

CHAPTER 3

ENVIRONMENTAL SETTING

3.1 PHYSICAL SETTING AND EXISTING USES

The proposed *Grover Beach Lodge and Conference Center* (Grover Beach Lodge) is located in the city of Grover Beach, in San Luis Obispo County, California. The project site is located at the end of West Grand Avenue, within the Pismo State Beach area. The project area encompasses 13.4 acres within Pismo State Park at the entrance to the Oceano Dunes State Vehicular Recreation Area. Existing uses onsite include public restrooms, picnic areas, a visitor drop off area, beach user and equestrian parking, scenic paths and trails, passive use areas, and access to the beach. The majority of the existing project location is an unpaved vacant area, used predominantly as parking for equestrian vehicles and overflow public parking.

3.2 EXISTING LAND USE DESIGNATIONS

The proposed project area is currently designated Visitor Serving – Mixed Use and Open Space/Resource Conservation in the 2010 Land Use Element (LUE) Update. The existing golf course parking lot was changed in the LUE Update from Visitor Serving-Mixed Use to Open Space-Recreation.

3.3 SURROUNDING LAND USES

The project site is bounded by Pismo State Beach to the west, the Pismo State Beach Restaurant and Golf Course to the north, Le Sage Recreational Vehicle (RV) Park to the east, and West Grand Avenue and Pismo State Park to the south. Figure 3-1 shows the surrounding land uses.

Pismo State Beach offers various attractions, including hiking, swimming, surfing, and other ocean sports, and to the south, access to the beach for recreational vehicular use (Oceano Dunes State Vehicular Recreation Area). The dunes lie adjacent to the beach and the State Park includes the largest over-wintering colony of monarch butterflies in the U.S. The monarch butterfly grove is located approximately 0.5 mile north of the project location, and easy access is currently provided by a boardwalk leading from the project site and beach trail along the dunes.

The Pismo State Golf Course is a 9-hole, par-3 golf course in Grover Beach. The course offers sunrise to sunset golfing seven days a week, a putting and pitching green, and wedding/special event services.

Le Sage Mobile Home and RV Parks serve as an important component of the city's affordable housing and affordable visitor lodging within the Coastal Zone. Both of these parks are adjacent to the project site.

West Grand Avenue is a main arterial street connecting Highway 101 and the Pacific Ocean through the City of Grover Beach. West Grand Avenue is the southernmost boundary of the project site. The site is also bordered and accessible from Le Sage Drive, to the north.

Another hotel has been approved for development on the currently vacant parcel lying at the southeast corner of the project location (at the northwest corner of the Highway 1/West Grand

Avenue intersection). Development of the Pacific Coast Hotel has not yet begun, but approximately 29,189 square feet of retail commercial condominium/hotel is proposed. When the project will be constructed is not known.

3.4 CONSISTENCY WITH PLANS AND POLICIES

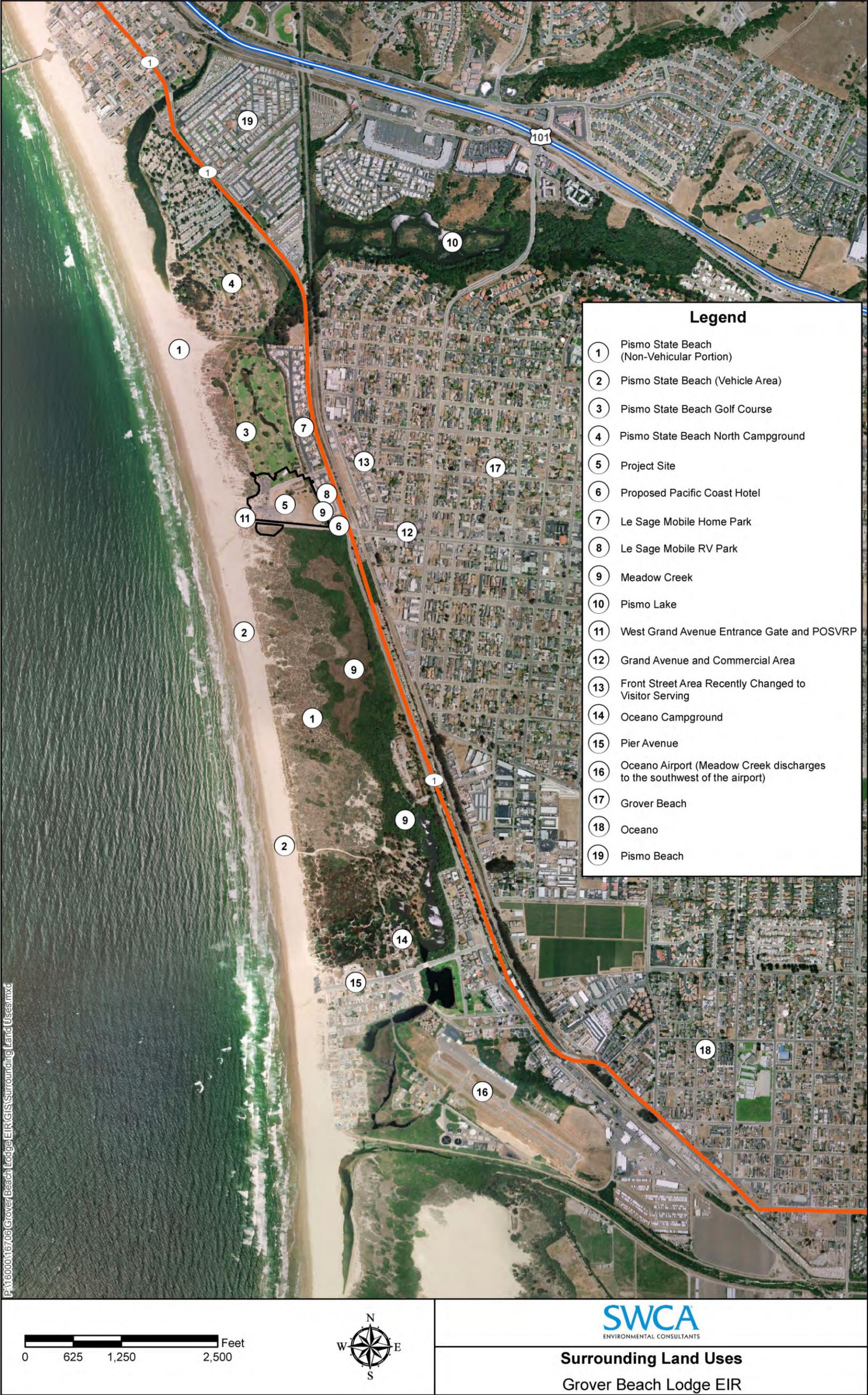
The proposed Grover Beach Lodge has been analyzed for consistency with applicable state and local plans and policies identified in the Master Environmental Impact Report (EIR), as well as the Grover Beach West Grand Avenue Master Plan (currently in draft form). The California Environmental Quality Act (CEQA) Guidelines §15125(d) state, "the EIR shall discuss any inconsistencies between the proposed project and applicable general plans and regional plans." While CEQA requires a discussion of consistency with public plans, inconsistency does not necessarily lead to a significant impact. Inconsistency with public plans creates significant impacts under CEQA only when an adverse physical effect would result from the inconsistency. This chapter provides general information as to the plans and policies applicable to the proposed project. It is the responsibility of the City of Grover Beach (City), as the CEQA Lead Agency, to make the final decision regarding consistency issues. The following plans and policies are applicable to the proposed project and are described in the following sections.

- City of Grover Beach General Plan
- City of Grover Beach Local Coastal Program
- West Grand Avenue Master Plan (September 2010 draft, subsequently adopted January 18, 2011)
- City of Grover Beach Zoning Regulations
- Improvement Plan for the Grover Beach Improvement Project
- San Luis Obispo Council of Governments (SLOCOG) Transportation Plan
- San Luis Obispo County Air Pollution Control District (SLOAPCD) Clean Air Plan
- Amendment to the Pismo State Beach and Oceano Dunes State Vehicular Recreation Area (July 1982)

3.4.1 Relevant Land Use Plans

The following is a summary of relevant regional plans and policies that affect the proposed project. Inconsistencies and impacts are further discussed in the sections regarding the associated impact areas, as applicable. To the extent that the proposed project may be inconsistent with portions of these documents, remedies such as project revisions, special conditions of approval, variance, or plan amendments may be required.

Figure 3-1. Surrounding Land Uses



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3.4.1.1 City of Grover Beach General Plan

The City of Grover Beach General Plan consists of the following elements:

Housing Element (approved by the City in November 2009)

The Housing Element is one of the seven state-required “elements” of the City’s General Plan. It is the only element that is statutorily required to be updated every five years and certified by the State of California Department of Housing and Community Development (HCD). The Housing Element is required to plan for the portion of the Regional Housing Needs Allocation (RHNA) allotted to the City of Grover Beach. The RHNA for the County of San Luis Obispo (County) is developed by the HCD. SLOCOG then allocates the housing units that each jurisdiction within the County must plan for in their respective Housing Elements. The most recent update of the Housing Element became effective in December 2009; the LUE also includes Housing guidance and is consistent with the recently updated Housing Element.

Circulation Element (approved by the City in August 2005)

The purpose of the Circulation Element is to guide the growth and expansion of transportation and circulation facilities within the planning area. The intent of the Circulation Element is to match the growth of the circulation system with the land use changes that are expected to take place over the next 20 years. Government Code §65302(b) states that the General Plan shall include, “A circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, any military airports and ports, and other local public utilities and facilities, all correlated with the land use element of the plan.”

Open Space and Conservation Element (approved by the City in August 1973)

The Open Space and Conservation Element reviews basic data, existing conditions, principles and objectives, open space and conservation requirements, and the need for both Open Space and Conservation areas and principles within the city of Grover Beach.

Land Use Element (approved by the City on February 16, 2010)

The LUE was recently updated by the City and determines the locations within the city’s General Plan area where residential, commercial, industrial, public, and open space land uses may occur at present and in the future. The LUE also determines the location, rate, and timing of new growth and development. The LUE includes goals, policies, and implementation measures directed at providing guidance relating to development of land within the city limits. As part of the LUE update, the City prepared a Master EIR on the LUE, which listed subsequent projects that the City wished to carry forward in the near future for development. One of the projects listed for subsequent review under the Master EIR is the proposed Grover Beach Lodge (designated as the “Beachfront Lodge Project” in the Master EIR).

As shown on Figure 3-2, the recently approved LUE designates the proposed project property for Visitor Serving-Mixed Uses for the purpose of developing a lodging facility and conference center. The project would be designed to preserve and enhance the coastal experience, and improve public access to the dunes, beach, and ocean. The LUE Update includes General Plan policies that encourage the development of a visitor-serving district near the beach, anchored by a world-class lodge and convention center. The LUE Update provides sufficient guidance for a general cumulative evaluation of the potential environmental effects of development given the proposed land uses for the area.

Policy LU-6.2 specifically addresses the proposed project site and states that “the City will actively pursue development of the Beachfront Lodge (currently identified as the Grover Beach Lodge) site with a hotel/convention center that incorporates at least the following features:

- a. Hotel/convention center design should be in context with the surrounding dune complex and beach. The project should consist of more than one building with staggered heights and bulk to break up the building mass and allow for view corridors from the site.
- b. Retention of adequate parking for beach-goers and for patrons.
- c. Pedestrian, bicycle and transit connections to the beach, the dunes, and train station and mixed-use serving development east of Highway 1.
- d. Public access to the beach and dunes.
- e. Compliance with relevant provisions of the Coastal Act.
- f. Protection of sensitive biological, scenic, and cultural resources.

Parks and Recreation Element (approved by the City in March 2005)

The Parks and Recreation Element is a tool to meet the current recreational needs and plan for recreational and park facilities within Grover Beach.

Noise Element (approved by the City in June 1993)

The Noise Element of the General Plan establishes standards for the significance of potential noise impacts.

Scenic Routes Element (approved by the City on November 2, 1981)

The Scenic Routes Element provides a policy framework for the local planning for official and unofficial scenic highways. The scenic routes element is the initial step leading toward the official designation of Highway 1 as a scenic highway. The element provides the basis for scenic corridor studies by the California Department of Transportation (Caltrans) or by the City. The Scenic Routes Element contains goals and policies to protect and enhance scenic corridors within the city.

Safety Element (approved by the City on October 16, 2000)

The two primary principles of the Safety Element are emergency preparedness and managed development to reduce risk. The Safety Element identifies potential emergency situations and natural disasters within the city, and includes goals and policies for response during an emergency or natural disaster, and avoidance of unnecessary risk.

Figure 3-2. Land Use Element of the General Plan

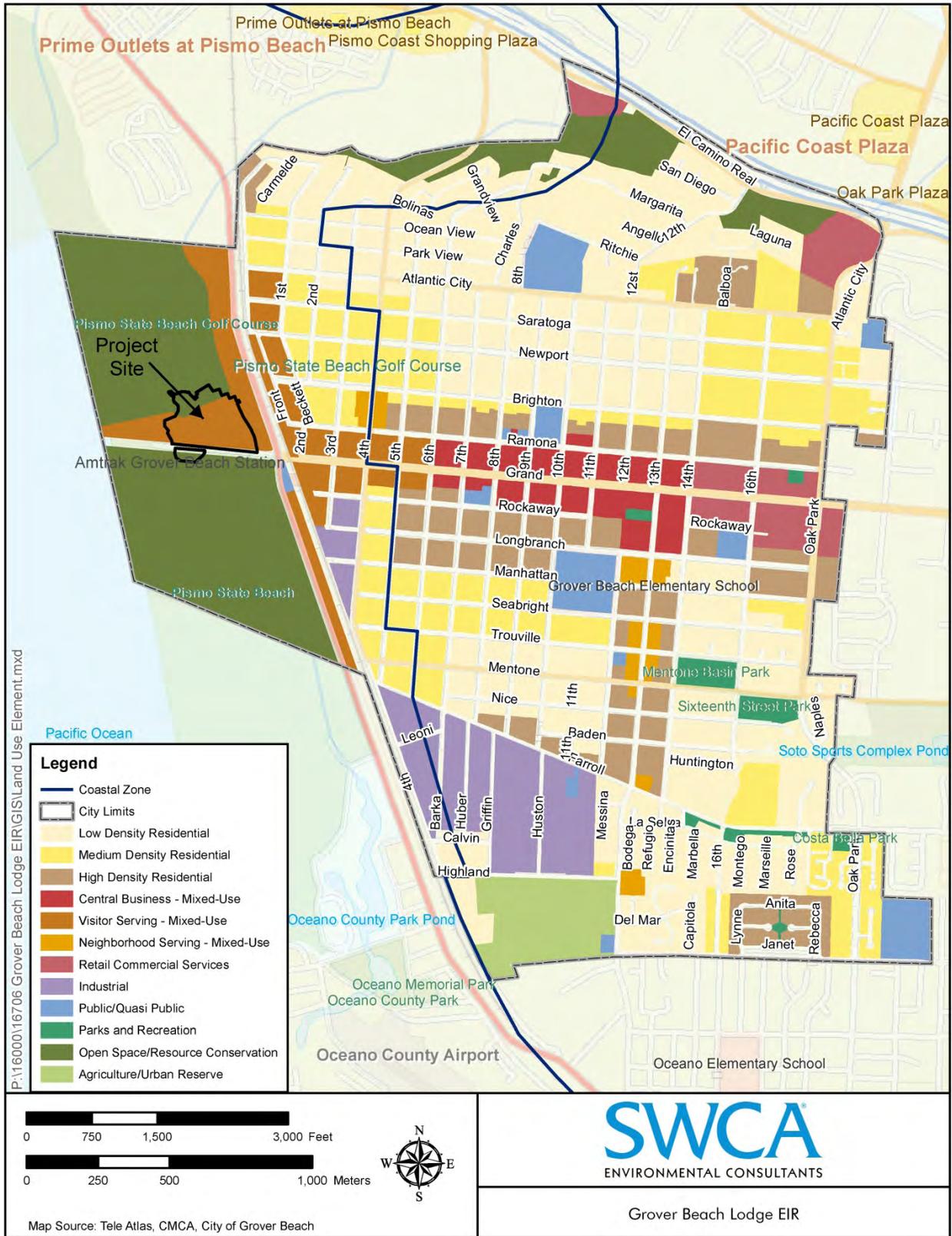
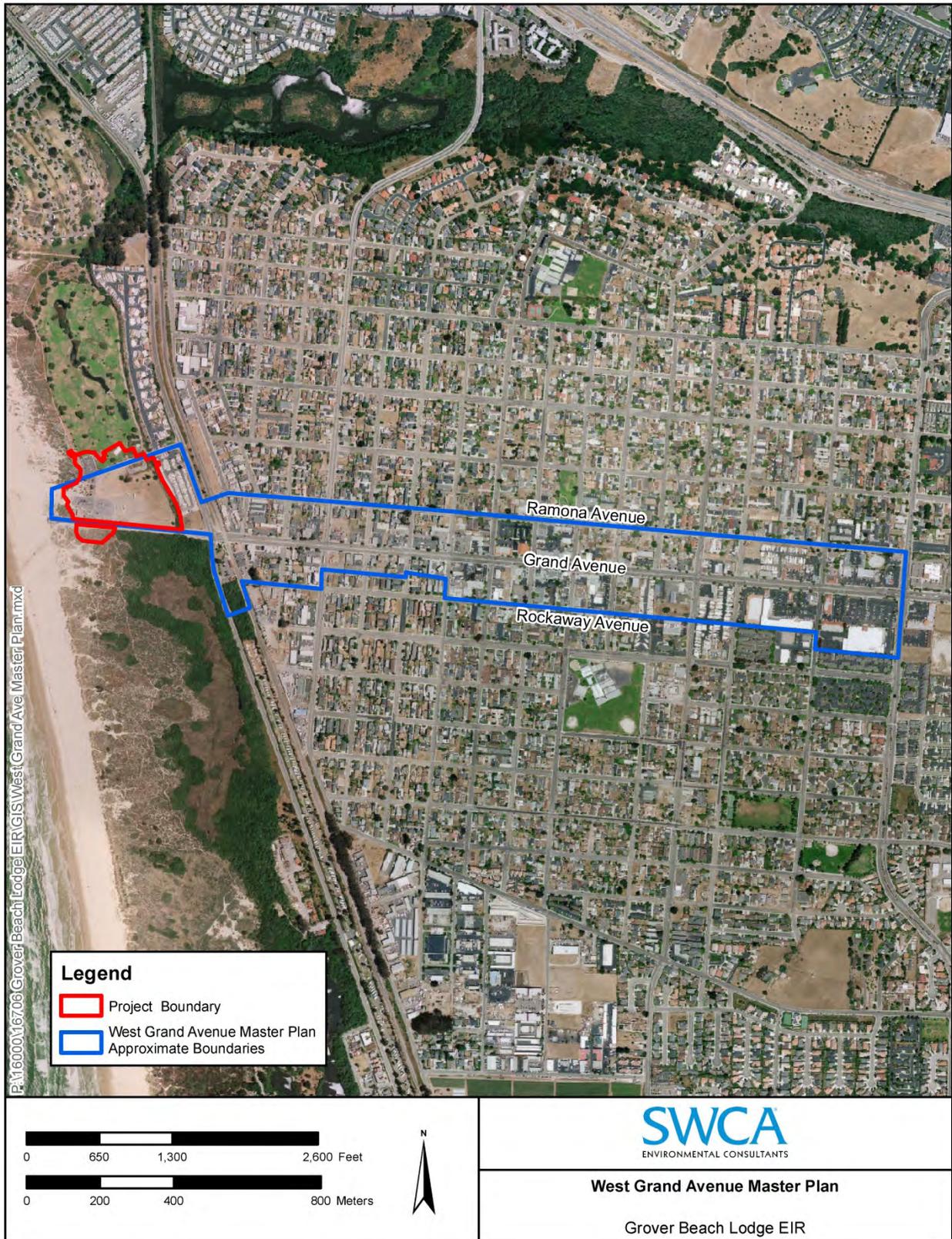


Figure 3-3. West Grand Avenue Master Plan Study Area



3.4.1.2 City of Grover Beach Local Coastal Program (approved by the City and certified by the California Coastal Commission on January 12, 2000)

Like other coastal cities in California, Grover Beach has a coastal zone that is established in the City's Local Coastal Program (LCP; dated January 2000). The zone is subject to the requirements of the California Coastal Act (Public Resources Code [PRC] §30000 et. Seq.), and is intended to "protect, maintain, and, where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and artificial resources." By State law, the coastal zone is established by the California Coastal Commission (CCC), which has authority to permit, restrict, or prohibit certain development within the zone.

Grover Beach's coastal zone is shown on Figure 3-2 and covers slightly less than 1 square mile, spanning 4,100 feet of coastline and extending inland from 3,000 to 6,500 feet. Thirty percent of the total acreage in the city falls within the coastal zone; uses include open space, housing, commercial uses, and industrial uses. The LCP Land Use Plan includes policies specifically relating to the proposed project area and this area is identified as the Conceptual Coastal Commercial Plan. The City is requesting an amendment to the LCP to bring the Conceptual Coastal Commercial Plan into consistency with the city's General Plan; please refer to Chapter 2, Project Description, Figure 2-4, which shows the Coastal Commercial Plan and the proposed amendment.

3.4.1.3 City of Grover Beach West Grand Avenue Master Plan (September November 2010 Draft, subsequently adopted January 18, 2011)

The City of Grover Beach is currently in the process of preparing a Master Plan for the West Grand Avenue corridor. The Master Plan will include design guidelines, parking and circulation standards, streetscape and pedestrian connections, and signage measures for the West Grand Avenue corridor, between the beach and the city's eastern boundary (Oak Park Boulevard) as shown on Figure 3-3. This Master Plan will satisfy two of the four implementation measures for the Grover Beach Lodge (Beachfront Lodge) LUE Update Policy LU6.2, which requires preparation and adoption of a Master Plan for the Grand Avenue corridor, including West Grand Avenue and the Grover Beach Lodge site, and review of the development proposal for consistency with the Master Specific Plan following adoption.

Although the proposed project is cited in the LUE Update as being part of the Master Plan, the plan will have limited applicability to this project. A major goal of the West Grand Avenue Master Plan is to strengthen pedestrian connections between the beach, train station, and proposed Grover Beach Lodge. Therefore, the circulation standards, streetscape and pedestrian connection policies, and signage components of the Master Plan will be implemented into the proposed project to ensure streetscaping, public access, and walkability goals are consistently applied along this length of the West Grand Avenue corridor. However, the Grover Beach Lodge will not be subject to specific design guidelines set forth in the Master Plan. Design of the Grover Beach Lodge has been established through extensive coordination between the parties of the Joint Powers Agreement (JPA). The Grover Beach Lodge project has also incorporated detailed provisions for the enhancement of existing, and additional of new, public beach and lodge parking; therefore, parking provisions of the Master Plan will not apply to this project. Please refer to the Draft West Grand Avenue Master Plan, available at Grover Beach City Hall, for more information.

3.4.1.4 City of Grover Beach Zoning Regulations (latest revision occurred in August 1996)

Grover Beach's Zoning Regulations (Grover Beach Municipal Code, Article IX, Chapter 1) are the main regulations that affect land use planning in Grover Beach. The Zoning Regulations are the primary regulatory mechanism used by the City to carry out the goals, objectives, and policies of the General Plan. The purpose of the Zoning Regulations is to provide specific guidelines for the development of the city in a manner that achieves the general arrangement of land uses and implements the policies depicted in the General Plan.

Grover Beach's Zoning Regulations, most recently amended through Ordinance No. 08-03 in April 2008, concern zoning, land use, and subdivisions within the city. These regulations include most of the City's requirements for the development and use of private and public land, buildings, and structures within the city. The Zoning Regulations are divided among 50 parts, with each part further divided into sections. Parts 4 through 36 provide information on the zoning districts currently used in Grover Beach, including land uses that are permissible in each and the types of permits that must be acquired for different types of development. The zoning districts can be grouped into four basic types of land uses: residential, commercial and office, industrial, and open space.

Remaining parts of the City's Zoning Regulations address development standards, parking regulations, permitting and review procedures, and non-conforming uses. Accordingly, physical development and land use changes taking place under the proposed project would be subject to the provisions of the Zoning Regulations.

The entire project location lies within the city's Flood Plain Combining District (F-P). The Flood Plain Combining District is applied to properties which lie within natural flood plains where inundation may occur, but where depths and velocities are not typically capable of causing appreciable damage. Such properties require special regulations for the protection of property improvements from hazards and damage which may result from flood waters.

3.4.1.5 1997 Improvement Plan for the Grover Beach Improvement Project

In 1997, the Grover Beach Improvement Agency, the redevelopment body for the City, adopted a redevelopment area labeled the Grover Beach Improvement Project. The Implementation Plan was adopted in 2002 and updated in 2008 as required by State Law. The main objectives of the Improvement Project include eliminating blight, providing revitalization opportunities, strengthening retail, and increasing the affordable housing supply. Development in the redevelopment area is guided by a land use plan that includes provisions and restrictions regarding permitted uses, rehabilitation of existing property, density and intensity, and land use compatibility. The redevelopment area encompasses a total of 132 acres. It is positioned along the West Grand Avenue corridor and northern waterfront, with an area extending south of West Grand Avenue between 9th and 13th Streets. The proposed project is consistent with and is referenced in the Implementation Plans.

3.4.1.6 San Luis Obispo Council of Governments Regional Transportation Plan

SLOCOG represents the County, as well as the seven cities of San Luis Obispo County. It is a "voluntary joint powers authority" that seeks to "facilitate sub-regional and regional planning" between the various jurisdictions within the County boundaries. The Regional Transportation Plan (RTP) is a 20-year plan that is updated every three years, and helps to guide the development of transportation policy and infrastructure and generate cohesive operations with

Caltrans. For more information, please refer to Chapter 4, Section 4.8 of the EIR, Transportation/Traffic.

3.4.1.7 San Luis Obispo County Air Pollution Control District Clean Air Plan

The SLOAPCD Clean Air Plan (March 2002) establishes policies and programs for the attainment of federal and state air quality standards. The Plan contains measures to reduce emissions of reactive organic compounds and nitrogen oxides, the two precursors to ozone. In addition to control measures, the Plan includes information about air quality trends and about emission forecasts. Many policies and programs from the Plan have been incorporated into the Air Quality section of the EIR. Additionally, Assembly Bill (AB) 32, the Greenhouse Gas Emission (GHG) Act, is being incorporated into the EIR. For more information, please refer to Chapter 4, Section 4.2 of the EIR, Air Quality.

3.4.1.8 Pismo State Beach-Oceano Dunes State Vehicular Recreation Area General Development Plan (approved by State Parks April 1975) and Amendment to General Development Plan (approved by State Parks July 1982)

The Pismo State Beach and Oceano Dunes State Vehicular Recreation Plan covers the proposed property and the property is in State Parks Ownership. The General Development Plan was amended in July 1982 to change the land use designation of multi-purpose at Pismo State Beach at Grand Avenue to include a 150-room lodge with a conference center. The land use change permits facilities on undeveloped state-owned land. A brief environmental impact report was prepared for the amendment; General Development Plan, and the amendment and EIR is included in Appendix F since these documents specifically cover the area of the proposed project. Please refer to Chapter 1, Introduction, and Chapter 2, Project Description of this EIR for more information regarding the JPA.

3.5 CONSISTENCY ANALYSIS

Table 3-1 presents a summary of the consistency evaluation between the Grover Beach Lodge and the applicable plans listed above. The Grover Beach General Plan, particularly the Land Use Element, the Local Coastal Program, and the Amendment to the General Development Plan for the Pismo State Beach – Oceano Dunes State Vehicular Recreation Area are the plans that are most greatly implicated by the proposed project. The West Grand Avenue Master Plan is under preparation and has not been approved by the City; consistency with this plan cannot be determined at this time. The LUE of the General Plan requires changes to the Zoning Ordinance. Therefore, by definition, the project is not consistent with the Zoning Ordinance until the City Council approves the amendments related to the project site. The proposed project also includes a proposed amendment to the LCP and the proposed project, until the amendments are approved would be inconsistent with some LCP policies. Other LCP policies and programs not subject to LCP amendment requests have been reviewed to determine consistency.

Additional consistency analysis with local plans and policies is provided in the individual environmental analysis sections of the EIR. Adverse physical effects resulting from any inconsistency are discussed in the respective environmental analysis sections (refer to Chapter 4 of this EIR).

Table 3-1. Consistency with Applicable Plans and Policies

Goals, Policies, Programs, and Standards	Proposed Action	Determination
City of Grover Beach Land Use Element		
<p><i>Goal LU-1:</i> To protect and preserve existing residential neighborhoods.</p>	<p>Does not affect existing residential neighborhoods</p>	<p>Consistent</p>
<p><i>Policy LU-1.1</i> Protect existing neighborhoods. The City shall promote the preservation of existing stable residential neighborhoods.</p>	<p>Protects existing Le Sage Mobile Home Park and Le Sage RV Park – project does not encroach on these uses.</p>	<p>Consistent</p>
<p><i>Policy LU-1.4</i> Mobile home parks. The City's existing mobile home parks are an important component of the City's affordable housing stock and should be preserved, where feasible.</p>	<p>Protects existing Le Sage Mobile Home Park and Le Sage RV Park – project does not encroach on these uses.</p>	<p>Consistent</p>
<p><i>Policy LU-1.5</i> La Sage Mobile Home Park. The La Sage mobile home park west of State Route 1 and north of Grand Avenue should be preserved as an important component of the City's affordable housing within the Coastal Zone. The transition of the park to accommodate additional visitor serving commercial or retail businesses should be allowed only if the existing mobile home residents are not displaced.</p> <p><i>Implementation Measures</i> <i>Designate this site Visitor Serving Mixed-Use</i> <i>Assess any changes to the use of the mobile home park for consistency with this policy through the development review process.</i></p>	<p>Protects existing Le Sage Mobile Home Park and Le Sage RV Park – project does not encroach on these uses.</p>	<p>Consistent</p>
<p><i>Policy LU-4.2</i> Retail development. The City shall promote the establishment, maintenance, and expansion of businesses in Grover Beach that generate retail sales taxes as important contributors to the local economy.</p> <p><i>Implementation Measures</i> <i>Continue to implement the City's Economic Development Program.</i></p>	<p>Proposed project includes additional concessions that would provide additional sales tax from retail uses</p>	<p>Consistent</p>
<p><i>Policy LU-4.3</i> Mixed use development. The City will promote mixed use developments that functionally integrate businesses that depend on foot traffic and exposure to pedestrians on the ground floor (such as retail, restaurants, and visitor-serving accommodations) with residences, professional</p>	<p>Proposed project includes mixed-use visitor serving uses and changes to zoning</p>	<p>Consistent</p>

Goals, Policies, Programs, and Standards	Proposed Action	Determination
<p>offices, and/or visitor accommodations on the upper floors. Vertical (different uses stacked one above another) and horizontal (different ground level uses on a single parcel) mixed use development will be encouraged.</p> <p><i>Implementation Measures</i></p> <p><i>Designate suitable areas for mixed-use development.</i></p> <p><i>Amend applicable sections of the Zoning Code to accommodate mixed-use development.</i></p> <p><i>Prepare and adopt specific plans as needed to guide the development and re-development of mixed-use sites.</i></p>	<p>ordinance to bring project into consistency with this policy.</p>	
<p><i>Policy LU-4.4</i> Design of mixed-use development. Mixed use developments should be designed to mitigate potential conflicts between residential and non-residential uses, considering such issues as noise, lighting, security, and truck and automobile access.</p> <p><i>Implementation Measures</i></p> <p><i>Establish performance criteria for noise, lighting, security, loading, etc., by amending the Zoning Code where necessary.</i></p> <p><i>Review development projects for consistency with this policy as part of the development review process.</i></p>	<p>Proposed project is applying for LEED certification that includes design elements to avoid conflicts with residential uses for noise, lighting, security, and access.</p>	<p>Consistent</p>
<p><i>Goal LU-5:</i> To revitalize the Grand Avenue Corridor/Beach Area into a vibrant, economically sound, pedestrian-oriented districts.</p>	<p>Proposed project includes pedestrian connections with adjacent land uses</p>	<p>Consistent</p>
<p><i>Policy LU-5.1</i> Specific plan as a guide for revitalization. A Specific Plan shall be prepared which shall, through text, maps, and illustrations, set forth the vision for the physical and economic development and revitalization of the Grand Avenue corridor and beach area. The area to be included in the Specific Plan study area will be established as the first task of this planning effort. The specific plan shall address all of the requirements set forth in Government Code §65451, in addition to the following:</p> <p>The appropriate boundaries of the area to be included within the specific plan area.</p> <p>The appropriate range and location of land uses.</p> <p>Detailed strategies for accomplishing the following:</p> <ul style="list-style-type: none"> Strengthening the City’s connection to the beach, the beach-side lodge site, and the train 	<p>The proposed project has been included in the Grand Avenue Master Plan. The proposed project includes visitor serving uses, pedestrian from the lodge, beach to Grand Avenue and the train station; the Master Plan when approved would give further guidance for lighting and scale that would be reflected in the proposed</p>	<p>Consistent</p>

Goals, Policies, Programs, and Standards	Proposed Action	Determination
<p>station.</p> <ul style="list-style-type: none"> • Establishing a visitor-serving retail node at the 4th Street/Grand Avenue intersection; • Creation of a civic center/downtown business district “core” bounded by 8th Street, 11th Street, Ramona Avenue and Rockaway Avenue; • Protecting sensitive biological, scenic and cultural resources; • Elements to foster traffic calming and strengthen the pedestrian character of the corridor and surrounding areas, such as: <ul style="list-style-type: none"> – Landscaped medians and roundabouts – Corner bulb-outs and textured cross-walks; – Pedestrian-scale street lighting; – Seating and other street furniture; – Street trees and landscaping; – Public open space, gathering areas and plazas; – Elements to promote wayfinding; • Interpretive displays that foster a greater understanding of the natural resources of the beach and dunes; <p>Design guidelines for new development to address at least the following:</p> <ul style="list-style-type: none"> • Architectural character, and especially the placement of buildings on a lot and how buildings relate to the streetscape • Site planning • Parking and access • Landscaping • Signage • Development standards, including appropriate locations for four-story buildings; • Public and private (off-street) parking and parking standards, including the need for, and appropriate locations for, parking facilities and angled parking on side streets; <p>A mobility plan for motor vehicles, pedestrians, bicycles, transit, and the physically impaired that may include a walkway over State Route 1 and the railroad tracks;</p> <p>Coastal access as required by the California Coastal Act;</p> <p>Marketing and business attraction/retention;</p> <p>A plan for funding and implementation.</p>	<p>project site uses. Wayfinding signs, public viewing areas, nature and beach information signage are all included in the proposed project. Coastal access has been included.</p> <p>Adequate parking per the JPA requirements has been provided for the public.</p> <p>The applicant Pacific Host, Inc. will fund and implement the project as a concessionaire under the Concession Contract with State Parks.</p>	
<p><i>Goal LU-6: To establish an attractive, beach-oriented visitor serving district generally between 6th Street and the beach</i></p>	<p>The General Plan Amendment and Amendment to the LCP</p>	<p>Consistent</p>

Goals, Policies, Programs, and Standards	Proposed Action	Determination
	includes refinement of the boundaries for visitor serving uses on the project site.	
<p><i>Policy LU-6.1</i> West Grand Avenue area. The West Grand Avenue area is an appropriate location for the development of a significant mixed-use visitor-serving district anchored by a major lodge/hotel/convention center constructed west of Meadow Creek. Revitalization efforts in this area will be guided by the Specific Plan prepared in accordance with Policy LU-5.1.</p> <p><i>Implementation Measures</i></p> <p><i>Designate suitable areas for visitor-serving mixed-use development, including the transition of the Front Street industrial area to visitor-serving uses.</i></p> <p><i>Amend applicable sections of the Zoning Code to accommodate visitor-serving mixed-use development.</i></p> <p><i>Prepare and adopt a Specific Plan for the Grand Avenue corridor to guide the development and re-development of vacant and underutilized mixed-use sites.</i></p> <p><i>Review development projects for consistency with the specific plan following adoption.</i></p>	<p>The proposed project is a visitor-serving mixed use project and is consistent with Policy LU-5.1. The proposed project includes amendment to the Zoning Ordinance to bring the site into consistency with plans and policies.</p>	<p>Consistent</p>
<p><i>Policy LU-6.2</i> Beach Front Lodge. The City will actively pursue development of the Beach Front Lodge site with a hotel/convention center that incorporates at least the following general features:</p> <p>A hotel/convention center of similar height and scale to the Asilomar Conference Center in Monterey.</p> <p>Public parking for beach-goers and for patrons.</p> <p>Pedestrian, bicycle and transit connections to the beach, the dunes, the train station, and mixed-use visitor-serving development east of Highway 1.</p> <p>Public access to the beach and dunes.</p> <p>Compliance with relevant provisions of the Coastal Act.</p> <p>Protection of sensitive biological, scenic and cultural resources;</p> <p><i>Implementation Measures</i></p> <p><i>The City has entered into a Joint Powers Agreement with the State of California and selected a hotel operator to proceed with development of the Lodge/Conference Center.</i></p> <p><i>Implement the Improvement Project and Economic Development Strategy.</i></p> <p><i>Prepare and adopt a Specific Plan for the Grand Avenue corridor including West Grand Avenue and the Lodge Site.</i></p>	<p>Proposed project is the Beach Front Lodge project and includes a lodge and conference facilities, public beach parking, bicycle, pedestrian, equestrian access to the beach and dunes and protection and restoration of sensitive habitats. The City is in the process of drafting the Grand Avenue Master Plan to comply with this implementation measure.</p>	<p>Consistent</p>

Goals, Policies, Programs, and Standards	Proposed Action	Determination
<p><i>Review development proposal for consistency with the Specific Plan following adoption.</i></p>		
<p><i>Policy LU-6.4</i> Preferences for mixed-use development. In general, ground floor development within the Visitor Serving – Mixed-Use designation should be reserved for retail shops, eating and drinking establishments, and visitor accommodations, with the upper floors occupied by additional visitor accommodations, offices, and dwellings. To assure adequate space for visitor-serving uses, properties within this designation should not include general retail stores, auto repair, or business services. Although mixed-use development is encouraged, it is not required.</p> <p><i>Implementation Measures</i></p> <p><i>Amend applicable sections of the Zoning Code to incorporate the above preferences.</i> <i>Review development projects for consistency with the above policy as part of the development review process.</i></p>	<p>The proposed project does not include offices or dwellings but the intent of the Land Use Element designation of the site was for visitor serving-mixed uses.</p>	<p>Consistent</p>
<p><i>Policy LU-6.5</i> Street character. In general, buildings constructed in the area designated Visitor Serving – Mixed Use should be placed at the back of sidewalk along the street frontage, especially along Grand Avenue, with adequate space between the building and the curb to accommodate pedestrian walkways, street furniture (seating, lighting, landscaping, public art), and for outdoor dining and gathering.</p> <p><i>Implementation Measures</i></p> <p><i>Amend applicable sections of the Zoning Code to incorporate the above preferences.</i> <i>Review development projects for consistency with the above policy as part of the development review process.</i> <i>The City will complete median/bulb-out and pedestrian improvements to the West Grand Avenue area from 4th Street to State Route 1 by 2010.</i></p>	<p>Proposed project includes streetscape along West Grand Avenue and public gathering areas throughout the beach frontage consistent with this policy.</p>	<p>Consistent</p>
<p><i>Policy LU-6.9</i> Tourism. The City should continue efforts to capitalize on its beach-side setting by marketing to a broad range of tourist activities, including ‘eco-tourism’.</p>	<p>Proposed project furthers this policy by capitalizing on the beach front setting for visitor lodging to promote Grover Beach as a beach community. The project provides concession space that could be used to promote eco-tourism.</p>	<p>Consistent</p>

Goals, Policies, Programs, and Standards	Proposed Action	Determination
<p><i>Policy LU-7.7</i> Streetscape improvements. The City (and Redevelopment Agency) shall take the lead in upgrading the visual quality of streets in the downtown area and require individual development projects to incorporate frontage improvements.</p> <p><i>Implementation Measures</i></p> <p><i>Implement the Grand Avenue Specific Plan recommendations for Streetscape Improvements.</i></p> <p><i>Complete the Grand Avenue Enhancement Project and the proposed streetscape improvements through the Central Business District.</i></p> <p><i>Incorporate streetscape improvements as part of the City's CIP. The City shall complete the streetscape improvements as funding become available (anticipated in 2011).</i></p> <p><i>Continue the façade improvement programs and determine if there are other appropriate tools to upgrade the visual quality of the downtown.</i></p> <p><i>Evaluate the existing sign standards and develop a program to encourage replacement/upgrade of signs that are not in conformance with the standards established in the Specific plan.</i></p> <p><i>Require development projects to install required frontage improvements through the development review process.</i></p>	<p>Proposed project is included in the Grand Avenue Master Plan area and streetscape improvements will take into consideration the transition from Grand Avenue to West Grand Avenue commercial-to visitor-serving uses. However, the proposed lodge would not necessarily follow the design standards in the Grand Avenue Master Plan because of the JPA goal to create a visitor destination at the project site. Sign standards would be compatible and wayfinding directions would be consistent with Grand Avenue Master Plan</p>	<p>Consistent</p>
<p><i>Policy LU-8.2</i> Broaden the tax base. The City should assist property owners and prospective developers in the development of larger, more diverse businesses in the East Grand Avenue area that provide a broader range of the goods and services desired by Grover Beach residents.</p>	<p>The JPA demonstrates the city assistance with promoting Grand Avenue goals.</p>	<p>Consistent</p>
<p><i>Goal LU-12:</i> To establish and maintain a public park system and recreation facilities suited to the needs of Grover Beach residents and visitors.</p>	<p>The proposed project establishes additional park facilities associated with the State Park; the lodge includes amenities that will be available to the general public.</p>	<p>Consistent</p>
<p><i>Policy LU-12.1</i> Park land requirements for development. New development shall be required to assist in meeting the City's standard for parkland acres per 1,000 residents.</p> <p><i>Implementation Measures</i></p>	<p>The proposed project would not establish parkland acreage because it is on State Park property and would not be included in meeting city requirements.</p>	<p>Not Applicable</p>

Goals, Policies, Programs, and Standards	Proposed Action	Determination
<p><i>Implement the measures provided in the Parks and Recreation Element.</i> <i>Review development projects for consistency with the above policy and other relevant provisions of State law relating to the provision of park land.</i></p>		
<p>City of Grover Beach Local Coastal Program</p>		
<p><i>2. Coastal Resources Component. Part 1. Natural Resource Areas. 2.1.5.A. Marine Resource Areas. Sand Dunes. 1. Policy: No development shall be allowed in the vegetated dune areas; development adjacent to vegetated dunes shall be sited and designed to prevent impacts which would significantly degrade the vegetated dunes. Retaining fences, walls, or other structures or earth moving activities shall be allowed only to protect existing structures.</i></p>	<p>Proposed project includes equestrian parking in the dunes and in <u>potential</u> ESHA as defined by Coastal Act. Project includes protection of vegetated dunes and dune enhancement. Project is situated on highly disturbed land.</p>	<p>Potentially Inconsistent-Area C; Remaining areas are Consistent</p>
<p><i>2. Coastal Resources Component. Part 1. Natural Resource Areas. 2.1.5.A. Marine Resource Areas. Sand Dunes. 2. Action: With the cooperation of the California Department of Parks and Recreation, special precautions shall be taken to ensure that the vegetated dunes are not further damaged through overuse, either by vehicles or pedestrians. Precautions shall include the posting of additional signs along Grand Avenue and the beach which notify visitors of the prohibition against vehicular use of the dunes as well as the penalty for violating this prohibition (§30240(a)).</i></p>	<p>Equestrian parking is within vegetated dune area. Signage would be responsibility of State Parks as part of the Oceano Dunes State Vehicular Recreation Area.</p>	<p>Potentially inconsistent-Area C; Remaining areas are Consistent</p>
<p><i>2. Coastal Resources Component. Part 1. Natural Resource Areas. 2.1.5.A. Marine Resource Areas. Sand Dunes. 3. Action: To prevent overuse by walk-in visitors, provision of support facilities and services in the dunes shall be prohibited. Nature trails which utilize existing paths could be developed with the cooperation of the Department of Parks and Recreation to encourage pedestrians to avoid trampling dune vegetation.</i></p>	<p>Proposed project will establish marked trails for pedestrian access; internal trails will be linked to existing beach access and existing nature trails. A public sidewalk is included along West Grand Avenue. Equestrian parking is adjacent to existing horse trails through the dunes.</p>	<p>Consistent</p>
<p><i>2. Coastal Resources Component. Part 1. Natural Resource Areas. 2.1.5.B. Inland Resource Areas. Meadow Creek (Western Branch). 2. Policy: Approval of developments in areas draining into Meadow Creek shall be conditioned upon provision of on-site ponding basins or other means of regulating runoff water. Retention facilities should be capable of retaining the first two hours of a fifty-year frequency</i></p>	<p>Proposed project includes on-site ponding and bioswales to clean water sheet flowing into the</p>	<p>Consistent</p>

Goals, Policies, Programs, and Standards	Proposed Action	Determination
storm. (§30231).	existing Meadow Creek drainage.	
2. <i>Coastal Resources Component. Part 1. Natural Resource Areas. 2.1.5.B. Inland Resource Areas. Meadow Creek (Western Branch).</i> 4. Policy: The existing sediment filtering capabilities of Meadow Creek as it passes through the Coastal Planned Commercial area shall be maintained and where feasible it shall be enhanced through the use of “stilling devices” to filter out additional oils and sediment.	Proposed project includes silting devices to filter out additional oils and sediment coming from site into Meadow Creek drainage. A 50-foot buffer will be maintained to assist with drainage and sediment control; project will include bioswales that will assist with filtering runoff	Consistent
2. <i>Coastal Resources Component. Part 1. Natural Resource Areas. 2.1.5.B. Inland Resource Areas. General.</i> 2. Policy: Blown sand removed from Grand Avenue, Le Sage Drive, parking lots or other paved surfaces shall be disposed of either by spreading on the hard beach area of the intertidal zone or in the general area of the existing dirt vehicle ramp. In no instance shall blown sand be dumped or spread in the dunes area.	Project can include measures for sand disposal consistent with State Parks maintenance procedures.	Consistent
2. <i>Coastal Resources Component. Part 1. Natural Resource Areas. 2.1.5.B. Inland Resource Areas. General.</i> 3. Policy: All new development shall include all applicable Best Management Practices (BMPs) for control of polluted runoff, including, but not necessarily limited to, those identified in the California Storm Water Best Management Practice Handbooks (March 1993), in order to prevent polluted runoff from reaching Meadow Creek and the ocean.	Proposed project will be required to be consistent with new BMPs for drainage.	Consistent
2. <i>Coastal Resources Component. Part 2. Visual Resource Areas. 2.2.4. A. Area 1.</i> 1. Policy: Dunes, beach and shoreline shall continue to dominate the area visually. All structures shall be subordinate or complimentary to these natural features and to existing structures.	Proposed project is not technically in Area 1, but design includes sensitivity to visibility from beach areas and includes features to be complimentary to natural features, including inclusion of dunes into landscaping	Consistent
2. <i>Coastal Resources Component. Part 2. Visual Resource Areas. 2.2.4.A. Area 1.</i> 2. Policy: In the relatively small portion of Area 1 where development may occur, development shall be sited and designed to protect views to and along the shoreline and dunes. The scenic and visual quality of this area shall be considered, protected, and enhanced where feasible.	Proposed project not technically in Area 1, but design includes protection of views to and along the	Consistent

Goals, Policies, Programs, and Standards	Proposed Action	Determination
	shoreline by situating buildings to the east of the existing dunes and varying building heights to not create mass and bulk views from the beach	
<p><i>2. Coastal Resources Component. Part 2. Visual Resource Areas. 2.2.4.A. Area 1. 3. Action:</i> In cooperation with the California Department of Parks and Recreation, additional trash containers shall be provided at appropriate locations whenever a proposal which will increase the number of beach users in a particular area is implemented.</p>	<p>Proposed project includes additional trash containers; recycling efforts will be maintained in association with lodge and State Parks maintenance practices.</p>	<p>Consistent</p>
<p><i>2. Coastal Resources Component. Part 2. Visual Resource Areas. 2.2.4.A. Area 1. 4. Action:</i> The City should cooperate with the California Department of Parks and Recreation in providing additional trash containers and collection service near the Grand Avenue ramp entrance and near Le Sage Drive. Additional service is particularly necessary during peak recreational use periods.</p>	<p>Proposed project includes trash containers and trash collection.</p>	<p>Consistent</p>
<p><i>2. Coastal Resources Component. Part 2. Visual Resource Areas. 2.2.4.C. Area 3. 1. Policy:</i> As the Coastal Planned Commercial area west of Highway 1 redevelops into consistent visitor serving uses, the allowed development shall be sited and designed to protect the existing view corridors perpendicular to Highway 1, along Grand Avenue and Le Sage Drive, and to create one to three additional view corridors perpendicular to Highway 1 north of Le Sage Drive. The development in this area shall be complimentary and subordinate to the character of the shoreline and dune setting to the fullest extent feasible.</p>	<p>Proposed project views are from West Grand Avenue corridor and project includes view corridors to the beach; no beach views are blocked by project.</p>	<p>Consistent</p>
<p><i>3. Archaeological Resources Component. 3.4. Recommendations. 1. Policy:</i> Where development would adversely impact archaeological or paleontological resources as identified by the State Historical Preservation Officer, reasonable mitigation measures shall be required by the City's Planning Commission and/or City Council.</p>	<p>No cultural resources are present on site.</p>	<p>Consistent</p>
<p><i>3. Archaeological Resources Component. 3.4. Recommendations. 4.</i> That should archaeological resources be found during the construction phase of any project, all activity shall be temporarily suspended for a maximum of 30 days in which time a qualified archaeologist who has a working knowledge of Coastal Chumash archaeological sites chosen by the City's Environmental Coordinator has examined the site and recommended mitigation measures to be approved by the City. Said investigation costs shall be borne by the developer.</p>	<p>This mitigation has been included in EIR and is City standard</p>	<p>Consistent</p>
<p><i>3. Archaeological Resources Component. 3.4. Recommendations. 5. Policy:</i> That prior to the issuance</p>	<p>A reconnaissance has been</p>	<p>Consistent</p>

Goals, Policies, Programs, and Standards	Proposed Action	Determination
of any permit within areas identified as potential archaeological sites the City shall require an initial reconnaissance by a qualified archaeologist who has a working knowledge of Coastal Chumash archaeological sites.	conducted on site and no cultural resources were identified.	
3. <i>Archaeological Resources Component. 3.4. Recommendations. 7. Policy:</i> That in general, the standard mitigation for development on or near archaeological sites shall be importation of 18” to 24” of sterile sand fill provided that no utility trenching be allowed in native material; or leave area in open space and that a qualified archaeologist is present during any excavation; or, as a last resort, removal of any artifacts be by a qualified archaeologist. Said artifacts to be turned over to the San Luis Obispo Archaeological Society.	This mitigation has been included in EIR and is City standard.	Consistent
4. <i>Coastal Air Quality and Vehicular Energy Consumption Component. 4.3. Recommendations. 1.</i> The Chamber of Commerce should institute “off-season” beach-related events which will have a regional or statewide interest and will attract beach visitors at non-peak periods. A mobile home and/or recreational vehicle show; an arts and crafts festival; a beach Olympics with a beach jogging marathon; volleyball and frisbee tournaments; kite-flying competitions; swimming races and so on; or any other family-oriented, broad appeal activity.	Proposed project would attract conferences during off-season periods.	Consistent
4. <i>Coastal Air Quality and Vehicular Energy Consumption Component. 4.3. Recommendations. 2.</i> Cal Trans should develop and implement means of increasing use of mass transit by beach visitors from long distances as well as by those who are local residents. The success of such a program will depend on the following conditions: Provision of lodging and dining facilities near the beach which are convenient for beach visitors without cars. Appropriate sites for a beach visitor-oriented hotel/motel are: (1) the six acres currently owned by State Parks and Recreation which was previously a golf driving range; and (2) a strip of land privately owned and currently occupied by a mobile home/recreational vehicle park north of Grand Avenue along the west side of Highway 1. Approximately 42 of the 60 mobile homes located here are presently used only as vacation homes. Expansion of the existing local bus system to provide service on weekends with beach stops. Upgrading by the property owners and users of the railroad easement of the visual quality of land along Highway 1 north of Grand Avenue. Improvements should include, at minimum, landscaping or screening of the railroad easement north of Grand Avenue, removal of deteriorated structures at the intersection of the railroad tracks and Grand Avenue, and screening of storage yards abutting the railroad easement immediately north of Grand Avenue. These objectives should be achieved through a land use designation requiring amortization or screening of unsightly uses in coastal corridors.	Proposed project is accessible via train, bus, and pedestrian as well as vehicular traffic. Train Station has been upgraded. Train tracks are not visible from proposed project site except at Hwy 1 and Grand Avenue Intersection. EIR contains provision for expanding bus system on weekends via a trolley or other applicant-sponsored program along Grand Avenue	Consistent
5. <i>Public Access and Recreation Component. 5.3. Existing Policy. 5.3.1. State Policy.</i> The California Department of Parks and Recreation produced, in 1975, a General Development and Management Plan for Pismo State Beach and Dunes. The principal objectives of this plan are the following:	Proposed project evaluation of State Parks General Development Plan is provided in this section.	Consistent

Goals, Policies, Programs, and Standards	Proposed Action	Determination
<ol style="list-style-type: none"> 1. Control of vehicular beach access. 2. Reduction in vehicle traffic on the beach, primarily through: <ol style="list-style-type: none"> a. Development of new access to the dunes; b. Development of off-beach parking; c. Reduction in beach-camping densities; d. Conversion of one mile of beach to pedestrian only beach use north of the Grand Avenue ramp. 3. Continuity in administration of recreational lands. 		
<p><i>5. Public Access and Recreation Component. 5.3. Existing Policy. 5.3.2. Local Policy.</i> The Open Space/Conservation Element of Grover Beach’s General Plan contains several policies relevant to the recreation and access concerns of the Coastal Act. Among these are included the following:</p> <ol style="list-style-type: none"> 2. Encourage and provide recreational facilities, whether active or passive, in locations near all living and working areas. 3. Proper commercial recreational uses should be encouraged. 4. Proposed sites for recreation should be evaluated to assure that they have maximum flexibility and adoptability. 5. Encourage the State Parks Department to proceed with acquisition of additional land to enlarge the present State Park and increase state beach frontage. 	<p>Proposed project includes recreational facilities consistent with JPA.</p>	<p>Consistent</p>
<p><i>5. Public Access and Recreation Component. 5.4. State General Development Plan.</i> The Pismo State Beach and Pismo Dunes State Vehicle Recreation Area General Development and Resource Management Plan was produced by the California Department of Parks and Recreation in 1975. Those conditions having the most significant impact upon Grover Beach include the following:</p> <p><i>Access.</i> Provide controlled vehicle access to the State Beach using temporary control stations in the initial phase with conversion to permanent facilities in the future. The main entrance station to be operated by the State will be located at the Grand Avenue ramp. Status: The entrance station has been constructed. Reduce the number of vehicle access points to the State Beach and provide an inner road circulation system connecting overnight use areas, day use areas, and the beach. Status: Access points reduced to two; inner road not provided.</p> <p><i>Day Use.</i> Provide off-beach parking at Pismo Creek and Pier Avenue with a major facility near the foot of Grand Avenue (520 paved parking spaces plus 400 turfed spaces total for the three locations). Status: Grand Avenue parking facility has been constructed.</p> <ol style="list-style-type: none"> 3. Provide two off-beach picnic areas, one adjacent to Grand Avenue parking and another adjacent to Meadow Creek (40 picnic sites at each location). Status: Twenty picnic sites provided at Grand Avenue with City installing and maintaining landscaping. 	<p>Proposed project does not conflict with State Parks plans and is consistent with JPA.</p> <p>Proposed project includes extension of pedestrian, bike, and equestrian access to the beach. Picnic areas are included to update existing facilities. Interpretive signage is included in proposed project plans. Additional concession facilities are included in addition to lodge and conference facilities.</p>	<p>Consistent</p>

Goals, Policies, Programs, and Standards	Proposed Action	Determination
<p>4. Provide a system of trails for bicycle riding, hiking, and equestrian use, with bicycle and hiking trails paralleling access roads and connecting use areas. Status: Not provided.</p> <p>5. Continue existing day-use concession facilities including golf course, restaurant, and beach-related facilities. Status: Concessions have continued.</p> <p>6. Provide a dune arboretum with educational and interpretive facilities. Status: Not provided.</p> <p>7. Provide additional compatible beach-related concession facilities, such as beach equipment rental and beach tram, when warranted by public need. Status: Not provided.</p>		
<p>5. <i>Public Access and Recreation Component. 5.7.A. Maximum Access.</i> Ensure that maximum public coastal access be provided through:</p> <p>1. <i>Policies</i></p> <p>a. No future development shall be permitted which obstructs access to the dunes, beach, and shoreline from Highway 1 within the City limits. New development west of Highway 1 shall provide access to the dunes, beach, and shoreline if adequate access does not already exist nearby.</p> <p>b. The City, in cooperation with the California Department of Parks and Recreation and other public agencies and private interests, shall utilize all opportunities to provide additional public access except if it is inconsistent with public safety or the protection of fragile coastal resources or if adequate access exists nearby.</p> <p>c. The provision of vehicular and pedestrian access to the beach from Grand Avenue shall be maintained.</p>	<p>No obstruction to dunes, beach, and shoreline will occur that would deter public coastal access.</p> <p>Project retains all varieties of access currently occurring, including equestrian access, RV access, vehicle access via Grand Avenue and pedestrian access via trails and boardwalks.</p>	<p>Consistent</p>
<p>5. <i>Public Access and Recreation Component. 5.7.A. Maximum Access.</i> Ensure that maximum public coastal access be provided through:</p> <p>2. <i>Actions</i></p> <p>a. The California Department of Parks and Recreation shall provide off-beach, off-road public parking in the general vicinity of the existing restaurant and the existing golf course. This area should have about 160 public parking spaces.</p> <p>b. The boardwalk across the dunes to the hard beach from the parking lot shall be maintained for pedestrians. The boardwalk shall be located in an area away from vegetated dunes and shall be of a raised wood decking and piling type f construction to allow sand movement under the decking.</p> <p>c. A special pedestrian ramp in the vicinity north of the existing ramp entrance to the beach at Grand Avenue should be provided with the cooperation of the California Department of Parks and Recreation. This ramp should provide access for the disabled.</p> <p>d. With the cooperation of the State Department of Parks and Recreation at a future date a pedestrian pier should be constructed perpendicular to the coastline and as an extension of Grand Avenue.</p> <p>e. A boardwalk across the dunes that links the picnic area at the beach to a proposed beach front promenade in Pismo Beach should be provided for pedestrians, only if it minimizes disruption to and does not interfere with the dunes ecosystem and lagoon. The boardwalk shall conform with Americans</p>	<p>Proposed project includes the required 150 parking spaces for public parking in addition to lodge parking. 150 spaces includes golf course and concession parking.</p> <p>Boardwalk is present for disabled. Boardwalk links pedestrian access to the beach from proposed project will be increased as part of project.</p>	<p>Consistent</p>

Goals, Policies, Programs, and Standards	Proposed Action	Determination
with Disabilities Act standards for accessibility, maintain a high degree of user visual contact with the beach and ocean, and maintain safety and security on public and private properties.		
<p><i>5. Public Access and Recreation Component. 5.7.B. Protection of Public Safety.</i> Ensure that public access to the beach and shoreline is consistent with the protection of public safety.</p> <p><i>1. Policies</i></p> <p>a. The City, in cooperation with the California Department of Parks and Recreation and other public agencies, shall adopt and enforce public safety regulations and vehicle regulations at the beach.</p> <p>b. The City, in cooperation with the California Department of Parks and Recreation and other public agencies, shall take any actions necessary to minimize conflict between vehicular and non-vehicular beach uses and to reduce public safety hazards created by such conflicts.</p>	Project includes measures to protect public safety including signage, stable pathways, separation of pedestrian use areas and pathways from vehicular ways consistent with State Parks and Grover Beach policies.	Consistent
<p><i>5. Public Access and Recreation Component. 5.7.B. Protection of Public Safety.</i> Ensure that public access to the beach and shoreline is consistent with the protection of public safety.</p> <p><i>2. Actions</i></p> <p>a. The area between Grand Avenue and the City’s northerly City limits shall remain designated for pedestrian uses only, except for emergency, law enforcement, and maintenance vehicles. Enforcement of these provisions shall be made through appropriate signage and routine police patrol.</p> <p>b. Through the cooperation of the California Department of Parks and Recreation, the cities of Pismo Beach and Grover Beach, and the County of San Luis Obispo, a control station should be provided at existing and future public entrances to Pismo State Beach and the Oceano Dunes Recreational Vehicle Area to facilitate control of vehicular beach use and apprehension of violators of State and local laws.</p>	No change is anticipated to existing beach designations; control station at entrance exists and no change proposed.	Consistent
<p><i>5. Public Access and Recreation Component. 5.7.C. Protection of Natural Resources.</i> Ensure that public access to the beach and shoreline is consistent with the protection of natural resources.</p> <p><i>1. Policies</i></p> <p>a. Public access, vehicular or pedestrian, to the beach and dunes shall be prohibited wherever such access may diminish the ability of a natural resource to provide habitat, control erosion, and serve other important purposes.</p> <p>b. The public shall be adequately informed of regulations and prohibitions designed to protect natural resources from abuse and overuse.</p>	Public access to the north of West Grand Avenue will be enhanced and natural resources protected; however, equestrian parking would affect natural resources by placing parking in Environmentally Sensitive Habitat Area, but placing parking in the area would have a benefit of removing old trails and revegetating them. This would generally improve habitat by directing access to two trails instead of the multiple trails in area.	Potentially inconsistent-Area C; remainder of project Consistent

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	Signage is proposed for project to inform visitors of natural resources.	
<p><i>5. Public Access and Recreation Component. 5.7.C. Protection of Natural Resources.</i> Ensure that public access to the beach and shoreline is consistent with the protection of natural resources. 2. Action: In cooperation with the California Department of Parks and Recreation, the prohibition against vehicular beach access to the dunes shall be more clearly and conspicuously posted at more frequent intervals along the beach and along Grand Avenue at the edges of the dunes.</p>	Project does not include changes to existing beach and dune access designations	Consistent
<p><i>5. Public Access and Recreation Component. 5.7.D. Recreational Support Facilities.</i> Ensure that adequate parking and other recreational support facilities are available to the public.</p> <p><i>1. Policies</i></p> <p>a. Public amenities, such as public parking, additional public restrooms, day-use picnic units (20 minimum), and beach fire rings (20 minimum) shall be provided by the State Department of Parks and Recreation prior to or concurrently with the development proposed for the Coastal Planned Commercial area between Le Sage Drive and Grand Avenue. The proposed 20 fire rings shall be placed on the pedestrian beach at the eastern edge of the intertidal zone out of the dune area.</p> <p>b. Development in the Coastal Planned Commercial zone adjacent to the environmentally sensitive habitat area which will be sited and designed to prevent impacts which would significantly degrade such areas shall provide additional public parking for beach users. Exact number of spaces designated for public use shall be determined at the time of project review and depend upon project size and feasibility.</p>	Project includes required parking, including specified equestrian parking. Restrooms and day use upgrades are proposed as part of project. Public parking spaces consistent with State Parks requirements. Facilities sited to reduce impacts to sensitive resources, except equestrian parking area which would affect degraded habitat. The number of new picnic areas does not add up to 20 and does not contain fire rings	Consistent; State Parks is responsible for beach improvements; State Parks considers fire rings as a hazard; currently, number of picnic areas adequate for demand; City's LCP does not apply to State Parks property; State Parks development plan does not include fire rings
<p><i>5. Public Access and Recreation Component. 5.7.D. Recreational Support Facilities.</i> Ensure that adequate parking and other recreational support facilities are available to the public.</p> <p><i>2. Actions</i></p> <p>a. In coordination with the California Department of Parks and Recreation additional trash receptacles shall be provided and maintained near the cul-de-sac of Le Sage Drive and on both sides of Grand Avenue near the ramp entrance. Trash receptacles should also be provided at intervals of 300 feet along the beach itself, particularly north of Grand Avenue. Trash should be collected at least weekly and daily during peak beach use periods.</p> <p>b. Existing and future sanitation stations shall be well signed in the vicinity of the beach and on all coastal access routes. The provision of the existing public dumping station with sewer services by the San Luis Obispo County Sanitation District should be facilitated to make more hours of station service economically feasible.</p>	Adequate parking is included in project proposal; trash receptacles are included in project design within project boundaries. RV sewer dump station proposed for North Beach Campground; entrance facility to Pismo Beach State Park currently exists. Restoration and revegetation of dune habitats with native species is included in project design.	Consistent

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<p>c. The State Department of Parks and Recreation shall maintain an entrance facility to the Pismo Beach State Park. Said facility to be located on Grand Avenue right of way. The City shall make this R.O.W. available to the State Parks and Recreation either through easement or abandonment.</p> <p>d. In cooperation with the California Department of Parks and Recreation, the parking lot and picnic area shall be landscaped with species that are drought tolerant and if feasible, with native species, and a water-conserving irrigation system installed. Landscaping shall be maintained in a healthy, growing condition, shall receive regular pruning, fertilizing, mowing, and trimming, and shall be kept free of weeds and debris. Any damaged, dead, or decaying plant material shall be replaced within thirty days from the date of damage.</p>	<p>Maintenance would be subject to City and State Parks requirements.</p>	
<p><i>5. Public Access and Recreation Component. 5.7.E. Public Visitor-Serving and Recreational Facilities.</i> Ensure the protection of lower cost visitor and recreational facilities.</p> <p><i>1. Policies</i></p> <p>a. Any fees charged in the future in connection with Pismo State Beach facilities within Grover Beach boundaries should be minimal and shall be related directly to the cost of providing specific services to beach users. Fees should not at any time be applied for access to or use of any part of the beach by either pedestrian visitors or vehicles.</p> <p>b. Existing public recreational facilities should be preserved. The City in cooperation with the California Department of Parks and Recreation should pursue every opportunity to provide additional lower-cost recreational facilities.</p>	<p>Public access is provided throughout project; room rates subject to market availability—no policies yet required by City to ensure affordable rooms, although camping is available in several locations nearby. No fees proposed as part of project; State Park fee structure not applicable to this project. Existing public recreational facilities would be preserved and enhanced.</p>	<p>Consistent</p>
<p><i>5. Public Access and Recreation Component. 5.7.E. Public Visitor-Serving and Recreational Facilities.</i> Ensure the protection of lower cost visitor and recreational facilities.</p> <p><i>2. Actions</i></p> <p>a. The area presently occupied by the Le Sage Riviera Golf Course shall remain designated for open space, low intensity public visitor-serving and recreation facilities only.</p> <p>b. With the cooperation of the California Department of Parks and Recreation, fire rings should be provided at intervals along the beach north of Grand Avenue near the foot of the dunes.</p>	<p>Golf Course changes would not affect usage but would enhance facilities. Fire rings under control of State Parks; fire rings are safety hazard and not part of State Parks Development Plan</p>	<p>Consistent</p>
<p><i>5. Public Access and Recreation Component. 5.7.F. Private Visitor-Serving and Recreational Facilities.</i> Ensure that private commercial visitor-serving and recreational uses are given priority over private residential, general industrial and general commercial development on lands suitable for visitor-serving, beach-related commercial uses.</p> <p><i>1. Policies</i></p> <p>a. The City should ensure that visitors to the Pismo State Beach are provided with easily accessible,</p>	<p>Uses planned on property are visitor serving and recreational uses. Uses include food and lodging and conference center as specified in this policy. Room</p>	<p>Potentially Inconsistent with regard to height restrictions; remainder, Consistent</p>

Goals, Policies, Programs, and Standards	Proposed Action	Determination
<p>private commercial services, particularly those relating to provision of food and lodging in any new development in the Coastal Planned Commercial area west of Highway 1 and in the Coastal Visitor Services area along Grand Avenue east of the railroad tracks. A resort motel/conference center on the combined 7 ½ acre state-owned and the 15 acres of privately-owned land fronting on Highway 1 is strongly suggested by the City. Room per acre density south of Le Sage Drive shall be at a minimum of 20 rooms/acre while the room per acre density north of Le Sage Drive shall be at a maximum of 10 rooms/acre. The area south of Le Sage Drive shall be Phase I while the area north of Le Sage Drive shall be Phase II. Development nodes are encouraged to be located at the north and south ends of the site, with parking and auxiliary buildings between.</p> <p>The proposed facility shall have the following general design requirements:</p> <p>A room/acre density of 15 rooms/acre.</p> <p>20% of the project will be at a maximum height of 40 feet, 40% of the project at a maximum height of 30 feet, while the remaining 40% of the project shall be at a maximum height of 20 feet; however, through staggering and siting the project shall be designed to protect the existing view corridors along Grand Avenue and Le Sage Drive and further will create one to three additional view corridors to the golf course and shoreline from Highway 1.</p> <p>Access to the proposal shall be from Highway 1 and Le Sage Drive and not from Grand Avenue.</p> <p>The entire facility shall be sited and designed to prevent impacts to the environmentally sensitive areas of the intertidal, dunes and Meadow Creek.</p> <p>The project shall maintain and where feasible shall enhance the filtration function of Meadow Creek and shall restore habitat values of the creek.</p> <p>Conference meeting rooms shall be provided for groups from 20 to 200 persons.</p> <p>The project shall have maximum site coverage of 60%, the remaining 40% shall be in landscaped open areas.</p> <p>The project shall have within it both normal restaurant facilities as well as lower-cost eating establishments such as coffee shops and snack bars.</p> <p>The project's colors, materials, landscape treatment, and general architectural design shall be compatible and complimentary to the existing natural vegetation and landforms.</p> <p>Public parking for day use of the pedestrian beach shall be provided on the project if identified as a significant impact in the Environmental Impact Report prepared for the project.</p> <p>All facilities shall be open to the general public; no individual ownership or long term uses of units shall be allowed. Rooms may not be rented to any individual, family, or group for more than 29 days per year nor for more than 14 days between Memorial Day and Labor Day.</p> <p>b. The City should ensure that the appearance of private commercial structures within the Coastal Zone contribute to an attractive, beach-oriented, visual theme which enhances the quality of the recreational experience within the Coastal Zone.</p> <p>c. As Public Resource Code §30213 does require the protection of lower cost visitor serving uses the City designates the undeveloped portion of the Sand and Surf Recreational Vehicle Park located on</p>	<p>density is 18 rooms/acre south of Le Sage Drive. No rooms planned north of Le Sage Drive. Parking and recreational facilities included in design. Height restrictions are generally inconsistent with this policy, but height is consistent with City's Zoning Ordinance. Access provided to facilities from both Le Sage Drive and West Grand Avenue; public parking associated with West Grand Avenue access. Meadow Creek is protected in buffer area with bioswales within buffer to filter runoff; habitat restoration proposed for Meadow Creek as mitigation. Maximum coverage consistent at 5554 percent total coverage of site. Lower cost eateries are included in design; architectural style and materials complementary to natural environment; public day use parking provided; All facilities open to general public; theme of project consistent with JA requirements; Le Sage RV Park is to remain as is in this proposal.</p>	

Goals, Policies, Programs, and Standards	Proposed Action	Determination
<p>Highway 1 as the area within the Coastal Zone to provide a replacement facility for the existing Le Sage recreational vehicles park that would be redeveloped as part of the resort motel/conference center.</p>		
<p><i>5. Public Access and Recreation Component. 5.7.F. Private Visitor-Serving and Recreational Facilities.</i> Ensure that private commercial visitor-serving and recreational uses are given priority over private residential, general industrial and general commercial development on lands suitable for visitor-serving, beach-related commercial uses.</p> <p><i>2. Actions</i></p> <p>a. The City shall establish a new land use designation which specifically provides for those uses which are visitor-serving and recreation-related. Uses which shall be permitted under this designation include the following:</p> <p>(1) Hotels, motels, restaurants, and cocktail lounges or dancing facilities in connection with restaurants;</p> <p>(2) Refreshment stands;</p> <p>(3) Souvenir shops;</p> <p>(4) Convenience services.</p> <p>b. Land designated for coastal commercial uses shall be subject to special landscaping and design requirements which will provide and protect an attractive visual theme. Height limitations shall be more restrictive than in general commercial areas in order to avoid obstruction of or conflict with ocean views. Landscaping in coastal commercial areas shall occupy a larger portion of building sites than is required in other commercial districts. The use of building materials and architectural designs which are appropriate to highly visible tourist areas shall also be required here. Acceptable modes and materials for developments in coastal commercial areas shall be specified in the City's coastal zoning ordinance.</p> <p>c. The City should designate the following areas for coastal commercial uses:</p> <p>(3) That land presently occupied by the Le Sage Riviera Mobile Home and Recreational Vehicle Park.</p> <p>(4) That land west of Highway 1 and north of Grand Avenue.</p>	<p>Visitor Serving is given priority in this project. City established a new land use designation as part of the Land Use Element Update and includes all uses listed here with special provisions for landscaping and design requirements consistent with JPA.</p>	<p>Consistent</p>
<p><i>5. Public Access and Recreation Component. 5.7.G. Recreational Demand for Public Services.</i> Ensure that adequate public services are available for recreational and visitor serving, beach-related uses, now and in the future.</p> <p><i>Policy:</i> The City shall reserve a percentage of its water, sewer, and street capacities for use by beach-related recreation and visitor-oriented developments and land uses.</p>	<p>Project includes adequate public facilities; City has reserved water, sewer, and LOS for project in LUE and project is consistent with LUE demand estimates.</p>	<p>Consistent</p>
<p><i>5. Public Access and Recreation Component. 5.7.H. General.</i> 1. Policy: All proposed land use plans or proposals and any subsequent development within the Coastal Zone of Grover Beach must receive approval by the City prior to the implementation. Said land use plans or proposals and any subsequent development shall be consistent with Grover Beach's Local Coastal Program.</p>	<p>Project is following protocols for project approvals by the City and the JA.</p>	<p>Consistent</p>

Goals, Policies, Programs, and Standards	Proposed Action	Determination
<p>5. <i>Public Access and Recreation Component. 5.7.H. General. 2.</i> Action: The City shall adopt the specific plan provided herein for the area designated as Coastal Planned Commercial.</p>	<p>The specific plan requirements are included in LUE Update and JA.</p>	<p>Consistent</p>
<p>6. <i>Public Works Component. 6.7.1. Water Supply. 1.</i> Policy: The ability of the City's wells to produce high-quality water shall be fully utilized in order to reduce reliance upon Lopez Reservoir.</p>	<p>City has policies in place to ensure high quality water and reduce reliance on Lopez Reservoir.</p>	<p>Consistent</p>
<p>6. <i>Public Works Component. 6.7.1. Water Supply. 2.</i> Policy: Development throughout the City shall be phased and planned so that at least 20 percent of the City's total annual water supply capacity is reserved and available to new and existing land uses within the City's portion of the Coastal Zone. In compliance with §30254 of the Coastal Act, the following annual allocations of the Coastal Zone share of the City water capacity shall be made: Recreation-oriented uses: 17 percent of Coastal Zone capacity General Commercial uses: 1 percent of Coastal Zone capacity Residential uses: 80 percent of Coastal Zone capacity Industrial uses: 2 percent of Coastal Zone capacity</p>	<p>City's LUE has designated appropriate land uses consistent with Coastal Act and City has water, sewer and road capacities to meet these requirements and will provide a "will serve" to the project consistent with JPA</p>	<p>Consistent with the intent to provide priority to water and sewer services to coastal dependent uses (note City is requesting an amendment to the LCP to clarify the availability of water and sewer to coastal dependent uses -- but not necessarily based on percentages)</p>
<p>6. <i>Public Works Component. 6.7.2. Sewer Service. 1.</i> Policy: Recycling of treated wastewater as an alternative to ocean disposal of all effluent treated in the treatment plant shall be strongly supported and encouraged by the City when reclamation is economically feasible.</p>	<p>Proposed project does not include any activities that would preclude City from meeting this goal.</p>	<p>Consistent</p>
<p>6. <i>Public Works Component. 6.7.2. Sewer Service. 2.</i> Policy: Development throughout the City shall be phased and planned so that at least 20 percent of the City's total average daily sewer treatment capacity and 20 percent of the City's total peak flow capacity are available to new and existing land uses within the Coastal Zone. Of these amounts, the following allocations of average daily and peak flow capacities shall be made: Recreation-oriented: Average Daily – 10%, Peak Flow – 12%</p>	<p>City has capacity for all new and existing land uses within the Coastal Zone consistent with LUE designations.</p>	<p>Consistent</p>

Goals, Policies, Programs, and Standards	Proposed Action	Determination
<p>General Commercial: Average Daily – 2%, Peak Flow – 1% Residential: Average Daily – 83%, Peak Flow – 83% Industrial: Average Daily – 5%, Peak Flow – 4%</p>		
<p>6. Public Works Component. 6.7.3. Circulation. 2. Action: In cooperation with the California Department of Transportation, Transportation Management Strategies recommended by the State for Grand Avenue should be implemented to reduce present and future conflicts between design capacity and peak use demand on this street.</p>	<p>West Grand Avenue is within design capacity and peak use standards at LOS C for the intersection at Grand Avenue/Highway 1, and LOS A on West Grand Avenue</p>	<p>Consistent</p>
<p>6. Public Works Component. 6.7.3. Circulation. 3. Policy: Highway 1, both north and south of Grand Avenue, should be retained permanently as a two-lane highway, although minor improvements necessary for purposes of public safety or for provision of bicycle and pedestrian paths should be permitted.</p>	<p>West Grand Avenue is being improved consistent with JA and Caltrans specifications; pedestrian access and bike lanes are included in plan. West Grand Avenue would remain two-lane with left turn pockets to equestrian parking.</p>	<p>Consistent</p>
<p><i>Pismo State Beach-Pismo Dunes State Vehicular Recreation Area Amendment to the General Development Plan (Amendment specifically relates to Proposed Project Property)</i></p>		
<p>In reference to the proposed lodge, it was agreed by the City of Grover Beach and the State Department of Parks and Recreation as follows: That there will be no acquisition cost to the State Department of Parks and Recreation for properties know as: Parcel A of G-73-420 parcel map (APN 60-201-09); Parcel B of G-73-420 parcel map (a portion of APN 60-381-06); and the right-of-way of Grand Avenue between the intersection of State Highway 1 and the western terminals of this public street. A total land area of approximately 7.5 acres would be added to Pismo State Beach through gift, dedication, or abandonment.</p>	<p>Property is owned by State Parks and will remain State Property with concession rights to the applicant for 50 years.</p>	<p>Consistent</p>
<p>That the abandonment of Grand Avenue from the City of Grover Beach to the State Department of Parks and Recreation will provide the department with full control of ingress and egress to the unit.</p>	<p>West Grand Avenue in vicinity of State Parks entrance is within State Parks jurisdiction</p>	<p>Consistent</p>

Goals, Policies, Programs, and Standards	Proposed Action	Determination
That there will be increased revenue from the ground lease for that portion of park property occupied by the lodge, and from the bed tax levied by the city. This increased revenue shall be shared by the state and the city on a later-to-be-agreed-upon manner.	Revenue sharing is not an environmental issue; but City and State Parks have agreed to a JPA that will address this issue.	Consistent
That through increased golf course play, revenue from the golf course concession should increase significantly for the state and its concessionaire.	To be determined. Revenue is not an environmental issue.	Consistent
That with control of Grand Avenue and a properly and jointly agreed upon designed control station, user fees for Pismo State Beach could increase significantly.	Not a part of project. The JPA did not include improvements to control station.	Consistent
That the appearance of the entrance to Pismo State Beach will be considerably improved through perimeter planting that will be made possible through dedication of the lands bordering and the 1,300 feet of Grand Avenue	Appearance of proposed project will enhance visitor enjoyment of State Parks visitor facilities.	Consistent
That several other long-needed improvements will be facilitated through dedication of the approximately 7.5 acres of land and redesign for the Grover Beach portion of Pismo State Beach, such as day-use parking, trails, or boardwalks from parking areas to the beach' and traffic circulation, day-use picnic areas, and possible accessibility to the nearby campground area. These improvements will be constructed at state expense prior to and concurrent with development of the Grover Beach Lodge.	Parking, trails, boardwalks, and other pedestrian friendly improvements are included in project design consistent with adjacent uses.	Consistent
That in general, the public, both on a statewide and local perspective, will be better served through the proposed lodge development and public improvements to Pismo State Beach. Pismo State Beach will become more visible and readily identifiable to the public through improvements to the entrance and its overall attractiveness.	Attractiveness of the existing facilities will be enhanced by improvements proposed in project design.	Consistent
That the staff of the State Department of Parks and Recreation will prepare appropriate §8.1 budget items to be presented to the State Legislature are required for all concession proposals. The City will, through its state legislators, provide support for this budget request.	Not an environmental issue.	Not applicable
That the City of Grover Beach will obtain the necessary formal coastal commission approval as part of the city's local coastal program.	City will request formal coastal approval through amendment to LCP sections pertaining to this project.	Consistent

Goals, Policies, Programs, and Standards	Proposed Action	Determination
That the State Department of Parks and Recreation will obtain formal approval of the golf concessionaire for any changes in the golf course design.	No design changes are proposed. The proposal includes a new pro shop and revision to parking.	Consistent
That the city and state will seek coastal conservancy assistance to purchase the approximately 3.5 acres of land which is to be gifted to the State Department of Parks and Recreation. If coastal conservancy assistance is not available for the purchase of the 3.5 acres of land that is to be gifted to the state, the City of Grove Beach will bear the full acquisition cost of the 3.5 acres through its redevelopment agency.	Refers to the property directly adjacent to Highway 1 (RV Park and vacant corner of Highway 1 and West Grand Avenue). Project does not include this property.	Not Applicable
That concession arrangements and terms for the lodge will be determined at the earliest date possible, and must be mutually beneficial to the state, the city, and the prospective lodge developer/management.	Concession arrangements are outlined in JPA and Concessionaire Contract; not an environmental issue	Consistent
That appropriate approvals for on-sale alcoholic beverages will be solicited from the State Park and Recreation Commission by the staff of the State Department of Parks and Recreation. The City of Grover Beach will support this request. The city and state will subsequently support the lodge developer/management in obtaining alcoholic beverage control approvals.	Not an environmental issue and separate from land use approvals.	Not applicable
That the staff of the state and the city have joint review and approval responsibility for the architectural plans for the lodge.	JPA demonstrates joint approval authority. Not an environmental issue.	Consistent.
Resolution44-82 added the following conditions: Provided that criteria for bidders take into account the need for reasonable prices for meals and overnight rentals; That a certain number of rooms will always be available for nonconference visitors; That the amendment to the plan not be limited to the lodge-motel complex; and That the Department be directed to make developments compatible with parking and the golf course.	Bidder arrangements are not an environmental issue; room availability is not an environmental issue; noted that the amendments are not limited to lodge-motel complex and that development is compatible with parking requirements and golf course uses will remain.	Consistent; not applicable

3.6 CUMULATIVE ANALYSIS

3.6.1 CEQA Requirements

CEQA, in §15355 of the CEQA Guidelines, defines “cumulative impacts” as two or more individual effects that, when considered together, are considerable or would compound or increase other environmental impacts. Cumulative impacts are the changes in the environment that result from the incremental impact of development of the proposed project when added to other closely related past, present, or reasonably foreseeable and probable future projects. For example, the traffic impacts of two projects in close proximity may be insignificant when analyzed separately, but could have a significant impact when the projects are analyzed together.

According to §15130 of the CEQA Guidelines, cumulative impacts shall be discussed when the project’s incremental effect is cumulatively considerable as defined in §15065. The discussion of cumulative impacts needs to reflect the severity of the impacts and their likelihood of occurrence, but the discussion does not need to provide as great a detail as is provided for the effects attributable to the project alone. According to the Guidelines, the following elements are necessary to an adequate discussion of significant cumulative impacts:

- A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency, or
- A summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document that has been adopted or certified, which described or evaluated regional or areawide conditions contributing to the cumulative impact. Any such planning document shall be referenced and made available to the public at a location specified by the Lead Agency.
- The discussion shall also include a summary of the expected environmental effects to be produced by those projects with specific reference to additional information stating where that information is available, and a reasonable analysis of the cumulative impacts of the relevant projects. The EIR shall examine reasonable options for mitigating or avoiding any significant cumulative effects of a proposed project.

3.6.2 Cumulative Development Scenario

The Master EIR for the LUE Update considered build-out for the entire city limits and, therefore, evaluated cumulative impacts for all environmental topics for ultimate development of the city. Please refer to the Master EIR, Chapter 4, for further cumulative development information by specific topic areas. The proposed Grover Beach Lodge was considered in the evaluation of potential impacts resulting from cumulative development within the city limits and is listed as a subsequent project. For instance, the LUE Update Master EIR evaluated cumulative impacts of build-out for the entire community; cumulative air quality impacts and greenhouse gas emissions impacts took into consideration the proposed project along with all other build-out for the community. Therefore, the cumulative discussion in the Master EIR applies to air quality and GHG emissions and cumulative impacts have been already evaluated in the Master EIR.

For the purposes of this EIR, and to isolate the specific impacts resulting from the proposed project, cumulative impacts would be considered for the portion of the city limits designated as visitor-serving commercial west of Highway 1, in the immediate vicinity of the proposed project.

This would include potential cumulative impacts from the Pacific Coast Hotel, recently approved by the City, since this is the only specific proposal at this time within the same land use designation west of West Grand Avenue. The Pacific Coast Hotel involves an approximate 29,189-square foot retail commercial, condominium/hotel development at 105 West Grand Avenue in the city of Grover Beach. The project involves a 26,270-square foot parcel, located at the northwest corner of West Grand Avenue and Highway 1. The intent is to develop a condominium development with 20 condo/hotel units (in which each unit could be privately owned, yet rented out nightly as a typical hotel room) 2,855 square feet of commercial (visitor-serving retail space and a 458-square foot café), and a 37-space underground parking garage.

Although the project has obtained approvals from the City, it has yet to be developed. This project would have potentially localized cumulative impacts with the proposed Grover Beach Lodge and has been included in the evaluation of the proposed project for each environmental topic described in Chapter 4 of this EIR. Appendix B includes the Environmental Review for the Pacific Coast Hotel and the proposed Development Plan.

The Transportation/Traffic section includes the specific cumulative impacts of the proposed and approved projects in Grover Beach that would affect the same roads as those associated with the proposed project as well as a discussion of cumulative buildout as estimated in the Master EIR.