

City of Grover Beach Lodge and Conference Center

Second Addendum to the
Grover Beach Lodge and Conference Center
Revised Final Environmental Impact Report

SCH No. 2010051002

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June 2018

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SECTION 1

INTRODUCTION AND SUMMARY OF CONCLUSIONS

1.1 INTRODUCTION

The City of Grover Beach (City), serving as the lead agency under the California Environmental Quality Act of 1970 (CEQA), certified the Revised Final Grover Beach Lodge and Conference Center Environmental Impact Report (Revised Final EIR) on March 5, 2012. Subsequently, the City Council approved the Grover Beach Lodge and Conference Center Project (Originally Approved Project) on April 7, 2014, submitted by Pacifica Hosts, Inc. The Grover Beach Lodge and Conference Center included a 150-room lodge complex within four main buildings, including an approximately 11,130-square-foot conference center, improvements to onsite Pismo State Beach (a California State Park) facilities, and expansion of an existing recreational vehicle (RV) sewer dump station. Following certification of the Revised Final EIR, project revisions were proposed in December 2016 by Pacifica Hosts, Inc. (2016 Amended Project), and were subsequently analyzed in an Addendum to the Revised Final EIR (2016 Addendum). The City Council approved the amendment to the project on January 9, 2017.

Since the 2016 Addendum, additional project modification and refinements have been proposed for Buildings 1, 2, and 3; the conference center; and onsite parking areas.

This Second Addendum to the Revised Final EIR has been prepared to address the additional project modifications now being considered. The purpose of this review is to consider the requested modifications and determine if implementation of additional modifications to the project would create new significant environmental impacts or impacts that would be substantially more severe than those disclosed in the Revised Final EIR. Additional CEQA review beyond this Second Addendum, in the form of a Supplemental EIR, would only be necessary if the proposed changes to the project created new significant impacts or a substantial increase in the severity of significant impacts identified in the Revised Final EIR used to approve the project.

According to State CEQA Guidelines Section 15162:

- (a) *When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:*
 - (1) *Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
 - (2) *Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*

- (3) *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:*
- (A) *The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*
 - (B) *Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
 - (C) *Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*
 - (D) *Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

Section 15164 provides the following guidance for preparation of an EIR addendum:

- (a) *The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.*
- (c) *An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.*
- (d) *The decision making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.*
- (e) *A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.*

This Second Addendum has been prepared consistent with State CEQA Guidelines Sections 15162 and 15164 to document that the proposed project modifications would not result in new significant impacts or a substantial increase in the severity of a previously identified significant impact; therefore, preparation of a supplemental or subsequent EIR is not required.

1.2 SUMMARY OF CONCLUSIONS

This Second Addendum to the Revised Final EIR demonstrates that the environmental analysis, impacts, and mitigation requirements identified in the Revised Final EIR for the project in 2012 and the 2016 Addendum remain substantively unchanged by the project modifications described herein, and supports the finding that the proposed project does not raise any new issues and does not exceed the levels of impact significance identified in the Revised Final EIR. This conclusion is supported by Appendix A of this document, which evaluates potential impacts to each issue area identified in the City's post-certification CEQA Checklist, developed per State CEQA Guidelines Appendix G for completeness. Accordingly, preparation of a subsequent EIR is not necessary pursuant to State CEQA Guidelines Sections 15162 and 15164. This decision is based on substantial evidence, as set forth in the following discussion of the proposed project modifications and the environmental impacts of those modifications.

The Second Addendum need not be circulated for public review (State CEQA Guidelines Section 15164(c)); however, an addendum is to be considered by the decision-making body along with the previously certified Revised Final EIR prior to making a decision on the project (State CEQA Guidelines Section 15164(d)).

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SECTION 2

PROJECT MODIFICATIONS

2.1 PROJECT LOCATION

The project site is located between State Route 1 (SR 1) and the Pacific Ocean in the city of Grover Beach, at the western terminus of West Grand Avenue within Pismo State Beach. The site encompasses 10.71 acres within Pismo State Beach near the West Grand Avenue entrance to the Oceano Dunes State Vehicular Recreation Area. Existing uses onsite include public restrooms, picnic areas, RV sewer dump station, a visitor drop-off area, parking, scenic paths and trails, passive use areas, and access to the beach. The project site is bounded by dunes and the Pacific Ocean to the west, the Pismo State Beach Golf Course to the north, Le Sage RV Park to the east, and West Grand Avenue and dunes to the south.

2.2 SUMMARY OF ORIGINALLY APPROVED PROJECT

The Originally Approved Project proposed construction of a lodge complex within four major buildings. Building 1 would contain the lodge entry and lobby, check-in, gift shop, lodge maintenance facilities, offices, a restaurant and bar/lounge with outdoor seating, guest rooms, and a second-story public viewing area. Buildings 2 and 3 would contain guest rooms. Building 4 would contain the conference center, including a ballroom, restroom facilities, a prep kitchen, outdoor viewing area, and pre-function areas. The average building height would not exceed 40 feet, consistent with City requirements. The proposed project is required to obtain a LEED (Leadership in Energy and Environmental Design) Silver certification. The Originally Approved Project site plan is shown in Figure 1.

The lodge complex was designed to be integrated within the State Park, allowing seamless access between the two facilities. The entire lodge site would 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 restaurant, shops, and lobby. In addition, a public viewing area will be located on the second level via a public elevator that is accessible from the public boardwalk connected to the public beachfront. Approximately 209 spaces were proposed for lodge parking only; approximately 160 public parking spaces would be retained/replaced within the State Park. The Originally Approved Project also included a designated area within the onsite parking areas for equestrian parking, including space for approximately five to seven trailers, depending on the size and parking configuration.

The Originally Approved Project included several improvements to the existing State Park facilities as required by a Joint Powers Agreement (JPA) entered into on December 20, 2006, between the City and the California Department of Parks and Recreation (State Parks). Existing public areas would be upgraded, and paths would be reconfigured to incorporate the lodge facilities and constructed of similar materials as the lodge facility to provide a uniform appearance to the area. The existing public plaza would be reconfigured to reduce hardscape and enlarged to add picnic areas with picnic tables and native dune landscaping. In addition, the public bathroom and showers would be relocated within the same general vicinity and constructed to blend in with the rest of the proposed project. The public restrooms would be connected to existing City water and wastewater.

A public beach drop-off area would be relocated to the Fin's Restaurant parking lot. This beach drop-off would provide a temporary loading area for visitors to drop off passengers and supplies in the vicinity of the public restrooms and picnic areas.

Existing coastal access and pathways leading to and from the existing concessions and picnic facilities would be enhanced and expanded along the beach areas and within the lodge complex to encourage public access to the public areas of the lodge and conference center amenities and the beach. These access ways would also connect, through the proposed lodge facility, various locations throughout the development:

1. To the east, connecting Meadow Creek and parking lots through the lodge complex to the beach.
2. To the north, connecting the parking areas with the golf course uses.
3. To the south and along West Grand Avenue, connecting the West Grand Avenue/SR 1 intersection and the Amtrak Station (located at the southeast corner of the intersection) with the project site.

The access ways and paths would be comprised of a variety of permeable and decorative paving materials, with a composite wood boardwalk and decks accessed from the public paths through the lodge complex. All access ways would be handicapped accessible.

The current RV sewer dump station located on the project site just south of Le Sage Drive would be relocated offsite as part of the proposed project improvements, and the existing RV sewer dump station located in the North Beach Campground, approximately 0.5 mile to the north from the project site, would be improved to install additional sewer connections and expand the facility.

The Originally Approved Project also included four lodge monument signs, a variety of interpretive signs discussing the dune complex throughout the site, safety signs, and safety lighting within the lodge complex and along public trails.

Figure 1. Originally Approved Project Site Plan



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2.3 2016 AMENDED PROJECT

The 2016 Amended Project included all major components of the Originally Approved Project, but incorporated modifications to Building 1, the main lodge building. No changes to the public State Park improvements or RV sewer dump station components of the project were proposed. The proposed modifications to Building 1 were limited to the following:

1. The stepped building design was changed to a single-level design. The original proposed stepped floor was not consistent with site conditions and presented an operational obstacle.
2. The overall building area was increased by approximately 6,348 square feet, primarily due to the need to increase the size of the kitchen and additional cold storage room to serve the conference center. The fitness room was also enlarged, and additional bathrooms were added to serve the pool on the ground level. The meeting space on the ground floor was decreased from 2,183 square feet to 1,000 square feet and a hospitality suite on the second floor was replaced with a spa.
3. A 6,790-square-foot roof deck was added to Building 1, including three elevators, two staircases, a mechanical room, glass guard rails, roof-mounted equipment screens, circulation areas, and a net useable area of 4,597 square feet. The roof deck would serve as a multi-purpose outdoor area that would be utilized by the general public and private parties. Use of the roof deck would generally be limited between the hours of 10:00 a.m. and 9:00 p.m.

As a result of the roof deck addition, various mechanical, screening, and safety elements would exceed the City's 40-foot maximum building height as measured from natural grade. The extent to which new components will exceed the 40-foot height limit are detailed below:

- An elevator and stair tower that would include three elevators and one staircase enclosed in a 620-square-foot mechanical room would extend 13 feet, 2 inches above the 40-foot limit.
 - A glass guardrail would extend 2 feet, 0 inches above the 40-foot limit. The guardrail would be clear glass with a patterned, ultraviolet reflective coating making it visible to birds to avoid bird strikes while remaining transparent to the human eye.
 - Standing seam metal roof projections would extend up to 2 feet, 0 inches above the 40-foot height limit in four locations.
 - Two frosted glass panels would extend 4 feet, 6 inches above the 40-foot height limit for screening roof-mounted mechanical equipment.
 - Additional standard roof-mounted mechanical equipment and units (e.g., heating, ventilation, etc.) would extend 5 feet, 0 inches above the 40-foot height limit.
4. The building additions would change the building footprint from a total of 25,920 square feet to the current configuration of 27,644 square feet, an increase of 1,724 square feet (less than 0.04 acre), representing a 6.6% increase in footprint.

The 2016 Amended Project would not have changed occupancy at the lodge, increased the number of rooms, or created a new use at the site beyond that originally approved.

Height increases were proposed for the roof deck elevator and stairs mechanical room, railings, frosted glass screen, accent roof projections, and mechanical units. Height increases were necessary for vertical circulation to the roof deck, except that the accent roofs were raised to maintain the original building design aesthetic. The mansard roof heights were also increased but kept within the City's 40-foot building height limit.

The 2016 Amended Project was evaluated under CEQA in an Addendum to the Revised Final EIR (2016 Addendum), which determined that preparation of a subsequent or supplemental EIR was not required to evaluate the project changes proposed in the 2016 Amended Project.

2.4 2018 PROPOSED PROJECT

The project applicant, Pacifica Hosts, Inc., in coordination with the Joint Authority (i.e., City of Grover Beach and California Department of Parks and Recreation), has now proposed further revisions and modifications to the project. The 2018 Proposed Project includes all major components of the Originally Approved Project but eliminates the 11,130-square-foot standalone conference center and instead incorporates 3,000 additional square feet of meeting space into Building 1, the main lodge building, for a total of 4,000 square feet of meeting space. The 2018 Proposed Project would modify the parking lots, eliminate the proposed expansion of the RV sewer dump station at the North Beach Campground, relocate the existing dump station within the lodge site, and would no longer reconfigure the public plaza area. There are no changes to the size and locations of Buildings 1, 2 and 3.

The proposed modifications to the project are further described below:

1. The 11,130-square-foot standalone conference center would be eliminated and replaced with additional public parking.
2. The ground floor of Building 1 would be modified to include an additional 3,000 square feet of meeting space, for a total of 4,000 square feet of meeting space. Approximately six hotel rooms would be eliminated to accommodate the increase in meeting space, resulting in a reconfiguration of the existing uses, which includes the lodge entry and lobby, check-in, gift shop, lodge maintenance facilities, offices, and a restaurant and bar/lounge.
3. The public plaza south of Building 2 would not be reconstructed and the existing public plaza and restroom building would remain in their existing condition. This would result in minor relocations of walkways and detention basins adjacent to the public plaza.
4. The public parking lot adjacent to Fin's Restaurant would not be reconstructed and the existing parking would remain in its existing condition. This would result in minor relocations of walkways, detention basins, and the emergency access fire lane adjacent to the Fin's Restaurant parking lot.
5. The northerly portion of the golf course parking lot would not be constructed, and replacement parking would be constructed where the former standalone conference center was located. This would result in minor relocations of walkways and increase the landscape buffer between the existing events tent and the golf course parking lot.

6. The existing RV dump station located on the project site just south of Le Sage Drive would be relocated to the southeast corner of the site, and the proposed expansion of the RV sewer dump station at the North Beach Campground would be eliminated.
7. The hotel and public parking lot on the eastern portion of the site would be reconfigured based on the elimination of the standalone conference center. The proposed parking lot would be divided into three separated parking lots, two for public parking and one for hotel parking. The northerly public parking lot would include 61 parking spaces. The hotel parking lot would include 186 parking spaces. The southerly public parking lot would include 31 parking spaces, including up to 15 over-sized vehicle spaces for use by equestrians or other large vehicles, and the RV dump station with three dump holes. There would also be an additional dump hole for use by State Parks located at the east end of the over-sized vehicle parking area.

Table 1 details the total parking proposed for the Originally Approved and the 2018 Proposed Projects, and Figure 2 shows the revised site plan for the 2018 Proposed Project. The 2018 Proposed Project would reduce the total number of guest rooms and slightly decrease occupancy at the lodge, but would not create a new use at the site beyond that originally proposed.

Table 1. Total Parking for the Approved and Proposed Projects

Parking Areas	Originally Approved Project	2018 Proposed Project	Minimum Required
Public Parking	160	174	160
Hotel Parking	209	186	151
Over-sized Vehicle/ Equestrian Parking	8	15	NA
TOTAL	377	375	311

8. Roof-mounted equipment, consisting of heating, ventilation, and air conditioning (HVAC), would be installed on Building 1, and a decorative screen would be installed around the equipment perimeter. The equipment/screens would be approximately 6 feet, 3 inches in height above the 40-foot limit and cover approximately 2,918 square feet of the roof area.
9. Roof-mounted equipment consisting of HVAC would be installed on Building 2, and a decorative screen would be installed around the equipment perimeter. The equipment/screens would be approximately 4 feet in height above the 28-foot height limit and cover approximately 590 square feet of the roof area.
10. Roof-mounted equipment consisting of HVAC would be installed on Building 3, and a decorative screen would be installed around the equipment perimeter. The equipment/screens would be approximately 11 inches in height over the 40-foot limit and cover approximately 616 square feet of the roof area.

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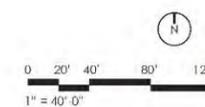
Figure 2. 2018 Proposed Project Site Plan



GROVER BEACH RESORT • Site Plan

PARKING SUMMARY

- 160 Public Parking Required
- 174 Public Parking Provided
- 15 Equestrian Parking Required
- 15 Equestrian Parking Provided
- 158 Hotel Parking Required
- 186 Hotel Parking Provided



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SECTION 3

IMPACT ANALYSIS

The City completed a post-EIR CEQA checklist as part of the Second Addendum to analyze the 2018 Proposed Project's potential to result in new or substantially more severe significant impacts above those disclosed in the previously certified Revised Final EIR.

3.1 OVERVIEW AND EVALUATION OF POTENTIAL NEW OR SUBSTANTIALLY INCREASED SIGNIFICANT ENVIRONMENTAL EFFECTS

The proposed revisions to the Grover Beach Lodge and Conference Center project are generally limited to parking lot modifications, elimination of the standalone conference center, State Park improvements including the public plaza would no longer be reconstructed, relocation of the existing RV sewer dump station and elimination of the expansion of the North Beach Campground RV sewer dump station, and installation of rooftop equipment and screening on Buildings 1, 2, and 3.

The post-EIR CEQA checklist in Appendix A evaluated these changes and determined that the proposed revisions would have little to no effect on all of the issue areas and environmental resources discussed pursuant to CEQA. The revisions would slightly decrease the number of rooms and occupancy of the lodge, would reduce the extent of proposed revisions, and would not create a new or different use at the site that was not previously analyzed. Therefore, long-term operational impacts would be slightly reduced in comparison to the Originally Approved Project. No additional long-term traffic trips would be generated, and no substantial increase in operational air emissions would occur. Noise from the HVAC equipment would not differ from that analyzed in the Revised Final EIR and would not be noticeable over more dominant noise sources at the project site and in the surrounding areas (e.g., traffic from SR 1 and West Grand Avenue). The 2018 Proposed Project's demand on public services (e.g., fire, police, roads, emergency services) and utilities (e.g., water, wastewater, trash collection, electrical services) would be slightly reduced in comparison to the Originally Approved Project due to the reduction in size of the project and occupancy at the lodge. The proposed revisions would not affect geologic conditions at the site or result in a change to the use, storage, and handling of common hazardous materials at the site. Because use of the site is not changing, the 2018 Proposed Project would not result in land use inconsistencies or conflicts, or create incompatible land uses, beyond the level identified in the Revised Final EIR. No substantial additional impacts to visual resources would occur, since proposed modifications would eliminate one of the lodge buildings and other proposed changes, and rooftop changes would be limited to screened mechanical equipment and would not substantially affect the overall mass and scale of the proposed buildings. The project area was surveyed for sensitive biological and cultural resources at the time of preparation of the Revised Final EIR. Changes under the proposed project would occur within a reduced footprint, and impacts would be less than those identified in the Revised Final EIR.

Appendix A, Post-EIR CEQA Checklist, provides a more detailed analysis of the potential for new or more severe environmental impacts associated with the project changes proposed in the 2018 Proposed Project.

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SECTION 4

CONCLUSION

The applicant is requesting modifications that require an amendment to the Coastal Development Permit and Use Permit for the Grover Beach Lodge project. For all impact areas, review of the revised project (as currently proposed) indicated that the proposed modifications would not result in significant new information related to new significant impacts or a substantial increase in the severity of previously identified significant impacts above those addressed in the Revised Final EIR. The 2018 Proposed Project represents a reduced version of the Originally Approved Project, with decreased lodge occupancy, elimination of the standalone conference center and North Beach Campground dump station expansion. The State Parks public plaza would also no longer be reconfigured. Based on the impact comparison provided in this Second Addendum, the 2018 Proposed Project would not result in new significant impacts or a substantial increase in the severity of significant impacts under CEQA.

Approval of the project is not expected to have any significant, adverse, and unavoidable impacts, either long term or short term, nor will it cause substantial adverse effects on human beings, either directly or indirectly, provided the original mitigation measures and project conditions are implemented. The Mitigation Monitoring and Reporting Plan remains valid and in force as approved with the original project.

In summary, the analysis concludes that none of the conditions described in Section 15162 of the State CEQA Guidelines calling for preparation of a subsequent EIR or negative declaration have occurred, and, thus, an Addendum to the Revised Final EIR is appropriate to satisfy CEQA requirements for the revised project. The evidence in the file supports the finding that no circumstances or conditions requiring the preparation of a subsequent EIR or negative declaration are present in this case.

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SECTION 5

REFERENCES

SWCA Environmental Consultants (SWCA). 2012. *Revised Final Grover Beach Lodge & Conference Center Environmental Impact Report, SCH No. 2010051002*. Prepared for the City of Grover Beach. January 2012.

RRM Design Group. 2016. *Architectural Site Plan, Public Improvement Plans, Grading and Drainage Plan, Building Height Study, Average Existing Ground Elevation Exhibit, Exterior Elevations, Building Sections, Building Footprint Comparison, Comparative Floor Plan, Comparative Elevation, Overall Roof Plan, and Perspective Exhibits*. December 2016.

RRM Design Group. 2016. *Memorandum: Preliminary Hydrology Study for Grover Beach Lodge, Stormwater Retention and Storage Volumes*. October 14, 2016.

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CITY OF GROVER BEACH

COMMUNITY DEVELOPMENT DEPARTMENT

Post-EIR Checklist

CEQA Guidelines Section 15063, 15162, and 15164

PLN NO.	Development Application 10-03	Environmental Document No.	2010051002
PROJECT TITLE	Second Addendum to the Revised Grover Beach Lodge & Conference Center Environmental Impact Report		
APPLICANT NAME	Pacifica Hosts, Inc.	CONTACT	Sergio Sandoval
MAILING ADDRESS:	1785 Hancock Street, Suite 100	San Diego, CA	92110
STAFF CONTACT:	Bruce Buckingham - Community Development Director Phone: (805) 473-4520 Email: bbuckingham@groverbeach.org		
PROJECT ADDRESS:	55 West Grand Avenue Grover Beach, CA 93433	APN:	060-381-010, 060-381-011
LEAD AGENCY	City of Grover Beach Community Development Department 154 South 8 th Street Grover Beach, CA 93422		

PURPOSE OF CHECKLIST

Section 15162 of the CEQA Guidelines describes the scenarios in which preparation of a subsequent EIR would be required due to project revisions made after an EIR has been certified. Consistent with Section 15162, the brief analysis below demonstrates that:

- 1) The 2018 Proposed Project would not involve substantial changes that would result in new significant environmental effects or a substantial increase in the severity of significant effects previously identified in the 2012 Revised Final EIR certified for the approved Grover Beach Lodge & Conference Center;
- 2) The 2018 Proposed Project would not involve substantial changes with respect to the circumstances under which the 2012 Grover Beach Lodge & Conference Center Project would be undertaken that would result in new significant environmental effects or a substantial increase in the severity of significant effects previously identified in the certified 2012 Revised Final EIR; and
- 3) The identification of new information of substantial importance would not result in new significant environmental effects or a substantial increase in the severity of significant effects previously identified in the certified 2012 Revised Final EIR or result in the identification of new or considerably different feasible mitigation measures or project alternatives that would substantially reduce one or more significant effects of the project.

Additionally, Section 15164 of the CEQA Guidelines provides the authority for preparing an Addendum to a previously certified EIR. As required in Subsection (e) of Section 15164, substantial evidence supporting the lead agency's decision not to prepare a subsequent EIR pursuant to CEQA Guidelines Section 15162 is provided. The analysis below strictly relates to the changes associated with the 2018 Revised Project. It should also be noted that the information below is focused as a post-EIR CEQA

checklist in accordance with CEQA Guidelines Sections 15162 and 15164. Based on the following analysis, preparation of a subsequent EIR to address the 2018 Proposed Project would not be required based on the following analysis.

Persons, agencies, or organizations interested in obtaining more information regarding the environmental review process for a project should contact the Community Development Department, 154 South 8th Street, Grover Beach, CA 93433 or call (805) 473-4520.





CITY OF GROVER BEACH INITIAL STUDY CHECKLIST

1. AESTHETICS – Will the project:

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	No Impact
a) Have a substantial adverse effect on an adopted scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The Revised Final EIR included a comprehensive analysis of visual resources and identified applicable visual policies and ordinances that relate to the project site. The 2016 Amended Project was further analyzed to determine whether the increased height, mass, and sizing of Building 1 would constitute a new or more severe significant impact to visual resources. The 2018 Proposed Project would include the additional design features discussed under the 2016 Amended Project as well as newly proposed roof mounted equipment and decorative screens on Buildings 1, 2, and 3; all of which would exceed the City's maximum allowable height of 40 feet, but may be allowed subject to approval of a Use Permit. By exceeding the City's height limit, the Proposed Project could be inconsistent with local plans. However, the inconsistencies would not create an adverse physical affect that would result in a significant impact as discussed below.

a) *Would the project have a substantial adverse effect on a scenic vista?*

The Revised Final EIR evaluated the project's consistency with the maximum allowable height of 40 feet as defined in Municipal Code Article IX Section 3.10.030 and concluded that no significant impacts to existing scenic vistas would result from Building 1 or the other buildings associated with the lodge and conference center. The 2016 Amended Project altered the massing of Building 1 by adding a rooftop deck that would include an elevator and stair tower that would extend 13 feet, 2 inches above the 40-foot height limit. The analysis concluded that these changes would be minor and would not result in a noticeable alteration of the project's effect on scenic resources and would not substantially increase potential impacts nor create new impacts to scenic vistas beyond those identified in the Revised Final EIR.



The 2018 Proposed Project would incorporate roof mounted equipment consisting of HVAC and decorative screens for Buildings 1, 2, and 3. For Building 1, the equipment and screens would extend 6 feet and 3 inches above 40 feet and cover 2,918 square feet of the roof area. For Building 2, equipment and screens would extend 4 feet above 26 feet (the reduced height described in the Revised Final EIR) and cover 590 square feet of the roof area. For Building 3, the equipment and screens would extend 11 inches above 40 feet and cover 616 square feet of the roof area. These additions would add to the height and total area of what was previously analyzed or approved. However, similar to the 2016 Amended Project, the proposed rooftop additions would not block coastal scenic resources with the exception of a slight decrease to ocean views as seen from distant neighborhoods. These changes would be minor and would not result in a noticeable alteration of the project's effect on scenic resources. While the proposed additions would increase the overall rooftop area that would be occupied by equipment and screens, the increase would be less than the height increase previously approved for the elevator and stair tower in the 2016 Amended Project and 1st Addendum. The increase is also generally consistent with the roof-mounted mechanical equipment previously analyzed and approved under the 2016 Amended Project.

As a result, the 2018 Proposed Project would not substantially increase potential impacts nor create new impacts to scenic vistas beyond those identified in the Revised Final EIR and 2016 Addendum.

b) *Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

As identified in the Revised Final EIR, this CEQA threshold does not apply because the project is not within the view corridor of any officially designated State Scenic Highway. Highway 1 adjacent to the project site is classified as "Eligible – Not Officially Designated" within the State Scenic Highway system. The 2018 Proposed Project would not damage trees, rock outcroppings, or historic buildings within a state scenic highway. The 2018 Proposed Project avoids impacts to scenic dunes and would not substantially affect the site's visual quality or character, as described in the 2012 Revised Final EIR. The proposed changes would remove several project components and would generally reduce the level of visual change at the site compared to the Originally Approved Project; therefore, no new or more severe impacts would occur.

c) *Would the project substantially degrade the existing visual character or quality of the site and its surroundings?*

The Revised Final EIR recognized that the project would inherently change the visual character of the existing site but determined that project's height would not exceed City zoning standards and that the overall scale would not be uncharacteristic of many hotels and resorts in similar beach settings. The Revised Final EIR determined that no significant impacts to the visual character of the site or surroundings would result from Building 1 or the other buildings associated with the lodge and conference center.

As previously discussed, the 2016 Revised Project altered the massing of Building 1 by adding a rooftop deck that would include an elevator and stair tower that would extend 13 feet, 2 inches above the 40-foot height limit. These additions were not considered to greatly change the visual scale or architectural style of the structure due to the limited degree of change in the context of overall development proposed at the site. The 2018



Proposed Project would similarly add screened mechanical equipment to rooftops within the project area, but these components would not be as tall as the additional components identified in the 2016 Amended Project and would not substantially change the visual character of the site in the context of overall development proposed. The 2018 Proposed Project would also eliminate the standalone conference center building, which would reduce potential visual impacts by reducing the mass and number of building at the project site. Therefore, the revised project would not substantially increase potential impacts or create new impacts to the existing visual character of the site and its surroundings beyond those identified in the Revised Final EIR and 2016 Addendum.

The equipment and screening as described under the 2018 Proposed Project would be consistent with buildings of similar uses including hotels, resorts, and shopping centers. The additional features would be consistent with the architectural style and overall visual scale of what has been previously analyzed. Changes under the 2018 Proposed Project would not substantially degrade the existing visual character or quality of the site and its surroundings and would appear to be a part of the building as originally designed. No new significant or more severe impacts would occur as a result, and no mitigation is necessary.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

The 2012 Revised Final EIR concluded that because of the project's multi-story configuration, size, public safety requirements, and its proximity to public viewing areas, night lighting would be seen from the surrounding area. Unshielded light sources or bright-lights reflected on exterior walls would result in potential impacts. The large buildings, bright interior and exterior lights, large windows and wall openings, parking, and pedestrian areas may result in highly visible illumination as seen from Highway 1, Pismo Beach State Park, and the surrounding area. Daytime reflection and glare from south and west facing surfaces would be highly noticeable. The 2012 Revised Final EIR determined that Building 1 would result in a direct long-term impact from visibility of night lighting and daytime glare that would adversely affect surrounding views (AES Impact 5).

The equipment and screening described under the 2018 Proposed Project are not major light emitting sources and would not create or introduce a substantial source of light that hasn't already been analyzed. In addition, the 2018 Proposed Project eliminates a number of components that would have generated additional light sources, including the standalone conference center building, which would reduce overall impacts related to lighting and glare in comparison with the Originally Approved Project. Mitigation measures AES/mm-4 and AES/mm-5 identified in the 2012 Revised Final EIR require that the project cannot proceed to the grading phase until a lighting plan is approved which demonstrates no off-site visibility of point-source lighting and requires that light trespass is minimized to the greatest extent possible. Implementation of identified mitigation would ensure potential impacts associated with lighting and glare would be reduced to less than significant.

As a result, the Proposed Project would not create a new source of substantial light or glare that has not already been analyzed and would not create a new significant or more severe impact than before. No additional mitigation is necessary.

MITIGATION / CONCLUSION: The 2018 Proposed Project would introduce new rooftop features that were not previously analyzed, including HVAC equipment and decorative screening. These features would exceed the City's *Maximum Allowable Height* limit, which would create an inconsistency with local plans and further require a Use Permit. These modifications alone would



not create a new significant impact, as they would be lower than the maximum height of rooftop components proposed in the 2016 Amended Project and would be difficult to discern in the overall context of proposed development at the project site. Therefore, the 2018 Proposed Project would not have a substantial effect on the physical environment and impacts would be less than significant. The 2018 Proposed Project would not substantially degrade the visual character of the surrounding or introduce any new light sources above those identified in the 2012 Revised Final EIR. However, the project would still be required to implement Mitigation Measures AES/mm-4 and AES/mm-5, reducing impacts related to light and glare to less than significant. The 2018 Proposed Project would not create any new or more severe significant impacts above what has already been analyzed, and no new mitigation is necessary.

2. AGRICULTURE RESOURCES – Will the project:

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to nonagricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land, timberland or timberland zoned Timberland Production?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The 2012 Revised Final EIR discussed Agriculture Resources in Section 4.9, Issue Areas with Less Than Significant Impacts. The project site does not contain Farmland, Timberland, and is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The project site is not zoned for agricultural uses, does not support agricultural uses, and it not subject to a Williamson Act contract. The proposed project revisions would have no effect on agricultural uses, similar to the Originally Approved Project. No new or more severe significant impacts would occur and no mitigation is necessary.

MITIGATION / CONCLUSION: No new or more sever impacts to agricultural resources, timberland, or forest land would occur under the 2018 Proposed Project, and no additional mitigation is necessary.



3. AIR QUALITY – Will the project:

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	No Impacts
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Section 4.2 of the 2012 Revised Final EIR discusses Air Quality and concluded that the Originally Approved Project would result in potentially significant operational and construction related impacts for all areas of the project. Modifications in the 2018 Proposed Project include eliminating the standalone conference center and incorporating additional meeting space into Building 1. The 2018 Proposed Project would not reconstruct several previously proposed public State Park improvements and would eliminate expansion of the North Beach Campground RV sewer dump station. Eliminating the conference center and other proposed improvements would reduce the overall level of site disturbance and construction activities. Potential construction-related air quality impacts (generation of dust, vehicle emissions) would be reduced when compared to the Originally Approved Project. Conference space would be substantially reduced from approximately 11,130 square feet in the standalone conference center to a total of 4,000 square feet in Building 1, which would in turn, substantially reduce operational trips and vehicle emissions. The reduced project would also eliminate six guest rooms which would reduce additional long-term operational trips and emissions.

MITIGATION / CONCLUSION: The 2018 Proposed Project would eliminate several originally approved project components that would substantially reduce construction-related and operational air emissions. Therefore, no new or more severe air quality impacts would occur and no additional mitigation is necessary.



4. GREENHOUSE GAS EMISSIONS – Will the project:

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

As discussed in Section 3, Air Quality, above, the 2018 Proposed Project would eliminate the conference center and other previously approved project components and would slightly reduce occupancy at the lodge. Conference space would be substantially reduced, reducing long-term trips and vehicle emissions. The 2018 Proposed Project would reduce construction-related disturbance and vehicle trips when compared to the Originally Approved Project, which would reduce short- and long-term GHG emissions. Therefore, no new or more severe substantial impacts would occur and no additional mitigation is necessary.

MITIGATION / CONCLUSION: The 2018 Proposed Project proposes a reduced project that would reduce construction and operational GHG emissions. No new or more severe impacts would occur, and no additional mitigation is necessary.

5. BIOLOGICAL RESOURCES – Will the project:

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or CDFW and USFWS?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	No Impact
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with policies or ordinances protecting biological resources, such as the tree native tree ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Section 4.3 of the Revised Final EIR evaluated Biological Resources and the potential short-term and long-term impacts to sensitive habitats and special-status species that are known to occur or have the potential occur within the project area. The project was broken down into Study Areas A through D to further define specific impacts and mitigation related to various project components. Study areas were defined as Study Area A – Lodge and Conference Center, Study Area B – State Parks Improvements, Study Area C – Equestrian Staging Area, and Study Area D – RV Sewer Dump Station. Study Area C was not approved as part of the Originally Approved Project nor is it a part of the 2018 Proposed Project and has been removed from further discussion.

The 2018 Proposed Project would avoid and/or reduce impacts to the most biologically sensitive areas of the project site. Under the 2018 Proposed Project, no development would occur within Study Area D, the RV Sewer Dump Station at North Beach Campground; therefore, potential impacts to biological resources at this study area (including adjacent wetland areas) would be avoided. Proposed improvements within Study Area B – State Parks Improvements would also largely be eliminated, reducing potential impacts to sensitive dune habitat at the western edge of the project area. Proposed impacts within Study Area A would be similar to the Originally Approved Project, as this entire area would be converted to developed lodge facilities and parking; however, this study area generally consists of disturbed dirt parking lot and is less sensitive for biological resources.

No new project components are proposed in closer proximity to Meadow Creek. The relocated RV sewer dump station would contain subsurface tanks to collect wastewater and connect to existing City sewer infrastructure similar to the existing dump station located south of Le Sage Drive; therefore, no potential new or more severe water quality impacts to Meadow Creek would result from the addition of a dump station at this location. Implementation of mitigation measures



identified in the 2012 Revised Final EIR would further reduce the 2018 Proposed Project's decreased impacts on biological resources.

MITIGATION / CONCLUSION: The 2018 Proposed Project would reduce the extent of development and disturbance on the project site and would avoid and/or minimize impacts to the most biologically sensitive areas of the project site (dune habitat and wetland areas at the North Beach Campground RV sewer dump station). The proposed project revisions would not impact any areas not considered and evaluated in the 2012 Revised Final EIR. Mitigation identified in the 2012 Revised Final EIR would reduce any remaining impacts on biological resources at the site. Therefore, no new or more severe impacts to biological resources would occur and no further mitigation is necessary.

6. CULTURAL RESOURCES – Will the project:

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No prehistoric or historic cultural resources are present within the project area and onsite soils and the disturbed dune complex south of the site indicate the area probably represented a marsh and wetland area unlikely to support prehistoric occupation. The 2018 Proposed Project would not disturb any additional areas not previously evaluated in the 2012 Revised Final EIR; therefore, no new or more severe impacts to prehistoric or historic resources would occur. The 2012 Revised Final EIR further evaluated Paleontological Resources and determined that the potential for significant paleontological resources at the project site was low, due to the lack of known fossil localities along the Grover Beach coastline and the nature of onsite soils (consisting primarily of imbedded layers of sands, silty sands, clayey silt to sandy silt, which would not be suited to fossil formation). The 2018 Proposed Project would not result in increased excavation that would have the potential to impact sensitive formations, therefore no new or more severe impacts would occur.

MITIGATION / CONCLUSION: No new or more severe impacts to cultural or paleontological resources would occur under the 2018 Proposed Project, and no additional mitigation is necessary.



7. GEOLOGY AND SOILS – Will the project:

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	No Impact
a) Result in the exposure to or production of unstable earth conditions including the following: <ul style="list-style-type: none"> • Landslides; • Earthquakes; • Liquefaction; • Land subsidence or other similar hazards? 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be within a California Geological Survey “Alquist-Priolo” Earthquake Fault Zone, or other known fault zone? (consultant Division of Mines and Geology Special Publication #42)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from proposed improvements such as grading, vegetation removal, excavation or use of fill soil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Include any structures located on known expansive soils?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be inconsistent with the goals and policies of the City’s Safety element relating to geologic and seismic hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Geologic conditions at the project site were analyzed during preparation of the 2012 Revised Final EIR and the EIR identified various geologic hazards at the project site, including liquefaction, settlement, expansive soils, and seismically induced ground-shaking. Geotechnical recommendations were identified to ensure the project was adequately safeguarded against instable geologic conditions.

The 2018 Proposed Project would not substantially change the type or extent of proposed development at the project site. The number of proposed habitable structures and improvements would be reduced in comparison to the Originally Approved Project. The project would be located in the same area as the Originally Approved Project and subjected to the same or similar geologic conditions and constraints. Potential impacts associated with unstable earth conditions would be slightly reduced by the elimination of buildings within the site but would generally be similar to the potential impacts identified in the 2012 Revised Final EIR. The 2018 Proposed Project would reduce ground disturbing activities, thereby reducing the potential for sedimentation, erosion, and loss of topsoil in comparison to the Originally Approved Project. Mitigation identified in the 2012



Revised Final EIR would apply to the revised project to ensure remaining decreased impacts related to Geology and Soils would be reduced to less than significant. The 2018 Proposed Project does not propose a new use or components at a new location that would be subject to new or different geologic hazards or conditions. Therefore, no new or more severe significant impacts would occur above those evaluated in the 2012 Revised Final EIR and no additional mitigation is necessary.

MITIGATION / CONCLUSION: The 2018 Proposed Project would be located at the same location and subject to the same geologic conditions and hazards as identified in the 2012 Revised Final EIR. The elimination of certain project components, including the standalone conference center and reconfiguration of the public plaza would reduce ground disturbance and the potential for erosion, sedimentation, siltation, or loss of topsoil. Therefore, the 2018 Proposed Project would not result in any new or more severe impacts to Geology and Soils and no additional mitigation would be required.

8. HAZARDS AND HAZARDOUS MATERIALS – Will the project:

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	No Impact
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The 2012 Revised Final EIR discussed Hazards in Section 4.9, Issue Areas with Less Than Significant Impacts and concluded that no significant environmental hazards exist within the proposed project site and no mitigation measures are necessary to augment any applicable City and County Health Department policies. The project changes proposed under the 2018 Proposed Project would not result in any new or increased hazards, such as storage of hazardous materials, transport or disposal of hazardous materials, emission of hazardous substances, interference with airport activities (project is not within airport zones), impairment of an adopted emergency response plan or emergency evacuation plan, or exposure people or structures to a significant risk of loss, injury or death involving wild land fires. The 2018 Proposed Project does not propose any changes that would alter the initial findings made under the Revised Final EIR impact determination, and no new or increased impacts would occur.

MITIGATION / CONCLUSION: No new or more severe impacts related to Hazards and Hazardous Materials would occur under the 2018 Proposed Project, and no additional mitigation is necessary.

9. WATER QUALITY / HYDROLOGY – Will the project:

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	No Impacts
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	No Impacts
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	No Impacts
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Similar to the Originally Approved Project, the 2018 Proposed Project would be located within the floodway of Meadow Creek and subject to 100-year flooding. The 2018 Proposed Project would also be within a tsunami inundation area and the Lopez Dam failure inundation zone. The 2012 Revised Final EIR also evaluated the potential for impacts related to sea level rise due to the proximity to the ocean and determined that the lowest elevation points in the dune complex between the ocean and the project site were at a sufficient elevation to deter wave run-up into the project area through the life of the project.

The project revisions proposed in the 2018 Proposed Project would not substantially change potential impacts related to on-site flooding that were discussed in the 2012 Revised Final EIR. The project location would not change (although it would generally be reduced) and the 2018 Proposed Project would be subject to similar hydrological conditions as the Originally Approved Project. The extent of on-site impervious surface area would increase because the public plaza is no longer being reconfigured, which would have removed existing hardscaping. Therefore, the 2018 Proposed Project would potentially increase the rate and flow of stormwater at the project site. However, the project site currently drains naturally into Meadow Creek. Similar to the Originally Approved Project, the revised project would utilize detention basins to slow surface water runoff into Meadow Creek and allow percolation into the ground. Proposed detention basins would be reconfigured to accommodate increased flows under the 2018 Proposed Project and pervious surface areas would be utilized (i.e., in designated parking areas) as necessary to reduce post-development runoff volume to pre-existing rates for the entire project. The revised final plans would be required to demonstrate that run-off volumes do not exceed pre-development rates. Therefore, the 2018 Proposed Project would not result in new or more severe impacts related to flooding, inundation, or stormwater flows.

The 2018 Proposed Project would reduce the amount and extent of ground disturbance, thereby reducing the potential for adverse water quality impacts related to erosion, sedimentation, and siltation. The substantially reduced conference area and reduction in lodge occupancy would reduce the project's demand on water supplies and water and wastewater infrastructure, resulting in decreased impacts on water supplies and facilities in comparison to the Originally Proposed Project. The revised project does not propose new components in proximity to Meadow Creek that would result in new or different water quality or hydrology related impacts. The relocated lift station would be outside of the 50-foot creek setback and would connect to existing City wastewater infrastructure (it would not operate like a septic system or leach into the groundwater), consistent with the existing RV dump station located south of Le Sage Drive. Therefore, no new or more severe impacts to Meadow Creek would occur. The 2018 Proposed Project's impacts to Hydrology and Water Quality would be similar to those analyzed under the Originally Approved Project, and no new or more severe impacts would occur.

MITIGATION / CONCLUSION: The 2018 Proposed Project would result in similar impacts related to flooding, inundation, and storm flows as those identified in the 2012 Revised Final EIR. The revised project would result in slightly reduced impacts related to erosion and sedimentation related water quality effects and demands on existing water and wastewater infrastructure. None of the proposed project revisions (which represent a substantially reduced project) would result in new or more severe impacts related to Water Quality and Hydrology. The Proposed Project would



be required to implement mitigation measures DES/mm-1 and DES/mm-2, which would reduce impact to Hydrology and Water Quality to less than significant. No new or more severe impacts are anticipated, and no additional mitigation is necessary.

10. LAND USE & PLANNING – Will the project:

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The 2018 Proposed Project proposes a reduced project at the same location and would not physically divide an established community. As discussed in *Section 1. Aesthetics* and in the 2016 Addendum, the Proposed Project would include several design features that would exceed the City's *Maximum Allowable Height* limit, which would be inconsistent with a local plan and would require a Use Permit and be subject to City Council approval. While exceedance of the City's height limit creates a policy inconsistency, potential impacts would be similar to those discussed in the 2016 Addendum and would not result in physical changes that would be substantially noticeable or result in a significant adverse effect on the environment. Potential land use and planning impacts related to the addition of mechanical equipment to proposed rooftops that exceed maximum height limits would be less than significant.

MITIGATION / CONCLUSION: No new or more severe significant impacts related to Land Use and Planning would occur under the 2018 Proposed Project, and no additional mitigation is necessary.

11. MINERAL RESOURCES – Will the project:

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



According to the City of Grover Beach's General Plan, there are no known mineral resources in the City of Grover Beach. Further, a review of the County of San Luis Obispo's County's General Plan Land Use Element and the Energy or Extractive Area (EX) combining designation overlay reveal that there are no known mineral resources in or near the project area. Future extraction of mineral resources is very unlikely due to the project's location near the State Parks Recreation area and beach. No impacts to known mineral resources would occur, and no mitigation is necessary.

MITIGATION / CONCLUSION: No new or more several impacts to mineral resources would occur and no mitigation is necessary.

12. NOISE – Will the project result in:

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Implementation of the 2018 Proposed Project would decrease project-related disturbance and construction activities in comparison to the Originally Approved Project. Construction related activities overall would be reduced under the revised project, due to the elimination of the standalone conference center, public plaza reconfiguration, expanded RV sewer dump station,



and other project components. Therefore, construction-related noise impacts would be decreased when compared to those identified in the 2012 Revised Final EIR. The substantial reduction in conference space and minor reduction in lodge occupancy would also reduce operational trips, onsite uses, and operational noise. The HVAC units on the originally proposed standalone conference center were identified as a significant long-term operational noise source that could significantly affect proximately sensitive residential uses in the Le Sage Mobile Home Park and Le Save Riviera Recreational Vehicle Park. The 2018 Proposed Project would eliminate this noise source and would move the more intensive proposed land uses to a more central location within the project site, reducing the potential for long-term operational noise impacts at adjacent areas. Therefore, the 2018 Proposed Project would not generate new or more severe noise related impacts that were not previously analyzed, and no new mitigation is necessary.

MITIGATION / CONCLUSION: The 2018 Proposed Project proposes a reduced project that would reduce transportation and point source noise sources; therefore, the revised project would result in reduced construction-related and long-term operational noise impacts. No new or more severe impacts related to Noise would occur, and no new mitigation is necessary.

13. POPULATION & HOUSING – Will the project:

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	No Impacts
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The 2018 Proposed Project would not induce substantial population growth or displace any housing or people. Changes in the 2018 Proposed Project would not significantly increase or alter the anticipated population growth or housing demand previously considered as part of the General Plan. No new impacts to population and housing would occur as a result of 2018 Proposed Project and no mitigation is necessary.

MITIGATION / CONCLUSION: No new or more severe impacts to Population and Housing would result from the 2018 Proposed Project, and no mitigation is necessary.



14. PUBLIC SERVICE:

Will the proposed project have an effect upon, or result in the need for new or altered public services in any of the following areas:

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	No Impact
a) Emergency Services (Five Cities Fire Authority)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police Services (Grover Beach Police)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Public Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Revised Final EIR discussed Public Services in Section 4.9, Issue Areas with Less Than Significant Impacts and concluded that the City currently provides adequate public services to meet the needs of the Originally Approved Project. The 2018 Proposed Project would reduce occupancy at the site and reduce demand on public services and utilities. While the City will require standard development impact mitigation fees, impacts to public services would be insignificant and no additional mitigation is required.

MITIGATION / CONCLUSION: No new or more severe impacts to Public Services would result from the 2018 Proposed Project, and no mitigation is necessary.

15. RECREATION:

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The 2012 Revised Final EIR concluded that the Originally Approved Project would increase recreational opportunities on the project site and would further complement existing recreational facilities in the immediate area, resulting in a generally beneficial impact. The 2018 Proposed Project would no longer reconfigure the public plaza area within the State Park and would not provide substantial additional public recreational facilities above those that currently exist. However, the project would provide more limited public facilities (increased public parking and pathways/connections to surrounding areas) and is not needed to meet unmet recreational needs



in the City or project vicinity. Therefore, no significant impact related to the elimination of proposed recreational improvements would occur. The overall reduced project would reduce potential impacts related to an increase demand on existing parks and recreational facilities compared to the Originally Approved Project. Elimination of the public recreational components of the project would further reduce potential adverse impacts related to the construction and expansion of these facilities, particularly in areas adjacent to sensitive dune habitat. No significant physical deterioration of State Park or City facilities would occur, and the project, as revised, would provide revenue increases through concession contracts and new user fees similar to the Originally Approved Project, which would provide a beneficial effect on parks and recreation. No new impacts to recreational facilities would occur as a result of the 2018 Proposed Project and no mitigation is necessary.

Mitigation / Conclusion: No new impacts to Recreation would occur under the 2018 Proposed Project, and no additional mitigation is necessary.

16. TRANSPORTATION / TRAFFIC – Will the project:

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	No Impact
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Transportation and traffic were analyzed in Section 4.8 of the Revised Final EIR, which included a comprehensive transportation impact analysis with subsequent revisions prepared by OMNI-MEANS. The traffic analysis evaluated Levels of Service (LOS) for nearby intersections and road segments that could potentially degrade as a result of the Originally Approved Project. Site access and internal circulation were also evaluated, specifically the parking lot design and maneuverability between lots.

The 2018 Proposed Project would reconfigure the hotel and public parking lots within the project site based on the elimination of the standalone conference center. The revised parking lot configuration would result in a net loss of two parking spaces within the overall project site, but the revised project proposes a reduced-size project, including a substantial reduction in onsite conference/meeting space and a slight reduction in lodge occupancy (elimination of six guest rooms) and the elimination of various project components. Project trip generation in the 2012 Revised Final EIR estimated 11.51 trips per room, resulting in a reduction of approximately 69 daily trips. Therefore, potential short-term construction related traffic trips as well as long-term operational trips would be reduced from what was proposed in the Originally Approved Project. Relocation of the existing onsite RV dump station within the project area and elimination of the originally proposed expansion of similar facilities at North Beach Campground would eliminate diverted trips from the project site to the expanded dump station. Trips to the relocated dump station within the site would be consistent with existing trips to the existing dump station within the site (south of Le Sage Drive). The reduced capacity of the 2018 Proposed Project would also reduce impacts related to increased demand on public transit, bicycle and pedestrian facilities compared to the Originally Approved Project.

The 2018 Proposed Project would not affect air traffic patterns or emergency access and would not increase design hazards. The reduced traffic that would be generated by the 2018 Proposed Project would result in reduced congestion on proximate roadways in comparison to the Originally Approved Project; therefore, no new or more severe impacts related to Traffic and Transportation would occur.

MITIGATION / CONCLUSION: The 2018 Proposed Project would decrease both construction-related and long-term operational project-related trips than previously disclosed in the 2012 Revised Final EIR. No new or more severe significant impact related to Traffic and Transportation would occur, and no additional mitigation is necessary.

17. UTILITIES AND SERVICE SYSTEMS – Will the project:

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	No Impact
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The 2018 Proposed Project would decrease meeting space capacity and occupancy of the site, which would in turn reduce project-related demands on water supply and existing utilities and infrastructure. The elimination of various project components would reduce construction-related waste (i.e., demolished existing hardscape in the public State Parks area) and operational solid waste generated at the lodge (reduced waste generated from substantially reduced conference space and capacity). Therefore, potential impacts related to solid waste collection and disposal would be decreased in comparison to the Originally Approved Project.

The revised project would connect to the City's existing wastewater facilities, which have adequate capacity for the Originally Approved Project and reduced project currently proposed. No wastewater treatment requirements would be exceeded and the expansion of the existing wastewater system to serve the site would be consistent with what was proposed in the Originally Approved Project and analyzed in the 2012 Revised Final EIR. Stormwater would be managed onsite through detention basins and percolation prior to discharge to Meadow Creek; therefore, no new or more severe impacts on storm water facilities would occur.



The 2018 Proposed Project would develop new wastewater facilities at the relocated RV dump station location within the project area. The new facility would be within the original area of disturbance (originally proposed to be developed as a parking lot) and, although it would require deeper excavation and disturbance, would not result in new or more severe environmental impacts based on the lack of sensitive subsurface resources. Elimination of the expanded North Beach Campground dump station would reduce disturbance and potential impacts at that offsite location, resulting in decreased impacts to that existing utility.

MITIGATION / CONCLUSION: No new or more severe significant impacts to Utilities and Service Systems would occur as a result of the 2018 Proposed Project, and no additional mitigation is necessary.

18. TRIBAL CULTURAL RESOURCES – Will the project:

An evaluation of Tribal Cultural Resources is not required in an Addendum and the 2012 Revised Final EIR was prepared and certified prior to Assembly Bill 52 requirements related to the analysis of Tribal Cultural Resources. As described in Section 6, Cultural Resources, above, the project site does not contain known prehistoric or historic resources and is not considered likely to have supported prehistoric occupation. Therefore, no impacts would occur and no additional mitigation or analysis is necessary.

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	No Impact
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape, sacred place, or object with cultural value to a California Native American tribe?:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Impact a listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as define in Public Resources Code Section 5020.1(k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impact a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. The lead agency shall consider the significance of the resource to a California native American Tribe?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

