

EXECUTIVE SUMMARY

This Environmental Impact Report (EIR) addresses the potential environmental impacts associated with the implementation of the proposed *Grover Beach Lodge and Conference Center*, hereafter to be referred to as the “Grover Beach Lodge” or “proposed project.”

PURPOSE OF THE EIR

The proposed Grover Beach Lodge was a subsequent project identified and analyzed in the *Grover Beach Land Use Element Update Master EIR* (SWCA Environmental Consultants [SWCA] 2009). A Master EIR, as described in the California Environmental Quality Act (CEQA) of 1970 (Public Resources Code [PRC] §21000 et seq.), provides a “detailed environmental review of plans and programs upon which the approval of subsequent related development proposals can be based” by evaluating the “cumulative impacts, growth inducing impacts, and irreversible significant effects on the environment of specific, subsequent projects.” A Master EIR has the effect of streamlining future developments that are consistent with the Master EIR and the Land Use Element (LUE) (CEQA Guidelines §21157).

CEQA Guidelines §15177 allows for shortened environmental review of subsequent projects identified in a Master EIR. Therefore, the purpose of this subsequent EIR is to further analyze potential impacts of the Grover Beach Lodge to ensure that the proposed project is consistent with the Master EIR and that no additional significant environmental impacts, not previously identified in the Master EIR, will occur as a result of the proposed project.

SCOPING AND NOTICE OF PREPARATION PROCESS

The City of Grover Beach (City) retained Rincon Consultants to prepare an Initial Study on the proposed Grover Beach Lodge. The Initial Study was prepared in April 2010 after the certification of the Master EIR for the LUE Update. The Initial Study identified Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Greenhouse Gas Emissions, Hazards/Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Noise, and Transportation/Traffic as having at least one impact that would be addressed in an EIR. Many of the issues raised in the Initial Study have been addressed to some extent in the Master EIR, and this information can be tiered based on the Master EIR process.

The Notice of Preparation (NOP) of the EIR, which included the Initial Study, was distributed by the City to affected agencies and the public on April 30, 2010. Responses were received from the Governor’s Office of Planning and Research (refer to Appendix A for notification that the NOP was posted and a list of agencies that were notified), the Native American Heritage Commission (NAHC) and the United States Department of the Interior Fish and Wildlife Service (USFWS).

The City held a public scoping meeting on June 28, 2010, to solicit comments from agencies and the public related to the proposed Grover Beach Lodge. The scoping meeting was well attended by members of the public and resulted in numerous written comments from the public, specifically from a number of equestrians and equestrian organizations that were concerned with the potential for loss of equestrian parking, currently provided on the property, and potential loss of equestrian access to the beach and existing equestrian trails located immediately south of the project site, south of West Grand Avenue. A letter was also received from the California

Coastal Commission (CCC) with a list of information that they request be included in the EIR to address Coastal Act policies.

PROJECT LOCATION

The proposed 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, and 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 Beach to the South (refer to Figure ES-1).

PROJECT BACKGROUND

The City and the State of California Department of Parks and Recreation (State Parks) have, since the early 1980's, jointly explored the concept of developing a lodge facility at Pismo State Beach, at the West Grand Avenue entrance. The City and State Parks entered into a Joint Powers Agreement (JPA) on December 20, 2006. The City is the lead agency for the project. Together, they form the Joint Authority (JA) for this project. Pacifica Hosts, Inc. has entered into a Concession Contract with the JA to lease the property for 50 years and design and construct the lodge and conference center.

PROJECT PROCEDURAL HISTORY

The proposed project was analyzed for the potential to result in significant environmental impacts and a Draft EIR was prepared in December 2010 in accordance with CEQA Guidelines Section 15084. A Notice of Completion and the Draft EIR was sent to the California Office of Planning and Research (State Clearinghouse) on December 13, 2010, beginning a 45-day public review period. During the public review period, the City received 97 total comment letters on the Draft EIR, including five letters from state and local public agencies and 92 from private individuals or organizations. The Response to Comments and associated revisions were incorporated into the revised Draft EIR to create the Final EIR for the project in July 2011.

The Final EIR went before the City of Grover Beach Planning Commission in a public hearing held on July 21, 2011. The Planning Commission was supportive of the proposed project and Final EIR and recommended the City Council approve the project. However, there was a Planning Commission consensus to recommend that the size of the proposed conference center be increased 20 to 50 percent to provide a more substantial event space that would serve as a premier event and conference location on the Central Coast. In response to the comments received from the Planning Commissioners, and to provide more distinct separation between the proposed hotel and conference center uses at the project site, Pacifica Hosts, Inc. elected to make revisions to the proposed project prior to moving the project and Final EIR forward to the City Council. Project revisions include the detachment and relocation of the conference center from the main lodge building (Building 1) to an adjacent location at the northeastern corner of the project site, and reconfiguration of the swimming pool, parking areas, and outdoor landscaping and drainage basin areas to accommodate the new building reconfiguration.

The City determined that the proposed revisions did not necessitate recirculation of the Final EIR because the changes did not constitute significant new information as defined by CEQA Guidelines Section 15088.5. However, the City elected to make associated revisions to the

Final EIR to accurately reflect the revised project and SWCA was retained to prepare a Revised Final EIR to account for all new project-related information.

PROPOSED PROJECT

The primary goal of the project is to construct a lodge and conference center within Pismo State Beach in the city of Grover Beach. The city currently does not have any lodging facilities within the Coastal Zone. The proposed project is a vital part of the City's efforts to increase visitor serving uses within the Coastal Zone. In addition, the current visitor facilities within Pismo State Beach are in need of repair and new improvements would enhance visitors' experiences. In order to achieve both objectives the project is made up of two components: (1) lodge improvements, and (2) existing State Park visitor facilities improvements within the project area, which together have been comprehensively planned to improve the overall usability and experience for the public.

Changes to Plans and Ordinances

In order to meet the objectives of the project, several changes to the City's plans and ordinances are required, in addition to obtaining various permits; these are listed as follows:

A Zoning Ordinance amendment is required to change the approximately 0.5-acre area on the south side of West Grand Avenue from Coastal Open Space (Zoning District) to Public Facilities (Zoning District). This will allow equestrian ~~pedestrian~~ parking as an ancillary use to the open space uses. Parking areas are currently not permitted within the Coastal Open Space District.

A focused LCP amendment to Chapters 5 and 6 directly related to this proposed project is required as follows:

- Section 5.7(F)(1): to address maximum heights, access from West Grand Avenue.
- Chapter 5.0, Figure 3, Conceptual Coastal Commercial Plan: to clarify the location of the lodge and conference center project. The revision is shown on Figure 2-4 of this EIR.
- Chapter 6.0, Public Works Component: to clarify that the City has adequate water and sewer services for the Coastal Zone.

~~Change the name of the land use designation from Planned Commercial to Visitor-Serving/Mixed Use (name change only).~~

The LCP and Zoning Ordinance amendments will require CCC approval. Once the changes to these documents are approved by the CCC, the City can issue a Coastal Development Permit for the proposed Grover Beach Lodge.

~~The City requires a Use Permit for the equestrian parking area that would be associated with the project.~~

The City requires approval of a Site and Architectural Plan application for the development of the lodge project and State Park improvements to ensure that the proposed project is consistent with City and State Parks codes and policies.

Figure ES-1. Project Vicinity Map



Proposed Lodge and State Park Area Improvements

The total project area encompasses 13.4 acres, of which 5.1 acres are identified as ~~will be for~~ State Park ~~concession~~ improvements and 8.3 acres comprise ~~will be under the concession contract with the applicant for~~ the lodge facilities (refer to Figure ES-2b). The applicant is proposing to construct the lodge complex with four ~~three~~ major buildings. Building 1 will contain the lodge entry and lobby, check-in, ~~conference center~~, a restaurant and bar/lounge with outdoor seating, a second story public viewing area ~~with food service~~, gift shop, swimming pool, lodge maintenance facilities, and offices. Buildings 2 and 3 will contain guest rooms. Building 4 will contain the conference center, including a 5,500 square foot ballroom, restroom facilities, a prep kitchen, outdoor observation deck and pre-function areas. The State Parks improvements are to existing facilities including the Fin's Restaurant complex, boardwalks, picnic areas, and the golf course clubhouse and parking areas. ~~The applicant will be required to improve portions of the State Park improvements, including relocation of the golf course parking lot and pro shop access ways, the picnic areas, new restrooms, and boardwalks to connect to the proposed lodge complex.~~

The average building height at the lodge complex will not exceed 40 feet consistent with City requirements. The main building will include a variety of public facilities, including a ~~restaurants and bar/lounge with outdoor seating~~, gift shop, and a second story public viewing area ~~outdoor bar area~~ that will be accessible to lodge guests and the public. Access to the lodge facility would be via West Grand Avenue and Le Sage Drive.

The proposed lodge and conference center is required to obtain a LEED (Leadership in Energy and Environmental Design) Silver certification. The proposed project will meet LEED Silver status by incorporating green building materials, orienting the buildings for better solar access (reducing heating and cooling requirements), utilizing solar panels or other energy efficient systems to obtain electricity for project-wide use, incorporating energy saving and water saving features throughout the project, using alternative forms of access to the project site, including design measures to link up with bus and train access as well as vehicular access.

The lodge project has been designed to be integrated within the State Park, allowing seamless access between the two facilities. The entire lodge site will be accessible to the public with the exception of the guest rooms and swimming pool. Public use areas include the ground floor of Building 1, which includes the ~~conference center~~, restaurant, bar/lounge area, shops, and lobby. In addition, a public viewing area ~~with a snack bar or lounge~~ will be located on the second level via a public elevator that is accessible from the public boardwalk connected to the public beachfront.

A variety of signs would be placed throughout the complex, including monument, interpretive, safety, and directional signage. These signs would be developed in consultation with State Parks and the City, and would be of a uniform design. Interpretive signage would be more creative while safety signage would conform to State Park safety signage requirements (normally brown metal signs consistent with all State Park signage). Monument signs would reflect the theme of the overall construction design.

Site Drainage and Grading

The project site drains naturally to Meadow Creek (a disturbed drainage used by Pismo Beach, Grover Beach, and Oceano for stormwater drainage) on the east and to the dunes and ocean on the west. Preliminary grading and drainage plans are available for the project site and a

Preliminary Hydrology Study has been prepared. A subsequent Preliminary Hydrology Study was prepared to analyze changes in site drainage and grading resulting from the revised project (January 19, 2012, refer to Appendix N). The objective of the grading, drainage, and stormwater management plan for the proposed project is to provide a sustainable design which maintains the existing runoff by limiting hydrologic diversion and by providing a storm water treatment runoff system comprising ~~of~~ all possible best management practices to meet LEED design criteria. All grading and drainage design methods will utilize the most modern techniques focusing on Low Impact Development (LID). The applicant proposes to balance grading on site, and estimates 11,470 cubic yard (cy) of cut and 11,470 cy of fill. The maximum fill height is approximately 5.3 feet and the maximum cut height is approximately 5.5 feet. The site will be graded with maximum 3:1 slopes for the entire development. Proposed slopes will be graded so that it provides a smooth transition to the existing surroundings. The applicant proposes to import soil amendments for bio filtration basins of approximately 1,600 cy of import.

In 2008, the City completed construction of a new bridge over Meadow Creek including a drain inlet on the north side of West Grand Avenue, just west of the bridge. This drain inlet accepts flow from the street and the existing site, including the parking areas. The proposed project will detain on site runoff to the extent feasible and will treat before discharging into Meadow Creek.

LID design uses site based planning and design strategies to manage the quantity and quality of storm water runoff. The proposed LID design will reduce the amount of runoff by mimicking the natural hydraulic function of the existing site. The design will promote infiltration using landscape features and detention basins to filter, slow and infiltrate surface runoff at the source.

All basins will drain into landscaped areas, detention basins, and bio-infiltration basins. Onsite impervious areas will be directed into pervious landscaping and promote infiltration to the maximum extent possible. Runoff from parking lots will be directed to landscape areas and then into bio-infiltration basins.

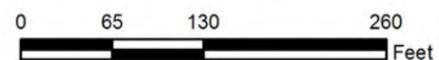
A portion of ~~the~~ the project site is within a 100-year flood plain; the applicant proposes eight ~~nine~~ drainage detention basins satisfying the City's detention basin requirements to the maximum extent feasible. As shown on the preliminary grading plan, detention basins will be located in the western area of the project above the 100-year flood elevation. The eastern area of the project site is within the 100-year flood elevation and providing detention basins would not be possible. In order to satisfy the City's detention basin requirement for the entire project, detention basins on the western side of the project site are designed to reduce the peak runoff and volume to pre-existing conditions. The eastern side of the project will incorporate first flush improvements consisting of a combination of pervious pavement, bio-infiltration, and vegetated swales to treat the 85th percentile (first flush) storm events.

Impervious areas will be directed into pervious landscaping and will promote infiltration to the maximum extent possible. The velocity of the proposed runoff will be calculated and the drainage system will be designed to minimize scouring. Onsite runoff will be separated, treated, and then discharged into the natural drainage course (Meadow Creek). The applicant's drainage plan indicates bio swales within the 50-foot buffer in order to ensure filtration of runoff before it enters the creek.

Figure ES-2a. Original Development Plan



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Basemap Courtesy Pacifica Hosts, Inc.

Site Plan - Original

Grover Beach Lodge EIR



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Figure ES-2b. Revised Development Plan



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Proposed Equestrian Staging Area

State Parks has allowed use of the project site for equestrian staging since 1982 when the previous facility near Oso Flaco Lake was closed; however, there are no adopted State Park policies designating the site for use by equestrians. Current use is estimated to be an average of five horse trailers at any one time on the property, although as many as 12 horse trailers at any one time have been counted on the site.

The applicant has included, in the proposed equestrian staging area, pull-through parking spaces with sufficient room to unload horse trailers in the proposed equestrian staging area, located south of West Grand Avenue in an area currently in disturbed dune habitat. The area would accommodate approximately 10 to 15 trailers, depending on size and configuration. The staging area would be improved with permeable decomposed granite or similar paving which is more appropriate for horses as opposed to asphalt or concrete paving. Access to the equestrian staging area would be via West Grand Avenue. ~~A left-turn pocket would be required on West Grand Avenue for ingress at the eastern access.~~ The parking area would be one-way travel, with trailers leaving at the western driveway and making a right turn onto West Grand Avenue.

Proposed Relocation of RV Sewer Dump Station

The current RV sewer dump station located on the project site just south of Le Sage Drive would be relocated off-site as part of the proposed project improvements. After much consideration, the JPA determined that the most appropriate and easily accessible site in the vicinity of the project site would be to expand the existing RV sewer dump station located in the North Beach Campground, approximately 0.5 mile to the north of the project site. Access to the relocated RV sewer dump station would be via the Highway 1/North Beach Campground entrance. State Parks is planning to remodel the entrance kiosk to the campground in the near future; however, this will not affect access to the site. The two existing inbound lanes will allow for campground check-ins and a bypass lane for RV's to enter the sewer dump station. There is sufficient space at the existing RV sewer dump station site to install additional sewer connections and expand the facility.

SIGNIFICANT ENVIRONMENTAL IMPACTS IDENTIFIED

Table ES-1 is a summary of the project impacts and recommended mitigation measures to reduce the impacts to insignificance. The project appears consistent with most plans and policies, particularly the recent LUE Update, since the project incorporates the LUE Update implementation measures. Significant adverse impacts have been identified, relating to the relocation of equestrian parking adjacent to Central Dune Scrub habitat ~~existing environmentally sensitive habitat areas (ESHA) at the equestrian parking area south of West Grand Avenue.~~ There will be reduction of levels of service (LOS) to LOS F at two intersections in Pismo Beach for which there is mitigation that cannot be implemented. The remainder of environmental impacts can be reduced to insignificance if mitigation measures are incorporated into the design of the project.

As indicated in the technical memorandum prepared to analyze project revisions made after preparation of the Final EIR, no new impacts would result from the revised project and no additional mitigation measures would be required. Project revisions would eliminate DES Impact 4 (wave run-up) and TC Impacts 3 and 7 (traffic impacts at LeSage Drive) and mitigation

measures DES/mm-7, TC/mm-5 and TC/mm-9 would no longer be required (refer to Chapter 4 analysis for additional information).

PROJECT ALTERNATIVES

CEQA requires that an EIR evaluate a “reasonable range” of alternatives to the proposed project (in this case, the alternatives were alternatives to design elements that resulted in significant impacts that could be reduced or avoided through redesign). The alternatives carried forward for review provide a representative range of land use concepts that could be evaluated in this analysis.

No Project Alternative

The No Project Alternative is required under CEQA and assumes that the proposed project plan is not adopted by the City. The property would remain in its current state as follows:

- The project site would remain in undefined public parking and disturbed open space, with putting green and golf course parking in the southernmost portion of the area.
- Existing State Park concessions (Fin’s Restaurant) would remain.
- The area south of West Grand Avenue proposed for equestrian parking would remain as disturbed native habitat and multiple equestrian/hiking trails.
- The existing RV sewer dump station configuration would remain the same and would remain on the project site.

The impacts associated with the proposed project would not occur. The JPA established by the City and State Parks would not be implemented; this is inconsistent with State Parks General Development Plan and Amendment, the Local Coastal Program (LCP), and the City’s LUE Update.

The No Project Alternative is not considered the environmentally superior project because the No Project Alternative does not implement the JPA and the various improvements listed in the JPA as envisioned in the various state and local land use plans.

The No Project Alternative for the proposed equestrian parking south of West Grand Avenue is considered the environmentally superior project because it protects dune habitat and meets the requirements of the Coastal Act; although this habitat is degraded and requires rehabilitation. There is some question as to the status of this disturbed habitat as potential ESHA. Alternatives are available to reduce some or all impacts to insignificance.

Grover Beach Lodge Alternative Parking Designs

Two groups of alternatives were brought forward for consideration for the Grover Beach Lodge Area. These included an alternative parking lot design and alternative restoration of Meadow Creek.

The first group of alternatives evaluates relocation of equestrian parking to the southeast corner of the lodge site, with access from West Grand Avenue. By deleting the proposed equestrian area proposed south of West Grand Avenue from further consideration and moving the

equestrian parking to north side of West Grand Avenue, the impacts to disturbed dune habitat and potentially sensitive plant species would be eliminated adjacent ESHA dune habitat are significantly reduced. The impacts associated with reconfiguring parking are minimal and include reduced space for vehicular parking, and continued safety hazards associated with horses continuing to cross West Grand Avenue to access the equestrian trails leading south to Oceano and west to the beach. Striping a crossing area and signage would reduce vehicle and horse encounters. The reduction in number of vehicle spaces would depend on the equestrian parking lot configuration, ingress/egress into the parking lot and other factors.

The applicant, in consultation with the JA, has considered a variety of options to parking on the site, all of which would be feasible. It is recommended that the JA, in conjunction with the City's traffic engineer, evaluate final designs and incorporate the design that best meets overall user needs. If the equestrian parking remains in the southeast parking lot, and all or just the visitor parking were reconfigured on site and within the same footprints, impacts would be similar regardless of the striping or configuration of the lots.

The second alternative removes the bioswales from the buffer area and maintains the buffer area in its present condition as disturbed low quality wetland habitat. This alternative would either use bioswales in the parking area adjacent to the 50-foot buffer, with concrete-lined ditches to convey the water through the riparian area to the creek (which may not be as effective), or would include sand/oil or oil/water separators in lined basins along the edge of the riparian buffer, with concrete-lined ditches to convey the water to the creek. By avoiding the 50-foot buffer, no restoration of the creek corridor would be required to offset the encroachment of the bioswales. This alternative would increase the engineered solutions in order to filter runoff from the project site into the creek. This alternative appears to be more obtrusive than the placement of bioswales within the buffer area and adjacent to riparian habitat. This alternative would also reduce the amount of available public parking, and in order to meet the City and State Parks parking requirements, it would reduce the size of the lodge and conference center or the amount of landscaping to provide space for the engineered drainage improvements. Since the intent of the LCP policies are to filter water and improve the creek habitat, the proposed project solution using bioswales in the 50 foot buffer area appears to be the superior solution. However, it is up to the decisionmakers to determine if this alternative or the proposed project alternative regarding filtration is more consistent with the LCP policy.

State Park Area Alternative

The proposed improvements for the State Park area of the project relate to a variety of existing State Park improvements including the relocation and reconfiguration of parking and golf course facilities, restrooms and picnic areas. Improvements that relate to the existing concession are proposed as a separate phase of the project and include improvements to Fin's Restaurant to blend in with the lodge and conference center and addition of new concessions. Since there is a concession contract already in place with Fin's Restaurant that will soon expire, improvements to the concessions have been postponed until a new concession contract can be awarded. The new concession contract ~~will~~ may include the improvements not part of the proposed project. Therefore, no other alternatives were considered to the proposed actions in this area because of existing legal obligations. Impacts associated with the second phase improvements to the concession buildings as planned would not result in significant impacts; if significant impacts are identified at the time of implementation of the concession improvements, additional environmental evaluation would be required if the impacts have not been addressed in this EIR.

Proposed Project incorporating Mitigation Measures

The alternative which incorporates the mitigation measures outlined in the EIR, including the current phasing of the concession improvements, is the preferred alternative.

ENVIRONMENTALLY SUPERIOR ALTERNATIVE

The proposed project with the following mitigation and alternative components is the recommended Environmentally Superior Alternative.

The Lodge Site and State Park Improvement Areas: The proposed project with mitigation measures including incorporation of the equestrian parking in the southeast corner of the site.

The Equestrian Parking Area: The No Project alternative is the environmentally superior alternative since the area south of West Grand Avenue has the potential to support sensitive plant species ~~may be an ESHA~~.

The RV Sewer Dump Station: The proposed relocation of the existing RV sewer dump station to the North Beach Campground with mitigation implemented is the environmentally superior alternative.

Changes to plans and ordinances: The proposed changes to plans and ordinances are necessary to bring various plans and ordinances into consistency with the JPA and the recent update to the LUE. These are recommended to occur regardless of project approval.

IMPACT SUMMARY TABLES

The table on the following pages provides a summary of the potential impacts of the proposed project. Also summarized in these tables are the mitigation measures associated with each impact that are to be implemented by the project applicant in order to reduce the environmental impacts to a level of insignificance. In accordance with CEQA, the Summary Tables identify the following types of potential impacts associated with the proposed development.

- **Significant, Unavoidable, Adverse Impacts** – Significant environmental impacts that cannot be fully mitigated or avoided. The decision maker must adopt a “Statement of Overriding Considerations” as required under CEQA Guidelines §15093 if the project is approved.
- **Significant but Mitigable Impacts** – Significant environmental impacts that can be feasibly mitigated or avoided. The decision maker must issue “Findings” under CEQA Guidelines §15091(a) if the project is approved.
- **Less than Significant Impacts** – Environmental impacts that are adverse but not significant for which the decision maker does not have to adopt “Findings” under CEQA.

Table ES-1. Environmental Impacts Summary Table

Study Area	Impact	Short/ Long-term	Type of Impact	Mitigation Measure	Residual Impact
Aesthetic Resources					
C	AES Impact 1 The equestrian staging area, Area C, would require removal of scenic dunes, visibility of excavated slopes and parked vehicles in a visually sensitive area, resulting in a direct long-term impact to the scenic vista of the dunes.	Long-term	Significant but Mitigable	AES/mm-1 Prior to issuance of a grading permit for Area C, plans of the proposed equestrian staging and parking area shall be submitted showing the following: <ul style="list-style-type: none"> a. All slopes (including the berm) surrounding the equestrian area shall be contour-graded to resemble and blend with the surrounding natural undulating dune formations. b. All disturbed areas shall be densely revegetated with native, dune-specific plant material. c. Required fencing shall be the minimum size and amount necessary to provide safety and resource protection goals. No chain link shall be used. d. Required signage shall be the minimum size and amount necessary to provide safety and resource protection goals. Only natural-appearing signage materials shall be used. 	Insignificant
C	AES Impact 2 The equestrian staging area, Area C, would require removal of scenic dunes, visibility of excavated slopes and parked vehicles in a visually sensitive area, resulting in a direct long-term impact to the visual character of the area.	Long-term	Significant but Mitigable	Implement mitigation measure AES/mm-1 .	Insignificant
A, C	AES Impact 3 The use of non-native ornamental landscaping in Area A and C in the vicinity of the dunes and Meadow Creek would reduce the project's visual transition from the natural areas to the developed core, resulting in a direct long-term impact to the scenic character of the site and surroundings.	Long-term	Significant but Mitigable	AES/mm-2 Prior to issuance of a grading permit for Areas A and C, landscaping plans shall be submitted for Areas A and C showing the following: <ul style="list-style-type: none"> a. Planting restoration along Meadow Creek shall have a random-appearing, undulating western edge to enhance the appearance of the natural riparian corridor 	Insignificant

Table ES-1. Environmental Impacts Summary Table

Study Area	Impact	Short/ Long-term	Type of Impact	Mitigation Measure	Residual Impact
				<ul style="list-style-type: none"> b. Only native vegetation, or non-invasive, non-native vegetation shall be used throughout the project area west of the existing or any proposed retaining walls. c. Natural appearing berms and additional landscaping shall be included along the north side of West Grand Avenue adjacent to the lodge and public parking lots to screen views of the vehicles and expansive pavement. 	
A	<p>AES Impact 4 Existing overhead utilities along West Grand Avenue cause visual clutter and affect views from public roads and the project site, resulting in long term visual impacts to visual character and scenic vistas.</p>	Long-term	Significant but Mitigable	<p>AES/mm-3 Prior to issuance of a grading permit for Area A, the applicant shall submit revised plans for undergrounding of all utilities along West Grand Avenue.</p>	Insignificant
A, B	<p>AES Impact 5 Visibility of night lighting and daytime glare in Areas A and B would adversely affect views resulting in a direct long-term impact.</p>	Long-term	Significant but Mitigable	<p>AES/mm-4 Prior to issuance of a grading permit for Areas A and B, a comprehensive lighting plan shall be submitted for review and approval. The lighting plan shall be prepared by a qualified engineer who is an active member of the Illuminating Engineering Society of North America. The lighting plan shall be prepared using guidance and best practices endorsed by the International Dark Sky Association. The lighting plan shall address all aspects of the lighting, including but not limited to all buildings, infrastructure, parking lots and driveways, paths, recreation areas, safety, and signage. The lighting plan shall also consider effects on wildlife in the surrounding area. The lighting plan shall include the following in conjunction with other measures as determined by the illumination engineer:</p> <ul style="list-style-type: none"> a. The point source of all exterior lighting shall be shielded from off-site views. b. Light trespass from exterior lights shall be minimized by directing light downward and 	Insignificant

Table ES-1. Environmental Impacts Summary Table

Study Area	Impact	Short/ Long-term	Type of Impact	Mitigation Measure	Residual Impact
				<p>utilizing cut-off fixtures or shields.</p> <p>c. Lumination from exterior lights shall be the lowest level allowed by public safety standards.</p> <p>d. Exterior lighting shall be designed to not focus illumination onto exterior walls.</p> <p>e. "White" colored light shall not be used for exterior lighting.</p> <p>f. Any signage visible from off-site shall not be internally luminated.</p> <p>g. Monument signs shall not be internally luminated.</p> <p>h. Any required lighting poles shall be colored dark to reduce reflectivity.</p> <p>AES/mm-5 Prior to issuance of a grading permit for Areas A and B, the applicant shall submit building plans and elevations for review and approval consistent with the following conditions:</p> <p>a. No highly reflective glazing or coatings shall be used on west and south facing windows.</p> <p>b. No highly reflective exterior materials such as chrome, bright stainless steel, or glossy tile shall be used on the south and west facing sides of the development where visible from off-site locations.</p>	
Air Quality					
A, B, C, D	AQ Impact 1 Operational and Area Source emissions resulting from all Areas of the project development and operation of the various project components would exceed the SLOAPCD daily ROG and NOx combined	Long-term	Significant but Mitigable	AQ/mm-1 All project design for Areas A through D shall be conducted in conformance with the standard mitigation measures included in §3.7.2 of the SLOAPCD CEQA Air Quality Handbook (December 2009). Prior to issuance of grading permits, the City of Grover Beach	Insignificant

Table ES-1. Environmental Impacts Summary Table

Study Area	Impact	Short/ Long-term	Type of Impact	Mitigation Measure	Residual Impact
	threshold.			<p>Community Development Director, or designee, shall verify that at least 18 required measures are noted on all building plans. Required measures include site design and energy efficiency measures.</p> <p><u>Due to the vehicle-dependent nature of the proposed project, it may be difficult to reduce ROG and NOx emissions from the 18 selected onsite mitigation measures to a level of insignificance. The project proponent should calculate the emission reduction effectiveness of the 18 selected mitigation measures and compare the mitigated emissions total to the APCD's 25 lb/day ROG and NOx CEQA threshold.</u></p> <p><u>If operational phase emissions cannot be adequately mitigated with onsite mitigation measures alone, off-site mitigation measures are needed in order to reduce air quality impacts to a level of insignificance. Whenever offsite mitigation measures are deemed necessary, it is important that the developer, lead agency and APCD work together to develop and implement the measures to ensure a successful outcome. This work should begin at least six months prior to issuance of occupancy permits for the project.</u></p> <p><u>Examples of potential offsite mitigation for this project include:</u></p> <ul style="list-style-type: none"> ▪ <u>Support of the SLO Car Free program to promote use of Amtrak train travel to the nearby Grover Beach Amtrak Station as a means of reducing vehicle trips to the facility;</u> ▪ <u>Installation of a rapid charge electric vehicle (EV) station;</u> ▪ <u>Assistance in the implementation of the West Grand Avenue Master Plan; and/or</u> ▪ <u>Contribution to funding of new bike lanes.</u> 	

Table ES-1. Environmental Impacts Summary Table

Study Area	Impact	Short/ Long-term	Type of Impact	Mitigation Measure	Residual Impact
A, B, C, D	<p>AQ Impact 2 Construction emissions resulting from development of the various project components (Areas A through D) would exceed the SLOAPCD daily threshold for PM exhaust; the Quarterly Tier 1 and Tier 2 thresholds for particulate matter from exhaust, and the Quarterly Tier 1 threshold for fugitive dust.</p>	Long-term	Significant but Mitigable	<p>AQ/mm-2 Construction Activity Management Plan. Prior to issuance of any grading permits for All Areas of the project, either a comprehensive Construction Activity Management Plan (CAMP), if required, shall be developed <u>and</u> or the following construction mitigation measures shall be itemized on the construction plans. <u>The CAMP will be submitted to the City of Grover Beach Community Development Director and the APCD for review and approval. Revised post-mitigation emission calculations will be quantified and compared to the 2009 APCD CEQA Handbook thresholds and the Community Development Director and APCD will review the CAMP to verify that mitigation measures are implemented to reduce emissions below CEQA thresholds. The CAMP or construction plans shall be reviewed and approved by the City of Grover Beach Community Development Director, or designee.</u> The Plan shall include the Best Available Control Technology for Construction equipment (CBACT) measures that the SLOAPCD has identified to reduce construction emissions. The Plan shall also stipulate compliance with the requirements of APCD Rule 403 to reduce fugitive dust emissions. The construction mitigation measures applicable to the proposed project are summarized below.</p> <p>Standard Mitigation Measures for Construction Equipment</p> <p>Standard construction measures for reducing nitrogen oxides (NOx), reactive organic gases (ROG), and diesel particulate matter (DPM) emissions from construction equipment are listed below: The following list of standard and specific mitigation measures shall be incorporated into project conditions.</p> <ul style="list-style-type: none"> ▪ Maintain all construction equipment in proper tune according to manufacturer's 	Insignificant

Table ES-1. Environmental Impacts Summary Table

Study Area	Impact	Short/ Long-term	Type of Impact	Mitigation Measure	Residual Impact
				<p>specifications;</p> <ul style="list-style-type: none"> ▪ Fuel all off-road and portable diesel powered equipment with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road); ▪ Use diesel construction equipment meeting ARB's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines, and comply with the State off-Road Regulation; ▪ Use on-road heavy-duty trucks that meet the ARB's 2007 or cleaner certification standard for on-road heavy-duty diesel engines, and comply with the State On-Road Regulation; ▪ Construction or trucking companies with fleets that do not have engines in their fleet that meet the engine standards identified in the above two measures (e.g. captive or NOx exempt area fleets) may be eligible by proving alternative compliance; ▪ All on and off-road diesel equipment shall not idle for more than 5 minutes. Signs shall be posted in the designated queuing areas and or job sites to remind drivers and operators of the 5 minute idling limit; ▪ Diesel idling within 1,000 feet of sensitive receptors is not permitted; ▪ Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors; ▪ Electrify equipment when feasible; ▪ Substitute gasoline-powered in place of diesel-powered equipment, where feasible; 	

Table ES-1. Environmental Impacts Summary Table

Study Area	Impact	Short/Long-term	Type of Impact	Mitigation Measure	Residual Impact
				<p>and,</p> <ul style="list-style-type: none"> ▪ Use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane, or biodiesel. <p>Best Available Control Technology (BACT) for Construction Equipment</p> <p>The BACT measures include:</p> <ul style="list-style-type: none"> ▪ Replacing equipment with equipment with cleaner engines; ▪ Repowering equipment with the cleanest engines available; ▪ Installing California Verified Diesel Emissions Control Strategies; and ▪ Implementing a Comprehensive Construction Activity ▪ Management Plan designed to minimize the amount of large construction equipment operating during any given time period. If this plan will be implemented as BACT, then it should be submitted to the APCD for review and approval prior to the start of construction. The plans should include but not be limited to the following elements: <ul style="list-style-type: none"> ▪ Schedule construction truck trips during non-peak hours to reduce peak-hour emissions. ▪ Limit the length of the construction work-day period, if necessary; and ▪ Phase construction activities, if appropriate. <p>Fugitive Particulate Matter Less than 10 Microns in Diameter (PM10) Mitigation Measures</p>	

Table ES-1. Environmental Impacts Summary Table

Study Area	Impact	Short/ Long-term	Type of Impact	Mitigation Measure	Residual Impact
				<p>Expanded List</p> <p>Projects with grading areas that are greater than 4-acres or are within 1,000 feet of any sensitive receptor shall implement the following mitigation measures to minimize nuisance impacts and to significantly reduce fugitive dust emissions:</p> <ul style="list-style-type: none"> ▪ Reduce the amount of the disturbed area where possible; ▪ Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible; ▪ All dirt stock pile areas should be sprayed daily as needed; ▪ Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities; ▪ Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established; ▪ All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD; ▪ All roadways, driveways, sidewalks, etc. to be 	

Table ES-1. Environmental Impacts Summary Table

Study Area	Impact	Short/ Long-term	Type of Impact	Mitigation Measure	Residual Impact
				<p>paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;</p> <ul style="list-style-type: none"> ▪ Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site; ▪ All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC §23114; ▪ Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site; ▪ Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible; ▪ All of these fugitive dust mitigation measures shall be shown on grading and building plans; and ▪ The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20 percent opacity, and to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of 	

Table ES-1. Environmental Impacts Summary Table

Study Area	Impact	Short/ Long-term	Type of Impact	Mitigation Measure	Residual Impact
				<p>any grading, earthwork or demolition.</p> <p>Construction Permit Requirement</p> <p>Portable equipment, 50 horsepower (hp) or greater, used during construction activities will require California statewide portable equipment registration (issued by the California Air Resources Board or an Air Pollution Control District permit).</p>	
Biological Resources					
A, B, C, D	<p>BIO Impact 1 The proposed project is located within close proximity to several <u>potential</u> ESHAs and other sensitive resources. Work activities could result in direct or indirect disturbances to the <u>potential</u> ESHAs (All Study Areas).</p>	Long-term	Significant but Mitigable	<p>BIO/mm-1 Prior to issuance of grading permits, the applicant shall retain a qualified environmental monitor for all measures requiring environmental mitigation to ensure compliance with Conditions of Approval and EIR mitigation measures. The monitor shall be acceptable to the City and be responsible for preparation of an environmental quality assurance program (EQAP) that has been approved by the City and includes: (1) ensuring that procedures for verifying compliance with environmental mitigations are followed; (2) lines of communication and reporting methods; (3) daily and weekly compliance reporting; (4) construction crew training regarding environmentally sensitive areas; (5) authority to stop work; and (6) action to be taken in the event of non-compliance. Monitoring shall be at a frequency and duration determined by the affected natural resource agencies (e.g., CDFG, RWQCB, and the City).</p> <p>BIO/mm-2 Prior to issuance of any grading permits, a grading plan shall be submitted delineating all temporary fencing to protect <u>any</u> adjacent ESHA areas as determined by the California Coastal Commission at the time of plan approval. The grading plans shall clearly show the location of project delineation fencing that excludes <u>any potential</u> adjacent ESHAs from</p>	Insignificant

Table ES-1. Environmental Impacts Summary Table

Study Area	Impact	Short/ Long-term	Type of Impact	Mitigation Measure	Residual Impact
				<p>disturbance. The grading plans shall clearly show all staging areas, which shall avoid <u>areas determined to be ESHAs</u> by the Coastal Commission.</p> <p>BIO/mm-3 Prior to issuance of any grading permits, the applicant shall submit a comprehensive interpretive sign program for review and approval by the City Community Development Director. The plan shall clearly delineate the location of interpretive signs along the proposed public boardwalk. The signs shall inform boardwalk users of the ecology of central dune habitats, beach habitat, and plant and wildlife species that utilize these areas. Signs shall be placed along portions of the boardwalk located at the western boundaries of Study Area B.</p> <p>BIO/mm-4 Within a week prior to the initiation of construction, the monitoring biologist shall conduct environmental awareness training for all construction personnel. The environmental awareness training shall include discussions of the <u>sensitive resources</u> ESHAs, and sensitive plant and animal species identified within the project area. Topics of discussion shall include: description of the species' habitats; general provisions and protections afforded to the resources; measures implemented to protect special-status species; review of the project boundaries and special conditions; the monitor's role in project activities; lines of communications consistent with BIO/mm-1; and procedures to be implemented in the event a special-status species is observed in the work area.</p> <p>BIO/mm-5 Prior to the initiation of construction, the applicant's contractors and the monitoring biologist shall coordinate the placement of project delineation fencing throughout the work areas. The monitoring biologist shall field fit the placement of the project delineation fencing to minimize impacts to <u>any ESHAs and other</u> sensitive resources. The project delineation fencing shall</p>	

Table ES-1. Environmental Impacts Summary Table

Study Area	Impact	Short/ Long-term	Type of Impact	Mitigation Measure	Residual Impact
				<p>remain in place and functional throughout the duration of the project. During construction, no project related work activities shall occur outside of the delineated work area.</p>	
<p>A, B, C, D</p>	<p>BIO Impact 2 Vegetation removal, grading, and construction activities could result in indirect impacts including erosion and down-gradient sedimentation and pollutant discharges (e.g., sediment, oil, fuel, materials) into <u>potential</u> ESHAs (All Study Areas).</p>	<p>Short-term</p>	<p>Significant but Mitigable</p>	<p>BIO/mm-6 During construction, to avoid erosion and downstream sedimentation, no work within or adjacent to Meadow Creek riparian area shall occur during the rainy season (October 15 through April 15); work could occur adjacent to the riparian area if proper erosion control is in place and the work effort is acceptable to the CDFG.</p> <p>BIO/mm-7 During construction, no equipment access or construction activities shall occur within the banks of Meadow Creek. No equipment or fill material shall be staged in or adjacent to Meadow Creek, unless authorized by the appropriate permits.</p> <p>BIO/mm-8 Prior to issuance of any grading permits, the applicant shall submit a grading plan identifying all stockpile and staging areas. Stockpiles and staging areas shall not be placed in areas that have potential to experience significant runoff during the rainy season. All project-related spills of hazardous materials within or adjacent to project sites shall be cleaned up immediately. Spill prevention and cleanup materials shall be on-site at all times during construction. Cleaning and refueling of equipment and vehicles shall occur only within designated staging areas. The staging areas shall conform to standard BMPs applicable to attaining zero discharge of storm water runoff. No maintenance, cleaning or fueling of equipment shall occur within wetland or riparian areas, or within 50 feet of such areas. At a minimum, all equipment and vehicles shall be checked and maintained on a daily basis to ensure proper operation and to avoid potential leaks or spills.</p> <p>BIO/mm-9 Prior to issuance of any grading permits, the applicant shall submit a detailed sediment</p>	<p>Insignificant</p>

Table ES-1. Environmental Impacts Summary Table

Study Area	Impact	Short/ Long-term	Type of Impact	Mitigation Measure	Residual Impact
				<p>and erosion control plan for approval by the City, which shall address both temporary and permanent measures to control erosion and reduce sedimentation. Erosion and soil protection shall be provided on all cut and fill slopes. Revegetation shall be facilitated by mulching, hydro-seeding or other methods, and shall be initiated as soon as possible after completion of grading, and prior to the onset of the rainy season (October 15). Permanent revegetation and landscaping shall emphasize native shrubs, and trees, to improve the probability of slope and soil stabilization without adverse impacts to slope stability due to irrigation infiltration and long-term root development. All plans shall show that sedimentation and erosion control measures are installed prior to any other ground disturbing work.</p> <p>BIO/mm-10 Prior to issuance of any grading permits, the applicant shall prepare and submit a Notice of Intent and SWPPP to the RWQCB. A copy of the SWPPP shall be submitted to the City for approval to show that sedimentation and erosion control measures are installed prior to any other ground disturbing work.</p>	
A, B, C	<p>BIO Impact 3 The proposed project would result in 1.044 acre of permanent impacts to central dune scrub habitat, of which 0.088 acres are in Study Area A, 0.066 acres are in Study Area B, and 0.89 acres are in Study Area C.</p>	Long-term	Significant but Mitigable	<p>BIO/mm-11 Prior to issuance of any grading permits, the applicant shall retain a qualified biologist acceptable to the City to prepare a Dune Habitat Restoration Plan (HRP) for review and approval by the CDFG and the City. The HRP shall be prepared by a qualified biologist and/or botanist and shall detail the methods for restoring or enhancing 2.088 acres (2:1 for permanent impacts) of central dune scrub habitat, of which 0.18 acres will be mitigation for impacts to Area A, 0.13 acres will be mitigation for impacts Area B and 1.78 acres will be mitigation for impacts to Area C. The restoration area(s) should be located directly northwest of the proposed public access improvements near the proposed Building 2 (refer to Figure 4.3-1). The recommended HRP mitigation area is located on State</p>	Insignificant

Table ES-1. Environmental Impacts Summary Table

Study Area	Impact	Short/ Long-term	Type of Impact	Mitigation Measure	Residual Impact
				<p>Parks property; therefore, the City must discuss, coordinate, and finalize the final location of the mitigation area with the State Parks. The goal of the HRP would be to mitigate permanent impacts to central dune scrub, so that project impacts do not significantly disrupt the habitat. The HRP shall focus on restoring and enhancing central dune scrub habitat by removing invasive species (iceplant) and planting the appropriate native species (mock heather, purple nightshade, Blochman's ragwort, Blochman's leafy daisy, and suffrutescent wall flower). At a minimum, the HRP should include the following elements:</p> <ul style="list-style-type: none"> a. Identification of locations, amounts, size and types of plants to be replanted, as well as any other necessary components (e.g., temporary irrigation, amendments, etc.) to insure successful reestablishment. b. Provide for a native plant salvage effort prior to ground disturbing activities. Salvaged plants shall include but not be limited to Blochman's leafy daisy and any other CNPS listed plant species that may be affected; c. Quantification of impact based on "as-built plans" and quantification of mitigation areas such that the replacement criteria are met. d. A program schedule and success criteria for a five year monitoring and reporting program that is structured to ensure the success of the HRP. e. Provide for the in-kind replacement of Blochman's leafy daisy that are removed or damaged at a 3:1 ratio (based on square feet cover). <p>BIO/mm-12 Prior to initiation of construction, the applicant shall retain a qualified biologist/botanist</p>	

Table ES-1. Environmental Impacts Summary Table

Study Area	Impact	Short/ Long-term	Type of Impact	Mitigation Measure	Residual Impact
				acceptable to the City to supervise the implementation of the HRP. The qualified biologist/botanist should supervise plant salvage, site preparation, implementation timing, species utilized, planting installation, maintenance, monitoring, and reporting of the restoration efforts. The qualified biologist/botanist shall prepare and submit four annual reports and one final monitoring report to the City and CDFG for review and approval. The annual and final monitoring reports should include discussions of the restoration activities, project photographs, and an assessment of the restoration efforts attainment of the success criteria.	
B, C	BIO Impact 4 The proposed project would allow undirected egress into central dune scrub habitat, which would result in long term trampling and erosion of dunes. (Study Areas B and C)	Long-term	Significant but Mitigable	Implement BIO/mm-3 . BIO/mm-13 Prior to issuance of any grading permits, the applicant shall submit a final landscape plan for review and approval by the City Community Development Director showing habitat protection fencing. To minimize visual impacts of the fencing, it shall be no more than 18" high wood post or steel rod, and cable. The intent of the fence would be to deter users from trampling the dune habitat while accessing the beach from the boardwalk.	Insignificant
C	BIO Impact 5 Long-term use of the proposed equestrian parking and staging area would contribute to the degradation of central dune scrub habitat adjacent to the equestrian parking area and existing trails by increasing erosion on informal trails and transporting weed seed into the dune habitat. (Study Area C)	Long-term	<u>Significant, Unavoidable, Adverse</u> Significant but Mitigable	BIO/mm-14 Prior to issuance of a grading permit for Area C, if trails maintenance will become the responsibility of the concessionaire, the applicant shall submit an Equestrian Area Trails and Maintenance Plan for review and approval by State Parks. The area of the plan shall be determined in consultation with the City and State Park. At a minimum, the Equestrian Area Trails and Maintenance Plan shall include the immediate area to the south of the proposed equestrian area and the access to the two primary trails, and shall include at minimum the following elements: a. A funding mechanism that provides for the	<u>Significant, Unavoidable, Adverse</u> Insignificant

Table ES-1. Environmental Impacts Summary Table

Study Area	Impact	Short/ Long-term	Type of Impact	Mitigation Measure	Residual Impact
				<p>implementation of the Equestrian Area Trails and Maintenance Plan in perpetuity.</p> <ul style="list-style-type: none"> b. A detailed trail plan prepared by a professional landscape architect in coordination with State Parks that identifies two primary trails to be improved for continued use by the equestrians, hikers and beach users. The primary trails should be located at the north western and southeastern corners of the proposed equestrian parking area. The primary trails shall connect to appropriate secondary trails to provide access to the beach and other attraction areas. All other existing trails not identified for continued use shall be fenced off with temporary exclusion fencing and restored with Central dune scrub vegetation. c. A Central dune scrub vegetation restoration plan that utilizes native species to restore all trails not identified for continued use. The Central dune scrub restoration element of the Equestrian Area Trails and Maintenance Plan shall incorporate the requirements of the HRP as described in BIO/mm-11. d. A schedule for conducting trash cleanup on a regular basis (at least once a month) and the entity responsible for the cleanup. e. A schedule for weekly manure removal and the entity responsible for the removal. f. Identification of responsible party(s) to maintain all facilities associated with the equestrian parking and staging area and trails. g. The Equestrian Area Trails and Maintenance Plan shall clearly identify all areas that fall within the control of the plan. At a minimum, the plan 	

Table ES-1. Environmental Impacts Summary Table

Study Area	Impact	Short/ Long-term	Type of Impact	Mitigation Measure	Residual Impact
				shall include the immediate equestrian parking and staging area.	
A	BIO Impact 6 If the alternative location for the equestrian parking is implemented, instead of implementing BIO-mm/1, relocate the Equestrian Parking and Staging Area to the north side of West Grand Avenue. This alternative has the potential to increase sediment and pollution deposition into Meadow Creek. If this alternative is implemented, the following mitigation measure shall be applied (Study Area A).	Long-term	Significant but Mitigable	BIO/mm-15 Prior to issuance of grading permits, the applicant shall submit a final grading and drainage plan showing all storm water drainage flows being directed into the proposed bio- swales, prior to entering Meadow Creek.	Insignificant
A, B, C	BIO Impact 7 The use of invasive plant species in the Dune Demonstration-Native Dune Stabilization and landscaping areas could contribute to the spread of invasive species in the adjacent dune habitat (Study Areas A, B, and C).	Long-term	Significant but Mitigable	<p>BIO/mm-16 Prior to issuance of grading permits, the applicant shall submit a final landscape plan that shall prohibit any invasive or exotic species. Any restoration or dune revegetation areas shall not utilize the following:</p> <ul style="list-style-type: none"> ▪ Dune spinach (<i>Tetragonia decumbens</i>) ▪ European beach grass (<i>Ammophila Arenaria</i>) <p>The following native plant species may be used and are recommended for use in the dune restoration or revegetation areas.</p> <ul style="list-style-type: none"> ▪ mock heather (<i>Ericameria ericoides</i>) ▪ purple nightshade (<i>Solanum xanti</i>) ▪ Blochman’s ragwort (<i>Senecio blochmaniae</i>) ▪ Blochman’s leafy daisy (<i>Erigeron blochmaniae</i>) ▪ suffrutescent wall flower (<i>Erysimum insulare</i> ssp. <i>suffrutescens</i>) ▪ American Dune Grass (<i>Leymus mollis</i>) ▪ Nuttall’s milkvetch (<i>Astragalus nuttallii</i>) ▪ beach saltbush (<i>Atriplex leucophylla</i>) 	Insignificant

Table ES-1. Environmental Impacts Summary Table

Study Area	Impact	Short/ Long-term	Type of Impact	Mitigation Measure	Residual Impact
				<ul style="list-style-type: none"> ▪ beach evening primrose (<i>Camissonia cheiranthifolia</i>) <p>BIO/mm-17 Prior to issuance of grading permits, the landscaping plans for the lodge grounds landscape areas shall not utilize any species recognized by Cal-IPC, California Exotic Pest Plant Council (Cal-EPPC), CDFG, California State Parks, or other resources organizations as invasive or potentially invasive. The following plant species shall be removed from the proposed Landscaping plans:</p> <ul style="list-style-type: none"> ▪ <i>Erigeron karvinskianus</i> ▪ cabbage tree (<i>Cordyline australis</i>) ▪ white willow (<i>Salix alba</i>) ▪ Bermuda grass (<i>Cynodon dactylon</i>) 	
A	<p>BIO Impact 8 If not properly designed, the introduction of bioswales adjacent to Meadow Creek, in Area A, could be inconsistent with the LCP Policies for the Meadow Creek Western Branch with regard to use of the 50 foot buffer.</p>	Long-term	Significant but Mitigable	<p>BIO/mm-18 Prior to issuance of grading permits for Area A, the applicant shall submit a Habitat Restoration Plan for the 50 foot buffer area adjacent to Meadow Creek. The proposed bioswales shall incorporate appropriate riparian vegetation consistent with the goal of improved habitat quality along the creek. A habitat restoration plan shall be developed by a restoration specialist approved by the City and reviewed for adequacy by the CDFG and RWQCB. The restoration plan shall include BMPs for habitat management, stormwater retention, water quality control, and be consistent with the City's SWMP.</p> <p>BIO/mm-19 The habitat restoration plan required in BIO/mm-18 shall also include restoration of riparian habitat within the Meadow Creek corridor, either on site (first priority) or replacement or restoration downstream of West Grand Avenue within the Meadow Creek corridor with appropriate wetland and native plant species equal to 0.69 acre area of the Meadow Creek</p>	Insignificant

Table ES-1. Environmental Impacts Summary Table

Study Area	Impact	Short/ Long-term	Type of Impact	Mitigation Measure	Residual Impact
				corridor. BIO/mm-20 Prior to issuance of grading permits, if it is determined that any restoration would occur within the riparian corridor under the jurisdiction of the CDFG or within jurisdictional waters regulated by the USACE, then the appropriate permits shall be obtained from the agencies.	
D	BIO Impact 9 Expansion of the existing North Beach Campground RV Dump Station would permanently impact 0.061 acre of wetland vegetation that may be subject to CDFG and USACE jurisdiction. (Study Area D)	Long-term	Significant but Mitigable	BIO/mm-21 Prior to issuance of a grading permit for Area D to expand the North Beach Campground RV Dump Station, the applicant shall <u>redesign the dump station layout and proposed improvements to avoid take of any wetland areas that may exist at the dump station area as shown in Figure 4.3-2.</u> retain a qualified biologist acceptable to the City to prepare a Preliminary Jurisdictional Determination focusing on Study Area D. The Preliminary Jurisdictional Determination shall identify potential waters of the United States, as defined by the USACE, and potential waters of the State of California, as defined by the CDFG and the CCC. The Preliminary Jurisdictional Determination shall be submitted to USACE for review and verification. If Study Area D is determined to support jurisdictional areas that would be impacted by the RV Dump Station expansion, the applicant shall obtain the appropriate permits prior to impacting the jurisdictional areas. If permits are required, it is likely that habitat replacement at an equal ratio would be required prior to construction of the improvements.	Insignificant
A, B, C	BIO Impact 10 Construction of the equestrian parking and staging area and public access improvements would impact dune habitat with potential to support special-status plants. (Study Areas A, B, and C)	Short-term, Long-term	<u>Significant but Mitigable</u> Significant, Unavoidable Adverse	BIO/mm-22 In order to avoid potential impacts to special-status plant species in Study Area C, the applicant shall implement one of two options, as follows: <u>Option 1:</u> Relocate the proposed equestrian parking and staging area (Study Area C) to the southeast corner (as discussed in BIO Impact 6). If impacts to the central	<u>Insignificant</u> Significant, Unavoidable, Adverse

Table ES-1. Environmental Impacts Summary Table

Study Area	Impact	Short/ Long-term	Type of Impact	Mitigation Measure	Residual Impact
				<p>dune scrub habitat can be avoided or minimized, the mitigation requirements (BIO/mm-11) for impacts to central dune scrub could be reduced appropriately. Or;</p> <p><u>Option 2:</u> If the equestrian area is to remain at Area C, it is assumed that the identified rare plants are present at the site and appropriate mitigation shall occur prior to development. Or, if presence is not assumed, approval of the proposed project shall be postponed until rare plant surveys can be conducted in the identified areas and presence or absence of rare plant species with potential to occur can be verified. A survey of the identified areas should be conducted in April or May to verify the presence or absence of special-status plant species. In the event that additional special-status plant species are identified in the affected areas, mitigation for impacts to the species shall be included in the HRP as discussed in BIO/mm-11 and BIO/mm-12.</p> <p>BIO/mm-23 In order to avoid potential impacts to special-status plant species in Study Areas A and B, the applicant shall revise the project plans to clearly show the avoidance of central dune scrub habitat located at the northwest corner of Study Area A and along the western boundary of Study Area B. This can be achieved by limiting all improvements to existing developed areas. If impacts to the central dune scrub habitat can be avoided or minimized, the mitigation requirements (BIO/mm-11) for impacts to central dune scrub could be reduced appropriately.</p> <p>If complete avoidance of the central dune scrub habitat in Study Areas A and B is not feasible, the applicant shall conduct rare plant surveys in the identified areas, as discussed in BIO/mm-22 Option 2.</p>	
C	BIO Impact 11 Construction of the equestrian parking and staging area would impact 3,328 square feet of Blochman’s leafy	Short-term	Significant but Mitigable	BIO/mm-24 In order to avoid potential impacts to special-status plant species, the applicant shall	Insignificant

Table ES-1. Environmental Impacts Summary Table

Study Area	Impact	Short/ Long-term	Type of Impact	Mitigation Measure	Residual Impact
	daisy. (Study Area C)			implement one of two options, as follows: <u>Option 1:</u> Implement BIO/mm-22; or <u>Option 2:</u> The applicant shall incorporate Blochman's leafy daisy propagation and planting efforts in the HRP as described in BIO/mm-11. The HRP shall include detailed discussions of the methods to be employed to establish and monitor a Blochman's leafy daisy population in the identified mitigation area (refer to Figure 4.3-1).	
A, B, C, D	BIO Impact 12 Construction activities conducted during the nesting season (March through September) could directly or indirectly impact nesting birds, protected by the Migratory Bird Treaty Act (MBTA). (All Study Areas)	Short-term	Significant but Mitigable	BIO/mm-25 If vegetation removal occurs between March and September, prior to any site activity (such as installation of the project delineation fencing and the commencement of site grading), the environmental monitor shall conduct pre-construction nesting bird surveys. If nesting activity is identified, the following measures shall be implemented: <ul style="list-style-type: none"> a. If an active nest of common passerine or shorebird species' are observed in the work area or within 100 feet of the work area, construction activities shall be modified and or delayed as necessary to avoid direct take or indirect disturbance of the nests, eggs, or young; b. If active nest sites of raptors or other special-status species are observed within the work area or 300 feet of the work area, the environmental monitor shall establish a suitable buffer around the nest site. Construction activities in the buffer zone shall be prohibited until the young have fledged the nest and achieved independence. c. Active raptor or special-status species nests should be documented and a letter report should be submitted to the City, USFWS, and CDFG, 	Insignificant

Table ES-1. Environmental Impacts Summary Table

Study Area	Impact	Short/ Long-term	Type of Impact	Mitigation Measure	Residual Impact
				documenting project compliance with the MBTA and applicable project mitigation measures.	
A, B, C	BIO Impact 13 Construction activities conducted during the wintering season (October through February) for western snowy plover could disturb wintering western snowy plover. (Study Areas A, B, and C)	Short-term	Significant but Mitigable	Implement BIO/mm-4 . BIO/mm-26 If construction activities occur during the western snowy plover wintering season (October through February), and if required by CDFG or State Parks, the project applicant shall retain a qualified biologist acceptable to the City to conduct daily pre-disturbance surveys for wintering western snowy plover. The pre-disturbance surveys must be conducted when any work related activities will occur in or within 100 feet of any dune habitat (Study Area C and western portions of Study Areas B and A). If wintering western snowy plover are observed, all project activities within 500 feet of the observed individual(s) shall be postponed until the observed individual(s) leave the area on their own accord. The monitoring biologist or contractors shall not conduct any actions that would result in the deliberate or inadvertent disruption of the observed individual(s) behavior.	Insignificant
A, B, C	BIO Impact 14 The proposed project could result in direct take of silvery legless lizard and coast horned lizard in Areas A, B and C.	Long-term	Significant but Mitigable	BIO/mm-27 Prior to issuance of grading permits, the applicant shall retain a qualified biologist acceptable to the City (this can be the environmental monitor). The biologist shall conduct a survey for silvery legless lizard, coast horned lizard and other reptiles in Areas A, B and C. The surveyor shall utilize hand search methods in areas of disturbance where these species are expected to be found (e.g., under shrubs, other vegetation, or debris on sandy soils). Any individuals located during this survey should be safely removed from the construction area and placed in suitable habitat.	Insignificant
A, B, C, D	BIO Impact 15 The increased use of sensitive areas resulting from development of	Long-term	Significant but Mitigable	Implement BIO/mm-1 through BIO/mm-27 .	Insignificant

Table ES-1. Environmental Impacts Summary Table

Study Area	Impact	Short/ Long-term	Type of Impact	Mitigation Measure	Residual Impact
	the proposed project would contribute to the cumulative degradation of biological resources of the area, resulting in a potentially significant cumulative impact.				
Geology and Soils					
A, B, C, D	GS Impact 1 The project site may become unstable when a seismic event results in liquefaction of the underlying soils.	Long-term	Significant but Mitigable	<p>GS/mm-1 Construction of the project site shall follow the conclusions and recommendations given in the GeoSolutions Soils Report, dated September 14, 2010. These apply to preparation of building pads, mat foundation, driven piles, preparation of paved areas, foundation settlement, slab-on-grade construction, retaining walls, pavement design and additional geotechnical services needed during plan development, review of grading and foundation documents prior to construction and construction inspections and testing as required, including but not limited to, stripping, grading, over-excavating, backfill placement, imported materials, site densification, foundation excavation observations and compaction.</p> <p>GS/mm-2 Foundation design shall conform to the requirements of Chapter 18 of the latest edition of the California Building Code.</p>	Insignificant
A, C	GS Impact 2 Soils disturbed during construction and general site use after construction would be subject to erosion from stormwater and flooding events, watering of landscaping, and secondarily from increased public access to sensitive wetland and dune habitat areas (Areas A and C).	Short-term, Long-term	Significant but Mitigable	GS/mm-3 Prior to issuance of grading permits for Areas A and C, an erosion control plan shall be developed in conjunction with RWCQB staff, City staff and State Parks biologists to ensure that sensitive areas are protected. Measures in the plan shall include measures to deter sands from blowing into Meadow Creek and the creek buffer area during grading, retention and settling of spray waters from irrigation prior to discharge into the creek, adequate dampening of graded areas during construction to reduce blowing sand, and measures to reduce rilling of any stockpiled soils. The plan shall be completed prior to construction;	Insignificant

Table ES-1. Environmental Impacts Summary Table

Study Area	Impact	Short/ Long-term	Type of Impact	Mitigation Measure	Residual Impact
				during construction, monitoring of construction activities shall occur as needed to ensure compliance with the erosion control plan.	
A, B, C	<p>GS Impact 3 Introduction of additional visitors into the dune complex could increase the potential for development of new trails through the dunes to the west of the project site and to the south of West Grand Avenue thus causing increased erosion and loss of dune habitat (Areas A, B and C).</p>	Long-term	Significant but Mitigable	<p>Implement BIO/mm-1 through BIO/mm-14 related to revegetation and restoration efforts to reduce erosion and restore habitat areas throughout the project site.</p> <p>Implement DES/mm-1 through DES/mm-5 related to control of stormwater runoff into Meadow Creek and incorporation of bioswales into the riparian habitat area to reduce erosion and resultant pollutants into Meadow Creek and adjacent watersheds.</p> <p>GS/mm-4 The erosion control plan required in GS/mm-3 for Area C shall be expanded to include restoration of the dune complex adjacent to the proposed equestrian parking area. The area for erosion control shall include the vicinity of the parking area as determined by the City and State Parks. The plan shall also include measures to block off and restore minor trails, and fence (type to be determined in consultation with State Parks and could be peeler core or pipe and cable) at least 100 feet along both sides of a major trail from the parking area to the beachfront to the west and from the parking area to the overall trail system accessible to the east of the parking lot. Erosion control shall be coordinated with revegetation and restoration of habitat areas associated with this project and with any revegetation efforts ongoing by State Parks. Work effort shall be completed prior to occupancy of the Grover Beach Lodge. Assistance from equestrian groups in restoration and rehabilitation efforts along these trails is recommended.</p> <p>GS/mm-5 Prior to issuance of a grading permit for the equestrian parking area, the applicant shall include a retaining wall and fencing or other method, if needed, along the interior perimeter of the parking area to retain</p>	Insignificant

Table ES-1. Environmental Impacts Summary Table

Study Area	Impact	Short/ Long-term	Type of Impact	Mitigation Measure	Residual Impact
				sand and to act as a deterrent to equestrians and horses from crossing the fill area to gain access to trails. The retaining wall shall be of sufficient height to reduce fill from falling back into the parking area.	
Greenhouse Gas Emissions and Adaptations					
A, B, C, D	<p>GHG Impact 1 Global Warming/Climate Change Control Measures. No significant construction or operational impacts from greenhouse gas (GHG) emissions have been identified due to lack of thresholds; however, any increase from the construction of All Areas of the project is considered significant.</p>	Short-term	Significant but Mitigable	<p>GHG/mm-1 The following SLOAPCD measures shall be implemented in All Areas of the proposed project:</p> <p>Construction Measures</p> <ul style="list-style-type: none"> ▪ The project plans and specifications shall include a statement that construction equipment shall be shut off when not in use and shall not idle for more than 5 minutes. ▪ The project plans and specifications shall include a statement that queuing of trucks on and off site shall be limited to periods when absolutely necessitated by grading or construction activities. ▪ The project plans and specifications shall include a statement that, to the extent feasible, all diesel- and gasoline-powered construction equipment shall be replaced with equivalent electric equipment. ▪ The project plans and specifications shall include policies and procedures for the reuse and recycling of construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard). ▪ The project plans and specifications shall include education for construction workers about reducing waste and available recycling 	Insignificant

Table ES-1. Environmental Impacts Summary Table

Study Area	Impact	Short/ Long-term	Type of Impact	Mitigation Measure	Residual Impact
				<p>services.</p> <p>Operational Measures</p> <ul style="list-style-type: none"> ▪ The applicant shall demonstrate that the design of the proposed buildings or structures exceeds Title 24 requirements by a minimum of 20 percent. (Note that the project will meet LEED Silver requirements at request of the City of Grover Beach.) ▪ The applicant shall demonstrate that the design of the proposed buildings or structures incorporates basic or enhanced insulation such that heat transfer and thermal bridging are minimized. ▪ Limit air leakage through the structures or within the heating and cooling distribution systems to minimize energy consumption. ▪ The applicant shall demonstrate that the design of the proposed buildings or structures incorporates Energy Star-rated windows or better. ▪ The applicant shall demonstrate that the design of the proposed buildings or structures incorporates Energy Star-rated space heating and cooling equipment or better. ▪ The applicant shall demonstrate that the design of the proposed buildings or structures incorporates Energy Star-rated light fixtures or better. ▪ The applicant shall demonstrate that the design of the proposed buildings or structures includes consideration of installation/ operation of renewable electric generation systems. ▪ The applicant shall demonstrate that the 	

Table ES-1. Environmental Impacts Summary Table

Study Area	Impact	Short/ Long-term	Type of Impact	Mitigation Measure	Residual Impact
				<p>proposed building or structure designs incorporate energy-efficient hot water systems.</p> <ul style="list-style-type: none"> ▪ The applicant shall demonstrate that the landscape plan for the proposed buildings or structures incorporates water-efficient irrigation systems and devices; such as soil moisture-based irrigation controls or irrigation controls that account for actual weather conditions. ▪ The applicant shall demonstrate that the landscape plan for the proposed commercial buildings or structures uses reclaimed water for landscape irrigation, including the infrastructure to deliver and use reclaimed water. (Note that the City of Grover Beach does not have a reclaimed water program and this measure is not implementable.) ▪ The applicant shall demonstrate that the design of the proposed buildings or structures includes measures to be water-efficient, such as water-efficient fixtures and appliances. ▪ The applicant shall demonstrate that measures have been included to promote ridesharing programs such as, but not necessarily including, publishing ridesharing information for all of the project employees, designating a certain percentage of parking spaces for ridesharing vehicles, designating adequate passenger loading and unloading and waiting areas for ridesharing vehicles, and providing a Web site or message board for coordinating rides. ▪ The applicant shall demonstrate that measures have been included to provide adequate bicycle parking near building entrances to promote cyclist safety, security, and convenience. 	

Table ES-1. Environmental Impacts Summary Table

Study Area	Impact	Short/ Long-term	Type of Impact	Mitigation Measure	Residual Impact
				<ul style="list-style-type: none"> ▪ The applicant shall demonstrate that all interior building lighting supports the use of compact fluorescent light bulbs or equivalently efficient lighting. <p>The applicant shall incorporate the above-listed provisions into development plans for All Areas of the project. The City shall conduct a site inspection to ensure development is in accordance with approved plans prior to occupancy clearance. City staff shall verify installation in accordance with approved building plans.</p>	
Hydrology and Water Quality					
A, B, C, D	<p>DES Impact 1 Vacant land will be replaced with impervious surfaces in All Areas of the proposed project, which will increase the total volume of stormwater runoff and the peak flow of runoff and contribute to downstream flooding risks.</p>	Long-term	Significant but Mitigable	<p>DES/mm-1 Prior to issuance of a grading permit for All Areas, the applicant shall submit a final grading and drainage plan for review and approval by the Public Works Director. The plans shall be consistent with City requirements and unless useless otherwise specified by the Public Works Director, detention retention basins and bio-infiltration basins shall be designed according to the Urban Runoff Quality Management, WEF Manual of Practice No. 23, ASCE Manual and Report on Engineering Practice No. 87, ACCE, 1998, as specified in the Preliminary Hydrology Study for Grover Beach Lodge, prepared by Construction Testing & Engineering, Inc.</p> <p>DES/mm-2 Prior to issuance of a grading permit for All Areas, the applicant shall submit a Basin Maintenance Plan to the Public Works Director for annual maintenance of storm water structure, including, detention basins and bio-infiltration basins, vegetated swales, rip rap energy dissipaters, and storm drain systems including catch basins and cleanouts.</p>	Insignificant

Table ES-1. Environmental Impacts Summary Table

Study Area	Impact	Short/ Long-term	Type of Impact	Mitigation Measure	Residual Impact
A	DES Impact 2 Construction of the bioswales in Area A will be constructed within the 50 foot buffer of Meadow Creek and may affect riparian areas and natural drainage.	Long-term	Significant but Mitigable	<p>DES/mm-3 Bioswale or infiltration basin design in Area A shall minimize encroachment into the 50 foot buffer zone to the greatest extent feasible. Concrete improvements to convey flow shall be located outside the 50-foot buffer area. No bioswale improvements shall occur within the existing riparian areas without approval (and obtaining the appropriate permits) from CDFG, RWQCB and the City.</p> <p>DES/mm-4 All construction of detention basins and bio infiltration basins shall avoid the riparian corridor along Meadow Creek, and shall be consistent with biological mitigation to protect the natural habitat of Meadow Creek, including sediment fencing between the bioswale construction and the riparian corridor during construction, filtering of any drainage waters during construction before they enter the creek watershed. No mechanical equipment shall enter the riparian corridor or creek channel during construction activities.</p> <p>DES/mm-5 Bioswale construction that encroaches into the 50-foot buffer shall be designed to incorporate native riparian and wetland vegetation consistent with the planting requirements set forth in the Biology mitigation measures BIO-1through BIO-10, BIO/mm-15 and BIO/mm-18 through BIO/mm-21.</p>	Insignificant
C	DES Impact 34 Construction of the equestrian parking area (Area C) will change drainage flows resulting in the need for storm drain that may, at its present configuration, encroach into wetland habitat.	Short-term	Significant but Mitigable	DES/mm-6 Prior to issuance of a grading permit for the equestrian parking area, the applicant shall redesign the storm drains for the parking area to avoid encroaching into riparian and wetland habitat, consistent with BIO-mm/18.	Insignificant
A, B	DES Impact 45 Assuming a climate change factor of 4.6 feet (worst-case sea level rise as determined by the EPA for the Central Coast) is used to adjust for potential sea level rise, the proposed project Areas A and B could be	Long-term	Significant but Mitigable	DES/mm-7 Prior to issuance of a grading permit for Area B, the City shall review wave run up information and determine the elevations along the periphery of Area B to ensure that measures are in place to deter wave run up into Area A. If necessary, a low sea wall, a	Insignificant

Table ES-1. Environmental Impacts Summary Table

Study Area	Impact	Short/ Long-term	Type of Impact	Mitigation Measure	Residual Impact
	<p>inundated by wave run up exceeding 16.74 feet elevation at a low point in the dune complex between the ocean and the project site, thus causing an increase in flooding.</p>			<p>constructed dune, landscape berm, or other method to deter wave run up and associated dune erosion shall be designed by the applicant and approved by the City. Sea level rise shall either be the worst case estimate of a 4.6-foot rise (16.74 feet) or at an elevation that has been accepted by the State or County of San Luis Obispo for the life of the concession (50 years).</p>	
Noise					
A	<p>N Impact 1 The proposed project (Area A) would increase stationary noise levels in the project area by operation of HVAC units and other types of mechanical equipment at the project site.</p>	Long-term	Significant but Mitigable	<p>N/mm-1 Prior to issuance of a grading permit for the Lodge buildings in Area A, the applicant shall demonstrate that adequate sounds attenuating enclosures or structures are included for all mechanical and HVAC units associated with the proposed project. Stationary noise controls shall be included on appropriate plan sheets and reviewed and approved by the City of Grover Beach Community Development Director, or designee, prior to issuance of any grading or building permits.</p>	Insignificant
A	<p>N Impact 2 Adjacent residential land uses may be subject to short-term construction noise reaching 85 dBA Lmax, generated by construction activities from Area A near the project boundary.</p>	Short-term	Significant but Mitigable	<p>N/mm-2 Prior to issuance of grading permits for Areas A and B, a comprehensive Construction Noise Management Plan shall be developed. The plan shall be reviewed and approved by the City of Grover Beach Community Development Director, or designee. The construction noise mitigation measures applicable to the noise management plan include but are not limited to:</p> <ul style="list-style-type: none"> ▪ Each internal combustion engine, used for any purpose on the job, or related to the job, shall be equipped with a muffler of a type recommended by the manufacturer. No internal combustion engine shall be operated on the job site without an appropriate muffler. All equipment shall have sound-control devices no less effective than those provided on the original equipment. No 	Insignificant

Table ES-1. Environmental Impacts Summary Table

Study Area	Impact	Short/ Long-term	Type of Impact	Mitigation Measure	Residual Impact
				<p>equipment shall have an un-muffled exhaust.</p> <ul style="list-style-type: none"> ▪ Minimize construction activities at residential areas during evening, nighttime, weekend, and holiday periods. Noise impacts are typically minimized when construction activities are performed during daytime hours. ▪ If possible, avoid using impact pile driving (if piles are required for this project). Utilize less noise intrusive pile installation techniques such as vibratory pile driving or CIDH (cast in drill hole) piling. ▪ In case of construction noise complaints by the public received by the City, the construction manager shall be notified and the specific noise producing activity may be changed, altered, or temporarily suspended if necessary. If more than three complaints are received by the City, the applicant shall retain an acoustical engineer or qualified noise specialist to review construction plans and operations, and recommend additional noise reduction measures. ▪ When feasible, the use of loud sound signals (e.g. back-up warning buzzers or alarms) shall be avoided in favor of light warnings except those required by safety laws for the protection of personnel. ▪ Truck loading, unloading, and hauling operations shall be directed to use West Grand Avenue whenever possible. ▪ Temporary barriers shall be used and relocated as needed and if needed, to protect sensitive receptors from excessive construction noise generated by small items such as compressors, 	

Table ES-1. Environmental Impacts Summary Table

Study Area	Impact	Short/ Long-term	Type of Impact	Mitigation Measure	Residual Impact
				<p>generators, pneumatic tools, and jackhammers. Noise barriers can be made of heavy plywood, moveable insulated sound blankets, or other best available control techniques.</p> <ul style="list-style-type: none"> The contractor shall implement appropriate additional noise abatement measures including, but not limited to, changing the location of stationary construction equipment, turning off idling equipment, rescheduling construction activity, notifying adjacent residents in advance of construction work, or installing acoustic barriers around stationary construction noise sources, or any other method to reduce noise as recommended by the City. 	
Transportation/Traffic					
A, B, C	<p>TC Impact 1 The westbound lanes of the Highway 1/Grand Avenue intersection currently have poor striping and can be confusing to drivers attempting to enter the State Park and project area from Grand Avenue. (Areas A, B and C)</p>	Long-term	Significant but Mitigable	<p>TC/mm-1 Prior to occupancy of Area A, the applicant shall re-stripe the westbound approaching lanes. The inside lane shall be identified as "Highway 1 Southbound Only" as it drops into a left turn lane at the Highway 1 intersection. The outside lane shall provide access to the State Park and project site as well as the right turn pocket to Highway 1. Signage for through traffic to merge right is also required between 2nd Street and Highway 1. The TIER in Appendix E of this EIR contains an appendix with recommended striping and signage.</p>	Insignificant
A, B, C	<p>TC Impact 2 West Grand Avenue section would be impacted with the proposed project and confusion could occur to travelers to the project and the Vehicular Recreation Area as a result of the variety of parking lot entrances proposed as part of the development plan. (Areas A, B and C)</p>	Long-term	Significant but Mitigable	<p>TC/mm-2 Prior to occupancy of any portion of the project site (Area A, B or C, whichever occurs first) a restriping plan for West Grand Avenue shall be approved by the City and implemented as part of project improvements. West Grand Avenue shall be restriped as a three-lane cross section, with a through lane in each direction and a center left turn lane. This center lane</p>	Insignificant

Table ES-1. Environmental Impacts Summary Table

Study Area	Impact	Short/ Long-term	Type of Impact	Mitigation Measure	Residual Impact
				<p>would provide a refuge area for vehicles entering and exiting all the project parking lots and for trailers entering and exiting the equestrian facility. This center lane will provide refuge for turning vehicles while they wait for gaps in oncoming traffic so as to not block the travel lanes to the State Park or Highway 1 in either direction on West Grand Avenue.</p>	
A, B	<p>TC Impact 23 The existing parking lots do not provide for easy access between lots and between project uses. This may impact the existing Fin's Restaurant parking by beach visitors using parking intended for these concessions. (Area A and B)</p>	Long-term	Significant but Mitigable	<p>TC/mm-23 Prior to issuance of a grading permit for Area A, the circulation parking patterns shall be reviewed and approved by the City to improve ingress and egress between the individual parking areas in Area A, and allow turn-around space in each parking area to avoid vehicles from having to back up to turn around or exit the lots, and to maximize parking onsite.</p> <p>TC/mm-34 Area A circulation between parking areas shall be coordinated with Area B structures. It is recommended that the City consider posting parking areas for specific uses and using time limits, permits, meters, or other measures acceptable to the City and concessionaires for parking lots associated with Area B uses.</p> <p>TC/mm-45 The Area B parking lot adjacent to Fin's Restaurant shall also include marked handicapped spaces and some short term parking spaces for users of the picnic areas adjacent or close to the public drop off area.</p>	Insignificant
A, B	<p>TC Impact 34 The proposed project volumes may create a significant impact at the Highway 1/Le Sage Drive stop-controlled intersection at the Saturday midday peak hour, reducing the LOS from C to D. (Area A and B)</p>	Long-term	Significant but Mitigable	<p>TC/mm-56 Prior to occupancy of Area A, the applicant shall re-stripe the Le Sage Drive eastbound approach by adding a left turn pocket. This will reduce average delay for the minor approach and improve intersection operations. The City of Grover Beach LOS C goal generally is met with this improvement. MUTCD Warrant 3 signal warrants are met at this location during</p>	Insignificant

Table ES-1. Environmental Impacts Summary Table

Study Area	Impact	Short/ Long-term	Type of Impact	Mitigation Measure	Residual Impact
				the Existing "Plus Project" Saturday peak hour, but signalization is not required with the construction of this improvement.	
A, B	TC Impact 45 The proposed project existing plus project and cumulative project scenarios may significantly affect intersections located in Pismo Beach, including the Highway 1/Price Street intersection. The City of Pismo Beach's goal of LOS C for intersections has been waived for certain intersections in the past; this intersection will degrade to LOS D with the proposed project. (Area A and B)	Long-term	Significant, Unavoidable, Adverse	TC/mm-67 If the City of Pismo Beach determines that LOS C is appropriate for this intersection, the recommended mitigation measure to reduce impacts to the Highway 1/Price Street intersection is to re-stripe the Highway 1 northbound approach into two separate lanes for left and right turn movements. This improvement would extend to Bay Street, reducing the average delay and improving intersection operations to LOS D. The City of Pismo Beach LOS C goal is not met, but this improvement reduces the project impacts significantly. At this time there is no mechanism for Grover Beach to require improvements to the City of Pismo Beach. The City and the applicant would be required to negotiate the appropriate improvements with the City of Pismo Beach. This is a significant impact that could be reduced to insignificance; however, because the mechanism is not in place to require improvements in another city's jurisdiction, it is considered a mitigation measure that cannot be implemented at this time.	Significant, Unavoidable, Adverse
A, B	TC Impact 56 The proposed project existing plus project and cumulative project scenarios may significantly affect intersections located in Pismo Beach, including the Highway 1/Ocean View Avenue intersection. The City of Pismo Beach's goal of LOC C for intersections has been waived for certain intersections in the past; this intersection will degrade to LOS F with the proposed project. (Area A and B)	Long-term	Significant, Unavoidable, Adverse	TC/mm-78 If the City of Pismo Beach determines that LOS C is appropriate for this intersection, the recommended mitigation measure to reduce impacts to the Highway 1/Ocean View Avenue intersection is to widen the roadway along Ocean View Avenue and stripe a left turn pocket for the westbound approach. This improvement may not be feasible, as it will likely require right-of-way currently under private ownership. The City goal of LOS C is not met, but this improvement reduces the project impacts but not to a level of insignificance (intersection conditions remain LOS F with mitigation; refer to Table 8A in the TIAR found in Appendix E of this EIR). At this time there is no mechanism for Grover	Significant, Unavoidable, Adverse

Table ES-1. Environmental Impacts Summary Table

Study Area	Impact	Short/ Long-term	Type of Impact	Mitigation Measure	Residual Impact
				Beach to require improvements to the City of Pismo Beach. This is considered a mitigation measure that cannot be implemented at this time.	
A, B	TC Impact 67 Highway 1/Ocean View Avenue intersection during PM and Saturday midday peak hour will result in a cumulative plus project significant impact at this intersection by increasing average delay by more than five seconds for the westbound approach at an intersection already experiencing LOS F. (Area A and B)	Long-term	Significant, Unavoidable, Adverse	TC/mm-89 A traffic signal could be installed at this intersection. A traffic signal analysis based on MUTCD Warrant 3 is presented as an appendix to the TIAR, found in Appendix E of this EIR. The City of Pismo Beach LOS C goal is met with this improvement. However, there is no mechanism at this time for the applicant and State Parks to pay their fair share to a City of Pismo Beach improvement. The City and the applicant would be required to negotiate the appropriate improvements with the City. This is considered a mitigation measure that cannot be implemented at this time.	Significant, Unavoidable, Adverse
A, B	TC Impact 78 Highway 1/Le Sage Drive intersection during PM and Saturday midday peak hour will result in a cumulative plus project significant impact at this intersection by increasing average delay by more than five seconds for the minor Le Sage Drive approach is currently operating at LOS F during the Cumulative "No Project" Condition. (Area A and B)	Long-term	Significant but Mitigable, Significant, Unavoidable, Adverse	TC/mm-910 Prior to occupancy, the applicant shall pay their fair share for restriping the Le Sage Drive eastbound approach by adding a left turn pocket. This mitigation would reduce average delay for the minor approach and improve intersection operations. The City of Grover Beach LOS C goal is met with this improvements and the project impact is mitigated. MUTCD Warrant 3 signal warrants are met at this location during the Cumulative "Plus Project" Saturday peak hour, but signalization is not required with the construction of this improvement.	Insignificant, Significant, Unavoidable, Adverse

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