



ENVIRONMENTAL CONSULTANTS

Sound Science. Creative Solutions.

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MEETING NOTES

PROJECT: Grover Beach Lodge EIR
 MEETING: Scoping Meeting
 DATE: June 28, 2010 TIME: 6:30 PM – 8:00 PM
 LOCATION: Grover Beach City Hall RECORDED BY: Jaimie Jones

ATTENDING: City of Grover Beach: Bruce Buckingham, Community Development Director
 SWCA: Mary Reents, EIR Project Manager; Jaimie Jones, EIR Technical Editor
 Pacifica Companies: Allison Rolf, Applicant Project Manager
 Public: (XX attendees, see attendance list/comment cards)

COPY: City of Grover Beach
 Pacifica Companies

The following is a record of the noted meeting as documented by SWCA Environmental Consultants. We assume the information contained herein to be complete and correct unless we are notified of the contrary within five (5) business days of the issue date. Thank you.

ITEM	DISCUSSION
GENERAL PRESENTATIONS	
A	Introduction by Bruce Buckingham – Notice of Preparation Process
B	Presentation by Mary Reents – Purpose of Meeting
C	Presentation by Allison Rolf – Project Discussion
GENERAL PUBLIC COMMENTS/QUESTIONS	
1	Site Plan – Total number of parking spaces? 415, not including equestrian staging area. BB: existing number of spaces must stay, add spaces for hotel uses.
2	Parking fees in day use spots? No.
3	Dark green vs. light green? AR: focusing on eco-tourism. Light green is dune restoration area. No lawn in plan; buffalo grass. Creating plant palette, welcoming community and biologist input.
4	Will it be zeroscape? AR: yes, limits to water usage.

ITEM	DISCUSSION
5	<p>What keeps tourists from parking in equestrian area like they do now? BB: area will be signed accordingly. State Parks will have to monitor that.</p>
6	<p>How will traffic issues be mitigated? Currently, horse trailers block payment area trying to pull in? BB: great question. Traffic consultant is aware. Mitigation is currently unknown but will be analyzed.</p>
7	<p>Equestrian parking limitations – a lot of units need to park in the equestrian areas. Will space and area be limited in the equestrian parking area? BB: as of now, yes, space is limited. One of the key components of the EIR is evaluating proposed site and evaluating project alternatives. Need additional information. Address during EIR discussion.</p>
8	<p>Will berm screen equestrian area? How much space is there in the conference center? Restaurant upstairs? BB: ballrooms, meeting rooms, up to 10,000 people will be able to fill the space. Yes, pool and smaller restaurant.</p>
9	<p>Elevation of two story building? Concerned with blocked views of mobile home park. BB: elevations are still being developed. Aesthetic analysis and soil analysis will be conducted. AR: Nothing subterranean. 40 ft height limit is total.</p>
10	<p>Will new development disrupt mobile home park utilities? BB: no change, but improvement in water circulation.</p>
11	<p>Does not want main entrance through the mobile home park off Highway 1. BB: main access should be on Le Sage (per LCP). Le Sage will remain as main entrance to golf course; would like to change LCP to make Grand the main entrance to the hotel.</p>
12	<p>Will Grand be widened to a four-lane instead of a two-lane road? Equestrian rigs block traffic getting in/out of area. BB: traffic consultant will analyze if it can handle the increase in traffic.</p>
13	<p>Road improvements – how will they be paid for? MR: access fees may be a way to mitigate. Some are responsibility of the applicant. BB: most improvements are the responsibility of the applicant as part of the project.</p>
14	<p>User counts – has this been done for various uses? (ATV, equestrian, etc.) BB: State Parks have been doing some counts.</p>
15	<p>General comment: Bako ATV rigs take up a lot of space letting air out of their tires. Horse rigs are also large (almost 50 ft for both).</p>
16	<p>How wide are the parking spaces in the equestrian area? Can provisions be made along Grand for more parking for special events?</p>
17	<p>Consider including a bus stop as part of project.</p>
18	<p>Project should encourage walkability (older citizens live around area).</p>

ITEM	DISCUSSION
PRESENTATION BY MARY REENTS – EIR CONTENTS	
19	Where will the equestrian area be addressed in the EIR? MR: will be addressed in most sections – noise, traffic, visual, consistency with plans & policies.
20	Coastal Commission will have to review the new staging area – will they be reviewed as two separate projects? AR: one vote, one project. BB: City will place a condition that equestrian area and dump site have to be completed prior to hotel.
21	Discussion of how far apart rigs need to be parked. AR: 11 spaces, two extra wide for rigs with side ramps.
22	Side of road where equestrian area is currently proposed – as soon as snowy plover is seen, area will be shutdown. Also, space won't be large enough.
23	Can established State Parks road be used as access as well as parking area on backside of State Parks headquarters?
24	Whose idea was this hotel? Is this the right fit? Three or four major hotels now in the area that are not open. People use this space now for horses, etc. is this a wise idea? BB: project has been analyzed for 30 years. LCP saw this as an ultimate use for the property, as did the City's General Plan. Need to view benefit to the community as a whole.
25	Beneficial as a regional facility.
26	Existing dump site in area – can that be used as new site as well?
27	Discussion at last meeting about moving equestrian area closer to Oceano. This may mitigate traffic issues on Grand Avenue. Proposed equestrian area now could be beach staging area or dump site. If location moved closer to Oceano, could it be a larger area? BB: talking to County about possible County-owned sites for alternative equestrian and/or dump site.
28	What hotel will be going in this site? AR: this one will be independent, not a large branded hotel. However, if hotel does not perform well independently, then a brand will be brought in. Want to encourage eco-tourism.
29	Has Pacifica considered equestrian stalling facilities, etc. as a "unique" use? May encourage revenue income. AR: great suggestion. Equestrian staging area will be built south of Grand, also troughs and hitching posts. Considering bringing hitching posts throughout the project. Primary concern is meeting parking requirements, so space is a constraint to accommodating equestrian uses.
30	RV parking for guests has been mentioned in the past – what length are you talking about? RV's that tow cars are 40 ft and are towing cars behind them; makes them up to 60 ft. BB: 40 ft spaces, but do want to accommodate those coming to the resort.
31	Double story parking structure a possibility? AR: aesthetic impacts. BB: may be LCP issue.
32	Noise and views of RVs, etc. if paying \$300/night, not going to want views obstructed and sounds of diesels in the middle of the night.

ITEM	DISCUSSION
33	Las Vegas hotel (Southpoint) is starting to cater to equestrians, and have a market. Other hotels are starting to follow suit. May be worth finding out more to incorporate into proposed project.
34	No overnight facilities locally, except for Silver Spur (expensive). Overnight facilities would be beneficial at location.
35	Hopefully developer knows how unique this area is that you can ride horses on the beach. Be sure to keep this intact. To have this taken away would be detrimental to community. BB: one of the contract points between the City, State, and Pacifica was the relocation of the equestrian facilities; they are an important part of the project and always have been. By representation here tonight, we can ensure that equestrian community is involved in the project and issues are heard and addressed.
36	When equestrian clubs get together, people come from all over to Grover Beach – Los Angeles, San Diego, Temecula, etc. to ride on the beach because they can't anywhere else.
37	Grand Avenue is the only public equestrian beach access in Grover Beach.
38	When will the habitat (possible ESHA) on south side of Grand be evaluated? BB: re-explains EIR and review process.
39	Why doesn't equestrian issue have it's own section? MR: summary section can discuss equestrian issue all together (Executive Summary).
40	Do we know how much space is currently allocated equestrian versus what the new space will be? The amount that is currently being used should be the same amount of space across Grand Avenue. Should also be open space without defined spots. BB: today with large vacant lot, it is obviously multiple acres. It only takes one person to park in an impolite manner, but hopefully the new space with defined spots may be smaller but uniform spots will solve problem. New parking surface will be all-weather.
41	Issues with recreational rigs and horses – letting out air in tires scares horses. Currently, recreational rigs and equestrian rigs share open area.
42	MR: would using levees for equestrian use be a possible alternative? Are horses allowed on levees? There needs to be room to turn around rigs, parking area, etc.