would be required prior to project approval. The geotechnical analysis would need to address any geologic and soil-related hazards that may affect the proposed project. These issues will be addressed in the EIR.

e. The project will be connected to the City's sewer system, and will not require the use of septic tanks. Therefore, no impacts will result.

GREENHOUSE GAS EMISSIONS – <i>Would the project:</i>	Impact to be Addressed in the EIR	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

a-b. The proposed project may result in an increase in greenhouse gas emissions (GHG) due to construction activities and/or operational emissions. A Global Climate Change analysis was conducted for the Master EIR; which examined GHG from buildout pursuant to the land use element update. The buildout in the Master EIR included the proposed project.

HAZARDS AND HAZARDOUS MATERIALS - <i>Would the project:</i>	Impact to be Addressed in the EIR	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X



HAZARDS AND HAZARDOUS MATERIALS - <i>Would the project:</i>	Impact to be Addressed in the EIR	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	

a-b. The proposed hotel and conference center may require the use and storage of hazardous materials such as standard cleaning products and pool chemicals. The use, storage, and transport of hazardous materials is strictly regulated through numerous federal, state, and local regulations. If such a use was required, the project will be required to prepare a Hazardous Materials Business Plan, under the oversight of the San Luis Obispo County Environmental Health Department. Compliance with existing regulations and procedures will ensure that any use, storage, or transport of hazardous materials by the proposed project will not create a significant hazard to the public or the environment.

c. The project site is not located within ¼ mile of an existing or proposed school. No impact would result.

d. A search of available environmental records within one mile of the project site was conducted by Environmental Data Resources, Inc (EDR) on February 5, 2010. The EDR report indicated that the project site was not listed in any of the databases of hazardous materials sites. Off-site listings within one mile of the project site include Pryor Industries, and Vic's Mobil. The Pryor Industries listing is for an historic underground fuel storage tank located at 45 Newport Avenue. There is no indication that this facility could adversely affect the proposed project site. Further review of the State Water Resources Control Board's records for Vic's Mobil site, located at 402 Grand Avenue, indicate that a leaking underground storage tank was reported. However, the cleanup at that site has been completed, and the case is now closed. Therefore, construction of the proposed project is not anticipated to create a significant hazard to the public or environment.

e-f. The project site is located approximately 1.3 miles north of the Oceano County Airport. The airport's safety zones do not extend into the City of Grover Beach. Therefore, the proposed project would not result in a safety hazard for people visiting or working in the project area. The project site is not located near any private airstrips. No impacts would result.

g. According to the San Luis Obispo County Office of Emergency Services, the project site is located in a Tsunami hazard area that would be evacuated to higher ground via Grand Avenue, eastward towards Oak Park, in the event of an emergency. Construction of the proposed project will not interfere with the County's adopted *Tsunami Emergency Response Plan*. The project will need to be designed to meet fire department and emergency vehicle access requirements. Traffic-related impacts that may impair emergency vehicle access will be addressed in the Traffic and Circulation section of the EIR.



h. Based on CAL FIRE's Draft Fire Hazard Severity Zone map for San Luis Obispo County, the project site is considered in an urbanized/developed area, outside of hazard zones.

<i>HYDROLOGY AND WATER QUALITY - Would the project:</i>	Impact to be Addressed in the EIR	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	X			
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	X			
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	X			
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	X			
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	X			
f) Otherwise substantially degrade water quality?	X			
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	X			
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	X			
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	
j) Inundation by seiche, tsunami, or mudflow?	X			

a-f. Drainage patterns may be altered as a result of project development. In addition, the proposed project may introduce additional impervious surfaces, which could result in increased surface runoff that has the potential to affect surface water quantities, result in changes to absorption rates, degrade surface water quality, affect the capacity of existing or planned drainage systems, and/or create erosion. The City will require the onsite retention of all stormwater generated by the project. Hotel restroom and laundry facilities and the restaurant in addition to landscaping and other project features, may also decrease groundwater supplies. The EIR will analyze these potential impacts.



g-h. Portions of the project site are located within Flood Hazard Zone AE, as mapped by the Federal Emergency Management Agency. This flood hazard zone represents the floodway channel of the adjacent Meadow Creek. Development of the proposed project could expose people or structures to flooding, and impede or redirect flood flows. Potential impacts will be addressed in the EIR.

i. The project site may be located within the dam inundation area from Lopez Lake. Should the dam fail, development of the project site could expose people or structures to risks associated with the flooding that may occur. However, the San Luis Obispo County Office of Emergency Services has prepared a Dam and Levee Failure Evacuation Plan that relies on early warning systems and interagency coordination to reduce potential impacts to the extent feasible. The project site is located over nine miles from the dam, which would allow sufficient time for evacuations to take place before the floodwaters reached the site. As a result, potential impacts to the proposed project would be less than significant.

j. The project site is located on the coastline of the Pacific Ocean, and is subject to potential inundation by tsunamis. The project is not located in an area that would be subject to seiche or mudflow. Potential tsunami impacts will be addressed in the EIR.

LAND USE AND PLANNING – <i>Would the project:</i>	Impact to be Addressed in the EIR	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	X			
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

a. The project site is located on the western edge of the City of Grover Beach. Surrounding land uses include a golf course to the north, a mobile home and RV park to the east, and the Pismo State Beach to the west and south. Development of the proposed project on this site would not physically divide an established community. No impacts would result.

b. General Plan Land Use designations for the project site are Visitor Serving-Mixed Use and Open Space/Resource Conservation. Corresponding Zoning designations are Coastal Plan Commercial (CPC), Coastal Golf Course (CGC), and Coastal Open Space (CO). The proposed hotel and conference center would be consistent with these land use and zoning designations. Many of the land uses in the project area are visitor and tourist-serving businesses and recreational opportunities that would be compatible with the proposed project. The project would be subject to existing zoning restrictions, and General Plan and Local Coastal Plan (LCP) policies and standards. Therefore, the EIR will include a discussion of the project's consistency with the City's LCP's policies that have been adopted for the purpose of avoiding or mitigating an environmental effect.



c. The project site is not included in any adopted habitat conservation plans or natural community conservation plans. Therefore, the project would not conflict with any such plans and no impacts would result.

MINERAL RESOURCES – <i>Would the project:</i>	Impact to be Addressed in the EIR	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

a-b. The majority of the City of Grover Beach is classified as Mineral Resources Zone 3 by the California Department of Conservation. This classification includes areas containing mineral deposits, the significance of which cannot be evaluated from available data. However, no mineral resource extraction activities are currently taking place on the project site. Furthermore, based on maps available through the California Department of Conservation Division of Oil, Gas and Geothermal Resources, no known oil fields or historic wells are located on or near the project site. Therefore, the proposed project is not anticipated to result in the loss of availability of any known mineral resource.

NOISE - Would the project result in:	Impact to be Addressed in the EIR	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	X			
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	X			
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X



a-d. Development of the proposed project may increase noise generating uses and vehicular traffic in addition to possibly locating noise generating uses near noise sensitive land uses. Short-term noise increases could result from project construction, while long-term increases may be associated with changes in traffic patterns and stationary noise sources. The EIR will evaluate these issues.

e-f. The project site is located approximately 1.3 miles north of the Oceano County Airport. The airport's noise contours do not affect the project site. The project site is not located near any private airstrips. No impacts would result.

POPULATION AND HOUSING – <i>Would the project:</i>	Impact to be Addressed in the EIR	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

a. The proposed project consists of a 150-room hotel and conference center facilities. This destination lodging facility would primarily serve visitors and tourists, and would provide additional employment opportunities in the local community that can be met by the existing population. The project would not extend existing roads or other infrastructure in a manner that promotes additional growth. The project is not anticipated to directly or indirectly induce population growth.

c-d. The proposed hotel and conference center would be developed in areas that are currently vacant or that consist of commercial and recreational uses. The proposed project would not result in the displacement of housing or people, or cause replacement housing to be constructed elsewhere.

PUBLIC SERVICES - <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i>	Impact to be Addressed in the EIR	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Fire protection?			X	
b) Police protection?			X	
c) Schools?				X
d) Parks?				X



PUBLIC SERVICES - <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i>	Impact to be Addressed in the EIR	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
e) Other public facilities?			X	

a. The proposed project would be served by the City of Grover Beach Fire Department. The nearest fire station is located at 701 Rockaway Avenue, Grover Beach (corner of South 7th Street and Rockaway Avenue). The site is approximately one half mile (driving distance) from the fire station, with access via Grand Avenue and Le Sage Drive. Proposed buildings would be required to be constructed according to Fire Department and CBC standards, and adequate emergency access would be required prior to approval of the proposed project. Compliance with these existing requirements would prevent fire hazards. In addition, the project would be required to pay standard development impact mitigation fees, which are used to offset potential impacts to fire protection services. As a result, impacts to fire protection services would be less than significant.

b. The project site would be served by the City of Grover Beach Police Department. The nearest police station is located at 711 Rockaway Avenue in Grover Beach. The project site is located approximately one half mile (driving distance) from the police station, and in the event of a police emergency could be accessed via Grand Avenue or Le Sage Drive. Site layout and security lighting would conform to the City's development standards, which would reduce potential police protection impacts. In addition, the project would be required to pay standard development impact mitigation fees, which are used to offset potential impacts to police protection services. As a result, impacts to police protection services are anticipated to be less than significant.

c-d. The proposed hotel and conference center would not generate population that would increase demand for schools or City parks services or create the need for new schools or parks facilities. Therefore, the proposed project would result in no impacts on these public services.

e. The proposed project is not anticipated to result in significant impacts to other public facilities.

RECREATION -	Impact to be Addressed in the EIR	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the project include recreational facilities or require the construction or expansion of			X	



recreational facilities which might have an adverse physical effect on the environment?				
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a-b. The proposed hotel and conference center would be incorporated into the existing visitor-oriented recreational facilities occurring on or near the project site. The Pismo State Beach Golf Course is located to the north of the site, and State Park maintains plaza, picnic and restroom facilities onsite. In addition, the Pismo State Beach and Oceano Dunes State Vehicular Recreation Area is accessible from the end of West Grand, near the project site. Development of the proposed project would be expected to increase use of these State facilities, but not in a manner that would deteriorate the facilities. The current site plan would require that the existing State Park equestrian parking area and sanitary dump station be relocated to an area south of West Grand Avenue (refer to Figure 2), however impacts related to the temporary disruption of these facilities would be minor and less than significant..

TRANSPORTATION/TRAFFIC – Would the project:	Impact to be Addressed in the EIR	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	X			
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	X			
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities			X	

a-b. The proposed project would result in increased volumes of traffic on surrounding roadways, and may alter existing traffic patterns. Project-generated traffic may exceed a level of service standard for nearby roads or highways, and may conflict with congestion-management standards. These issues will be discussed in the EIR.

c. The proposed project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in safety risks.



d-f. The project does not propose any design features or incompatible uses that would increase traffic hazards. As a condition of project approval, the project would be required to provide adequate emergency access, based on City and Fire Department standards. The project is designed to provide secondary emergency access. The project would not affect existing pedestrian facilities or conflicted with adopted policies plans or programs regarding public transit. No impacts would result.

UTILITIES AND SERVICE SYSTEMS - Would the project:	Impact to be Addressed in the EIR	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X	

a-g. The proposed project would connect to the City's existing water and wastewater delivery systems. Hotel restroom, pool, and laundry facilities, in addition to landscaping and other project features will place additional demand on the City's available water supply. The recently adopted Master EIR for the Land Use Element Update, which included the Grover Beach Lodge as a subsequent project, identified that the City has already initiated a series of on-going improvements and is investigating alternate water sources to meet the expected future water requirements. The EIR determined that there is adequate water resources to meet the near future growth needs. Wastewater generated by the proposed project will place additional demand on the City's wastewater conveyance system and the South County Sanitation District's treatment facilities. However, the South County Sanitation District treatment facility has sufficient capacity to serve the project. Furthermore, the project would not exceed the wastewater treatment requirements of the applicable Regional Water Quality Control Board. The project would not require construction of new storm drain facilities at the project site as all stormwater will be retained onsite. Solid waste generated by the proposed project would be transported to the Cold Canyon Landfill located at 2268 Carpenter Canyon Road (Highway 227) in San Luis Obispo. The proposed project would be subject to federal, state, and local regulations related to solid waste, recycling, and water conservation. The Cold Canyon Landfill



has sufficient capacity to accommodate the additional solid waste that would be generated by the project. Impacts related to these utilities and service systems will be discussed in the EIR.

MANDATORY FINDINGS OF SIGNIFICANCE	Impact to be Addressed in the EIR	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	X			
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	X			
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	X			

a-c. As described in the sections above, the proposed project may generate impacts in the following areas: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards (Wildland Fires), Hydrology and Water Quality, Land Use and Planning (Policy Consistency), Noise, Transportation/Traffic, and Utilities and Service Systems. These issue areas as well as potential cumulative impacts will be evaluated in the EIR, and any feasible mitigation measures will be identified to avoid and/or reduce any significant impacts.

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