

CHAPTER 2

PROJECT DESCRIPTION

2.1 GENERAL BACKGROUND

Project Title:	Grover Beach Lodge and Conference Center, Application Number 10-003
State Clearinghouse Number:	2010051002
Project Applicant (Concessionaire):	Pacifica Hosts, Inc. 1785 Hancock Street, Suite 100 San Diego, CA 92110 Contact: Allison Rolfe
Property Owner:	State of California, acting through the State Department of Parks and Recreation (referenced as “State Parks”)
Project Location:	The project site is situated between State Highway 1 and the Pacific Ocean in the city of Grover Beach, at the terminus of West Grand Avenue at Pismo State Beach (refer to Figures 2-1 through 2-2)
Assessor’s Parcel Number:	060-381-010, 060-381-011 and 060-380-002 (shown on Figure 2-3) in Grover Beach; 006-241-016 in the Pismo Beach State Park North Beach Campground (shown on Figure 2-8); legal description in Appendix C of this EIR
Address:	55 West Grand Avenue Grover Beach, CA 93433
Size:	Total project area is 13.4 acres; 5.1 acres of State Park improvements and 8.3 acres for proposed Grover Beach Lodge and Conference Center
City General Plan Designation:	Visitor Serving-Mixed Use and Open Space/Resource Conservation; State Parks designates site as “Multi-Use Area”
Zoning Designation:	C-P-C (Coastal Planned Commercial) C-O (Coastal Open Space) C-G-C (Coastal Golf Course)
Requested Entitlements:	Zoning Ordinance Amendment, Local Coastal Program Amendment, Coastal Development Permit, Use Permit , Architectural Approval
Surrounding Land Uses:	West Grand Avenue (south); Pismo State Beach property (north, west and south); Pismo State Beach Golf Course and North Beach Campground (north); Le Sage Riviera Recreational Vehicle (RV) Park (east); Le Sage Mobile

Home Park (north-east); Meadow Creek (east); and Coastal dunes and beach, Pacific Ocean (west).

2.2 PROJECT LOCATION

The proposed *City of Grover Beach Lodge and Conference Center* (“Grover Beach Lodge” or “proposed project”) is located in the city of Grover Beach, in San Luis Obispo County, California (refer to Figures 2-1 through 2-2). The project site is located at the end of West Grand Avenue, within the Pismo State Beach area, and is bounded by Pismo State Beach to the west, the Pismo State Beach Restaurant and Golf Course to the north, Le Sage RV Park to the east, and West Grand Avenue and Pismo State Beach to the South.

2.3 PROJECT OBJECTIVES

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

2.3.1 Development Plan Objectives

The applicant proposes to meet the following objectives:

- Comprehensively plan the project site to promote and enhance public enjoyment and accessibility as well as assist the local economy by developing a 135- to 150-room lodge and conference center on State Parks property within the city of Grover Beach.
- Develop a lodge site, open space, and off street parking per the City of Grover Beach Municipal Code development standards and consistent with State Parks standards.
- Integrate with surrounding visitor-serving and recreation facilities.
- Increase hotel facilities to create diversity (cost and type) in facilities available to the public within the city limits.
- Comprehensively plan the entire area to include the existing Fin’s Restaurant (building, patio, and parking) as well as State Park’s picnic area in project plans with the goal of enhancing the visitor experience.
- Integrate the golf course uses existing within the project area, including the golf parking, golf pro-shop, a new golf course practice green, and similar ancillary uses.
- Provide paths and seating areas within the project area to enjoy the outdoors and view shed.
- Provide connection to the existing Grover Beach/Pismo Beach Boardwalk.

- Establish a 50-foot buffer to protect existing Meadow Creek and enhance the riparian area with restoration and measures to improve water quality and habitat.
- Provide beachfront amenities to correspond with the lodge and conference center, including visitor serving uses that are available both to lodge guests and beachfront visitors.
- Provide visitor serving uses including restaurants, public viewing area, gift shop, beach equipment rentals, etc.
- Include project components that increase visitors' enjoyment of the State Park and beachfront, including an improved plaza/picnic area, walkways, and landscaped areas.
- Integrate or replace/relocate project components existing in the area that are part of Pismo State Beach, including public restrooms and showers, beach access, beach concessions, and beach drop off areas.
- Maintain and improve existing public access, consistent with Coastal Act policies that guarantee access to the beach for all Californians.
- Relocate the existing equestrian staging area near existing trails with the goal of providing safer access to trails (preferably at an established equestrian trailhead location).
- Relocate the existing wastewater dump station within or adjacent to the State Park that is accessible to RV users.
- Integrate dune habitat into project design and incorporate native habitat in landscaping.
- Sign trails and public access areas to direct visitors to the beach and amenities; post signs protecting sensitive habitat areas; and install interpretive signs describing ecosystems and wildlife in the area.
- Create a public education program describing the surrounding ecosystems and terrestrial and oceanic wildlife through interpretive signs and displays. Create program to provide lodge guests with information on coastal access and trails and the sensitivity of the surrounding habitats.
- Provide access to lodging facilities primarily from West Grand Avenue.
- Coordinate with the City and State Parks such that the above objectives are consistent with the City's General Plan and the State Parks Plan for the Pismo State Beach/Oceano Dunes State Vehicular Recreation Area.
- Satisfy the Joint Powers Agreement (JPA) vision with the City and State Parks regarding being an active concessionaire within Pismo State Beach.

Figure 2-1. Project Vicinity Map



Figure 2-2. Project Location Map



Figure 2-3. Site Ownership Map



2.4 ENTITLEMENTS

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

- Zoning Ordinance Amendments
- Local Coastal Program (LCP) Amendment
- Coastal Development Permit
- ~~▪ Use Permit~~
- Site and Architectural Approval

2.4.1 Zoning Ordinance Amendments

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

2.4.2 Local Coastal Program Amendment

A focused LCP amendment to Chapters 5 and 6 directly related to this proposed project is required as follows (specific amendment language is included in Appendix C):

- Section 5.7(F)(1) to address maximum heights, access from West Grand Avenue.
- Chapter 5.0, Figure 3, Conceptual Coastal Commercial Plan to clarify the location of the lodge and conference center project. The revision is shown on Figure 2-4 of this EIR.
- Chapter 6.0 Public Works Component to clarify that the City has adequate water and sewer services for the Coastal Zone.
- ~~▪ Change the name of the land use designation from Planned Commercial to Visitor-Serving/ Mixed Use (name change only).~~

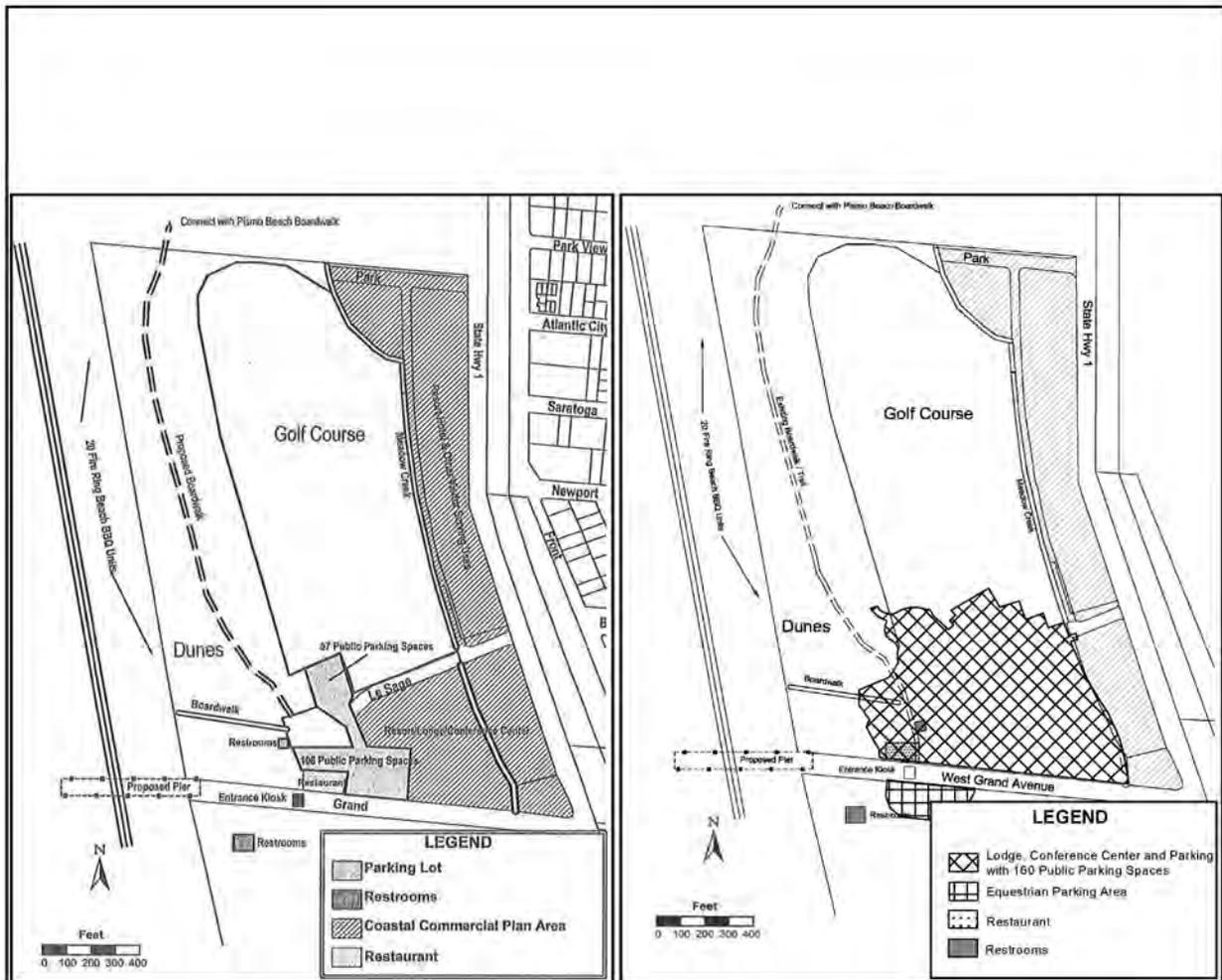
2.4.3 Coastal Development Permit

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

~~2.4.4 Use Permit~~

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

Figure 2-4. Local Coastal Program Amendment



Existing Conceptual Coastal Commercial Plan

Proposed Coastal Commercial Plan Amendment

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Proposed LCP Amendment to
Conceptual Coastal Commercial Plan
Grover Beach Lodge EIR

Source: City of Grover Beach LCP, pg 70, November, 1999.

~~2.4.5~~ **2.4.4 Architectural Review**

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

2.5 PROPOSED PROJECT CHARACTERISTICS

Figures 2-5a and 2-5b shows the original proposed development plan for the Grover Beach Lodge as well as the revised plan now being proposed to allow the reader to see the changes in the proposed project that have been made since preparation of the Final EIR and the July 21, 2011 Planning Commission hearing. The following sections describe the various components of the proposed project. Please refer to Appendix C for the original project floor plans and project elevations and Appendix N for revised floor plans and project elevations. For ease in discussing the various components of the proposed project, four use areas have been identified on Figure 2-6. The use areas are the lodge and conference center (Area A), the proposed State Park Improvements (Area B), the proposed equestrian parking lot (Area C), and the proposed North Beach Campground dump station expansion (Area D); each area is described in the following sections.

2.5.1 Lodge and Conference Center (Area A)

The major components of the proposed project are the lodge and conference center, as shown on Figure 2-5b; facilities details are summarized on Table 2-1. The applicant is proposing to construct the lodge complex with ~~three~~ four major buildings. Building 1 (designated in Area A of Figure 2-6) will contain the lodge entry and lobby, check-in, gift shop, lodge maintenance facilities, offices, ~~conference center,~~ a restaurant and bar/lounge with outdoor seating, and a second story public viewing area ~~with food service.~~ Buildings 2 and 3, also in Area A, will contain guest rooms. Building 4 will contain the conference center, including a ballroom, restroom facilities, a prep kitchen, outdoor viewing area, and pre-function areas.

Table 2-1. Proposed Project Improvements

Activity Areas (Letter/Number keyed on Figure 2-6)	Amount
Total Project Area (gross area)	13.4 acres
Area A – Proposed Grover Beach Lodge and Conference Center	
Total Lodge Project Gross Area (excluding West Grand Avenue)	8.3acres
Total Lodge Rooms/Density	150 Rooms/18 rooms per acre
Building and Hardscape Area	
Site Coverage – Building 1	25,920 <u>31,579</u> sf
Site Coverage – Building 2	9,688 sf
Site Coverage – Building 3	9,688 sf

Activity Areas (Letter/Number keyed on Figure 2-6)	Amount
<u>Site Coverage – Building 4</u>	11,130 sf
Total Building Site Coverage	56,426 50,955 sf
Total Parking and Hardscape Coverage	132,464 sf
<i>Total Site Coverage (buildings, parking, hardscape)</i>	183,419 sf 51% of total gross area
Landscape Area	
<u>Ornamental Landscaping</u>	93,841 sf
<u>Wetland Restoration</u>	56,190 sf
<u>Dune Restoration</u>	26,728 sf
<i>Total Landscape Coverage</i>	176,759 sf 49% of total gross area
Area B – State Park Project Area	
Total State Park Project Gross Area	5.1 acres
Site Coverage	
Existing Fin's Restaurant (excluding outdoor seating)	4,160 sf
Proposed Beach Concession Area	683 sf
Proposed Restroom and Shower (existing restroom to be removed)	578 sf
Existing Events Tent (to be relocated)	4,493 sf
Total Building Site Coverage	9,914 sf
Total Parking and Hardscape Coverage	94,408 sf
<i>Total Site Coverage (buildings, parking, hardscape)</i>	104,322 sf
<i>Total Landscape Coverage</i>	119,571 sf
Areas A and B – Combined Statistics	
<i>Total Parking and Hardscape Coverage</i>	250,860 sf
<i>Total Site Coverage (buildings, parking, hardscape)</i>	307,286 sf
Landscape Area	
<u>Ornamental Landscaping</u>	168,182 sf
<u>Wetland Restoration</u>	56,190 sf
<u>Dune Restoration</u>	32,852 sf

Activity Areas (Letter/Number keyed on Figure 2-6)	Amount
<i>Total Landscape Coverage</i>	<i>257,224 sf</i>
Area C – Equestrian Staging Area	
Total Gross Area (also included in Area B as part of State Parks Improvement)	<u>36,992</u> 20,762 sf
Area D – RV Sewer Dump Station	
Total Gross Area	To be determined
Total Project Parking Summary (Total Parking Spaces)	<u>393</u> 425-430 spaces
Existing State Park Spaces to be replaced (Area B uses)	160 spaces
Total Lodge and Conference Center Spaces (Area A uses)	<u>233</u> 255 spaces
Total Equestrian Parking Spaces	Varies-should accommodate at least 10-15 trailer spaces

2.5.1.1 Structure Improvements

The average building height will not exceed 40 feet consistent with City requirements. The main building will include a variety of public facilities, including restaurants, gift shop, and second story public viewing area ~~an outdoor bar area, that will be~~ accessible to lodge guests and the public. The structures will be constructed of mainly wood framing with plaster and cementitious composite siding as the buildings' skin. The main building will most likely have some structural steel frames ~~and a concrete elevated deck for the pool area~~. The remainder of this building structure will also be constructed of wood.

Figures 2-7a and 2-7b includes ~~a~~ representative elevations of the ~~entrance of the main lodge building (Building 1) and conference center (Building 4)~~ representative building components. Please refer to Appendix NG for additional floor plans and building elevations as revised after the July 21, 2011 Planning Commission hearing.

2.5.1.2 Design Elements

The proposed lodge and conference center is required to obtain a LEED (Leadership in Energy and Environmental Design) Silver certification. The U.S. Green Building Council (USGBC) LEED is an internationally recognized green building certification program that encourages and accelerates global adoption of sustainable green building and development practices through a number of rating systems that recognize projects that implement strategies for better environmental and health performance. LEED consists of a suite of nine rating systems for the design, construction, and operation of buildings, homes, and neighborhoods. In 2009, USGBC supported the development of a third-party resource that contains guidance written by professionals on applying LEED credits and the LEED certification process. In LEED 2009, there are 100 possible base points plus an additional six points for Innovation in Design and four points for Regional Priority. Buildings can qualify for four levels of certification: (1) Certified, 40-

49 points; (2) Silver, 50-59 points; (3) Gold, 60-79 points; and Platinum, 80 points and above. The State of California is requiring a minimum of LEED Silver for all new construction on State Parks property.

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

2.5.1.3 Public Use Areas (Outdoor Bar, Restaurant, Shops)

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

2.5.1.4 Lodge Parking

Approximately ~~233~~²⁵⁵ spaces are proposed for lodge parking only. The lodge spaces would be located adjacent to the lodge entrance, as shown on Figure 2-5b (within Area A on Figure 2-6), and would be accessed via the main entrance to the lodge facilities. Table 2-1 provides a breakdown of the number of parking spaces for the lodge per City parking requirements.

Access to the entire project site would be primarily via West Grand Avenue, west of Highway 1, and a secondary access would be via Le Sage Drive. Access to the parking areas would be from both West Grand Avenue and Le Sage Drive.

2.5.2 State Park Improvements (Area B)

The proposed project will include several improvements to the existing State Park facilities as required by the JPA. The State Park improvement area is shown on Figure 2-5b and is identified as Area B on Figure 2-6. The Concession Contract includes the requirements to maintain the same or similar public facilities that presently exist on the site. These include changes to the golf course facilities and parking, public restrooms, picnic areas, a visitor drop off area, paths, passive use area, and access to the beach. Most of the improvements already exist. The proposed changes would be to incorporate the public facilities into the overall design of the lodge complex. Existing sea/sand walls would remain with the exception of the wall along the west side of the golf course parking lot. ~~a small portion of the wall currently in cement block that exists near Fin's Restaurant. This portion of the wall may be removed as part of the State Park improvements and connected to the proposed boardwalk extension to the west of Building 2.~~

2.5.2.1 Fin's Restaurant and Outdoor Concessions

Fin's Restaurant currently exists on the property (Area B on Figure 2-6). This facility will remain a State Park concession under separate agreements from the proposed lodge concession. The restaurant building ~~may~~ will be enlarged approximately 700 square feet to include a beach equipment rental concession area. As a result, the outdoor patio area would be reconfigured to retain the existing seating. The improvements to the restaurant ~~may~~ will occur as part of the new

concession contract awarded by State Parks after completion of the lodge project. Upon reissuance of the concession contract ~~in 2014~~, the State may ~~JPA will~~ require the new restaurant concessionaire to revise the building architecture to be compatible with the lodge buildings. The State ~~JPA~~ envisions this area to support visitors to the public non-vehicular beachfront area as well as lodge guests.

2.5.2.2 State Park Parking

In addition to the required lodge parking, the proposed project will retain the existing 160 parking spaces for users of the State Park. Total parking requirements are outlined on Table 2-1 for the entire site. These areas will be clearly delineated by a comprehensive wayfinding signage program.

Public parking will be provided adjacent to Fin's Restaurant and the new concession area. This parking area will include a visitor drop off and loading/unloading area for the picnic area and beachfront. Parking in this area would be for short-term parking, principally for the restaurant and concessions. A time limit would be placed on these parking spaces, and parking would be free. This parking area also would include handicapped spaces, since this parking area would be the closest to the existing boardwalk that provides handicapped access to the beach and dunes.

Additional State Park parking will be provided on the eastern portion of the site and adjacent to the golf course. Golf course parking would be striped for vehicles while parking located southeast of the proposed lodge facility and accessed off West Grand Avenue would be striped both for vehicles and larger RVs or trailers. Lodge parking would also be provided to the east of the main lodge; lodge guests would park in lots marked for their use. No valet parking is included in the proposed plan.

2.5.2.3 Golf Course Facilities

The Pismo State Beach Restaurant and Golf Course is adjacent to the proposed project area, and portions of this facility fall within the proposed project improvements. The golf course, pro shop, events tent, and other golf course amenities are operated by the same concessionaire as Fin's Restaurant.

The existing golf course parking lot, practice green, and a portion of the event tent area fall within the proposed project area. The existing parking area would become Building ~~2~~³ of the lodge facility, and parking would be relocated to the southeast of the existing pro shop. The number of parking spaces adjacent to the pro shop would remain approximately the same as the existing parking lot. Access to the golf course would continue to be from Le Sage Drive. Access to the existing pro shop would be revised to connect to the relocated parking lot.

As a result of relocating the parking lot, the practice putting green would be relocated to the west of the new parking area and the events tent would be relocated to the north of the new parking area.

In addition, an emergency access would be provided from this parking area through the western portion of the project site, trending south along public paths to join with the parking area adjacent to Fin's Restaurant. The emergency access would normally be used as a public pathway but would be at least 20 feet wide to accommodate emergency vehicles.

2.5.2.4 Public Restrooms, Public Access, and Picnic Areas

Existing public areas would be upgraded, and paths would be reconfigured to incorporate the lodge facilities and would be 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 limited drought tolerant turf areas. 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.

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. This drop off area is intended for short-term loading and unloading of pedestrians.

The public restroom would be relocated and rebuilt to include shower facilities and would be located adjacent to the public beach drop off in the public plaza area. The public restrooms would be constructed to complement the concession area and picnic area and would contain similar design features as the overall lodge complex. The public restrooms would be connected to existing City water and wastewater.

The site currently includes picnic benches within a picnic area located in approximately the same area shown on the proposed project plan. This picnic area would be adjacent to the public plaza area and public beach drop off area and would contain at least the same number of picnic areas as currently exist. The extensive hardscape and lack of shade and landscaping make this existing picnic area less functional than desired. The picnic area would be redesigned to include five individual picnic areas situated along a new extension of the beach path to the west of the lodge complex and accessible from the public beach drop off area. Each picnic area would be on a raised deck-type platform, some with shades and some without. The new picnic areas would be integrated into the natural environment and hardscape would be significantly reduced.

Currently, the project site contains coastal access and pathways leading to and from the existing concessions and picnic facilities. These features 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 also connect, through the proposed lodge facility, various locations throughout the development: (1) to the east, to connect Meadow Creek and parking lots through the lodge complex to the beach; (2) to the north, to connect the parking areas with the golf course uses; and (3) to the south and along West Grand Avenue, to connect the West Grand Avenue/Highway 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, and enhanced paving (permeable and decorative surfaces) at a variety of locations throughout the complex. All access ways would be handicapped accessible. State Parks has a policy regarding accessible environments; this policy is included in Appendix F of this EIR.

Figure 2-5a. Original Development Plan



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Basemap Courtesy Pacifica Hosts, Inc.

Site Plan - Original

Grover Beach Lodge EIR



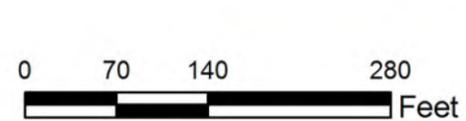
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Figure 2-5b. Revised Development Plan



- SITE PLAN LEGEND:**
- 1 EQUESTRIAN PARKING
 - 2 SAND DUNE SCREEN
 - 3 PUBLIC BEACH DROP-OFF
 - 4 EXISTING "FINS" RESTAURANT
 - 5 NEW BEACH CONCESSIONS BUILDING
 - 6 SHELTERED OUTDOOR RESTAURANT PATIO SEATING
 - 7 OUTDOOR RESTAURANT PATIO SEATING
 - 8 PUBLIC BEACH PLAZA AREA
 - 9 STATE PARK PUBLIC PARKING
 - 10 PUBLIC RESTROOMS/SHOWERS
 - 11 PUBLIC PICNIC AREAS
 - 12 HOTEL PARKING
 - 13 PUBLIC BOARDWALK
 - 14 PUBLIC PATHWAY
 - 15 MEADOW CREEK
 - 16 EXISTING DUNE TRAIL HEAD
 - 17 ENHANCED PAVING
 - 18 HOTEL DROP-OFF/ENTRY
 - 19 EXISTING GOLF COURSE PRO SHOP
 - 20 NEW GOLF COURSE PRACTICE GREEN
 - 21 HOTEL SERVICE AREA
 - 22 WETLANDS INTERPRETIVE AREA/LOOKOUT
 - 23 RELOCATED SPECIAL EVENT TENT
 - 24 PROJECT MONUMENT SIGNAGE
 - 25 EQUESTRIAN STAGING AREA
 - 26 EXISTING WALLS TO REMAIN
 - 27 EMERGENCY VEHICLE ACCESS ROUTE
 - 28 HABITAT RESTORATION AREA*
- *A HABITAT RESTORATION PLAN SHALL BE PROVIDED FOR THE MEADOW CREEK RIPARIAN CORRIDOR BETWEEN LE SAGE DRIVE AND GRAND AVENUE.
- AREAS FOR POTENTIAL DUNE RESTORATION
 - PLANTER AREAS, NATIVE/NATURALIZED PLANT MATERIAL
 - OPEN GRASS AREAS, NATIVE TYPE CLUMPING GRASSES
 - CONCRETE PAVING
 - PERMEABLE GRAVEL PAVING
 - PERMEABLE DECORATIVE CONCRETE PAVERS
 - RIPARIAN/WATER BODIES
 - WOOD/COMPOSITE WOOD DECKS/BOARDWALKS
 - DECORATIVE CONCRETE PAVING
 - GRASS PAVERS, RATED FOR EMERGENCY VEHICLES

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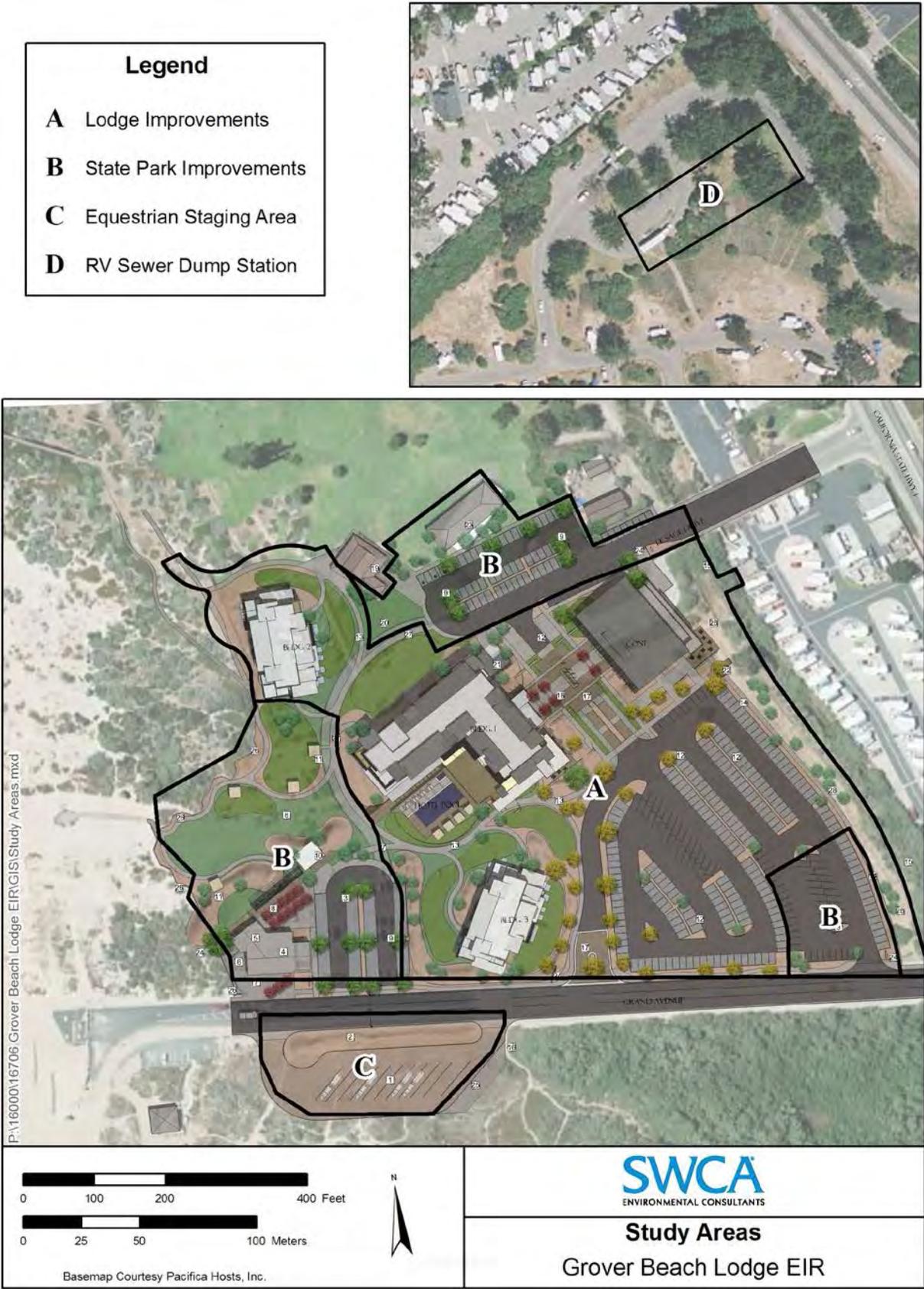
 Basemap Courtesy Pacifica Hosts, Inc.

Site Plan - Revised
 Grover Beach Lodge EIR



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Figure 2-6. Study Areas



2.5.3 Equestrian Parking (Area C)

Currently, the project site is being used as an unofficial staging area for equestrian activities. Generally, the existing site provides parking for a daily average of five horse trailers (refer to Appendix F for 2010 survey information regarding usage). In consultation with the JPA, the applicant has included a separate equestrian parking area as part of the project plans. This equestrian parking facility is shown as Area C on Figure 2-6, and is located south of West Grand Avenue, adjacent to the existing equestrian/dune access trails, obviating the need for equestrians to cross West Grand Avenue on their horses for the purpose of accessing the main trail head. This will improve the safety of equestrians accessing the trailhead on the south side of West Grand Avenue.

2.5.3.1 Equestrian Staging Area

State Parks has allowed use of the project site for equestrian staging since 1982 when the previous facility near Oso Flaco Lake was closed; however, there are no adopted State Park policies designating the site for use by equestrians. Current use is estimated to be an average of five horse trailers at any one time on the property, although as many as 12 horse trailers at any one time have been counted on the site. Equestrian trailers and vehicles were counted as part of a month-long survey (August 5 through September 12, 2010) conducted by State Parks for the purpose of ascertaining the level of equestrian parking occurring on the project site (refer to Appendix F for the daily and hourly counts).

The applicant has included, in the proposed equestrian staging area, pull-through parking spaces with sufficient room to unload horse trailers. The area would accommodate approximately 10 to 15 trailers, depending on size and configuration. The staging area would be improved with permeable decomposed granite or similar paving which is more appropriate for horses as opposed to asphalt or concrete paving.

Access to the equestrian staging area would be via West Grand Avenue. ~~A left turn pocket would be required on West Grand Avenue for ingress at the eastern access.~~ The parking area would be one-way travel, with trailers leaving at the western driveway and making a right turn onto West Grand Avenue.

2.5.3.2 Dune Trails and Equestrian Area Improvements

~~A 6- to 8-foot high~~ berm, landscaped with native materials, would be located between the parking area and West Grand Avenue. This berm provides a visual and noise barrier between West Grand Avenue and the parking area. Since noise is a concern to equestrians in order to keep the horses calm, the major function of the berm would be to help reduce the vehicular noise in the horse loading area.

The equestrian parking area is located adjacent to two major horse/hiking trails: one located to the east of the parking area that goes south, and the other located to the west of the parking area that accesses the beachfront. Several trails lead from this western trail, one to the sandy beach and the other that traverses at the top of the dunes and trends toward the south. These two main trails would be accessible from the equestrian parking lot. The two existing accesses, one to the existing trail through the dunes to the east of the parking area and the other to the existing public restrooms and beach west of the parking area, would be improved and fenced at the entrances for approximately 50 feet to direct equestrians to the main trails. The remaining unused trails directly to the south of the parking area would be revegetated with native habitat for a distance of approximately 40 feet, or until existing dunes are encountered. Interpretive

signs to encourage dune protection and directional/safety signs would be provided at each trail head.

Other improvements to the equestrian area would include split rail, peeler core, or other natural fencing around the perimeter of the parking area to deter creation of new trails; fencing as needed to protect sensitive wetlands habitat to the west of the parking area; and exclusion fencing along parts of the easternmost trail to deter horses from entering sensitive habitat. The project would also include restoration of portions of dune habitat adjacent to the parking area. A waterline may be extended to the site to provide a source of water for horses. If needed, a retaining wall would be constructed along the south boundary of the parking area; the height of the retaining wall would be determined during design but would be of sufficient height to retain the sand dune.

2.5.4 RV Sewer Dump Station (Area D)

The current RV sewer dump station located on the project site just south of Le Sage Drive would be relocated off-site as part of the proposed project improvements. After much consideration, the JPA determined that the most appropriate and easily accessible site in the vicinity of the project site would be to expand the existing RV sewer dump station located in the North Beach Campground, approximately 0.5 mile to the north from the project site. Access to the relocated RV sewer dump station would be via the Highway 1/North Beach Campground entrance. State Parks is planning to remodel the entrance kiosk to the campground in the near future; however, this will not affect access to the site. The two existing inbound lanes will allow for campground check-ins and a bypass lane ~~land~~ for RV's to enter the sewer dump station. There is sufficient space at the existing RV sewer dump station site to install additional sewer connections and expand the facility. Figure 2-8 is a proposed schematic layout of the enlarged proposed RV sewer dump station at the North Beach Campground.

2.5.5 Project-Wide Signage and Other Design Features

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

2.5.5.1 Monument Signs

The proposed project would contain four project monument signs. One sign will be located at the entrance to the parking lot off West Grand Avenue just west of Meadow Creek, the second sign at the entrance to the lodge facilities from West Grand Avenue, and the third sign on Le Sage Drive at the southern entrance across from the Golf Course parking lot. The fourth monument sign would be located just west of the concessions at the boardwalk leading from the beach.

2.5.5.2 Interpretive Signs

Interpretive signage will be provided within the lodge grounds that will address three primary natural elements of the dunes and the area directly adjacent to this development:

- The naturally occurring sand dunes, their dynamic nature, and the ecology that they create.
- The riparian habitats created around the dunes and the ecology that they create.
- Wildlife found in the vicinity.
- Human interaction in the dunes both historically, currently, and the effects of this activity along with projected future reactions and mitigation efforts.

The design intent is to have approximately six interpretive signs discussing the dune complex throughout the property including one main, centrally-located, descriptive sign that will explain the intention of each sign with a key map directing site visitors on a walking tour or “interpretive trail.” This main, centrally-located sign would be located at the entrance to the main access way, possibly near the public restrooms.

A special interpretive sign would be located at Meadow Creek in the vicinity of the main east-west boardwalk running through the complex describing the wetlands area and overlook.

Additional interpretive signage would be provided at the equestrian parking area, specifically dealing with interaction of horses with the dune complex.

2.5.5.3 Safety Signage

Since the public would have access to the dunes and ocean from the lodge and conference center, signage would be included where needed warning visitors of various safety issues, such as ocean use safety tips, interaction with vehicles, location of pedestrian-only beach areas, and other similar issues. These signs would also include direction signs leading visitors to various public facilities on the site.

2.5.5.4 Lighting

Lighting would be provided along the trails within the complex. Lighting would be focused inward or downward and would be shielded where necessary to avoid nuisance lighting affecting the nearby RV campground and the Le Sage Mobile Home Park, as well as ambient lighting discouraged by LEED design guidelines. Since the parking areas would be occupied at night, lighting directed downward in the parking areas would be provided. Lighting would be kept to a minimum necessary to ensure safety of guests at the lodge and the public in public areas accessible during nighttime hours. Beachfront access ways and picnic areas are not anticipated to be lighted since these are day-use areas only.

2.5.6 Grading, Drainage, and Stormwater Management Plans

Figure 2-9 provides preliminary grading and drainage plans for the project site and the Preliminary Hydrology Study for the project site is included in Appendix K. The revised Preliminary Hydrology Study for the revised project site is included in Appendix N. The objective of the grading, drainage and stormwater management plan for the proposed project is to provide a sustainable design which maintains the existing runoff by limiting hydrologic diversion and by providing a storm water treatment runoff system comprising of all possible best management practices to meet LEED design criteria. All grading and drainage design methods will utilize the most modern techniques focusing on Low Impact Development (LID).

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Figure 2-7b. Representative Elevation of Conference Center (Building 4)



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 ALL LEGAL RIGHTS AND WARRANTIES INCLUDED ON THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND ARE TO BE USED IN CONNECTION WITH THIS SPECIFIC PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT THE EXPRESSED CONSENT OF THE ARCHITECT.


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Project No. 09141



PROJECT TITLE:
GROVER BEACH LODGE

PROJECT ADDRESS:
 GROVER BEACH,
 CALIFORNIA

Date Issued	Reason
12.05.2011	100% SD

Sheet Title
CONFERENCE CENTER ELEVATIONS

Sheet No.
A3.3

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The proposed project areas will be graded and drained according to the existing hydrologic conditions and will maintain the existing drainage patterns to the maximum extent possible. In order to limit hydrologic diversion, the existing hydrologic basin and downstream drainage to determine what impacts the proposed project may have on the existing conditions. Each discharge point will be evaluated for pre-and post-development flow rate, area and volume. The proposed project design will maintain the existing peak volume, area, and runoff quantity as to not imbalance the existing environment downstream of the proposed project area.

2.5.6.1 Grading Plan

The proposed grading plan is shown on Figure 2-9. The applicant proposes to balance grading onsite, and estimates 11,470 cubic yard (cy) of cut and 11,470 cy of fill. The maximum fill height is approximately 5.3 feet and the maximum cut height is approximately 5.5 feet. The site will be graded with maximum 3:1 slopes for the entire development. Proposed slopes will be graded so that it provides a smooth transition to the existing surroundings. The applicant proposes to import soil amendments for bio filtration basins of approximately 1,600 cy of import.

Note that there is a difference in datum for flood elevations; the project flood elevation is 10.0 for the National Geodetic Vertical Datum of 1929 (NGVD 29) datum and 8.0 City of Grover Beach datum. The hydrology maps and elevations provided by the applicant utilize City of Grover Beach Elevations. However, other reports used to evaluate environmental impacts use NGVD 29 datum, which has a 2 foot higher elevation. The datum used is specified, and where possible both datum are provided.

2.5.6.2 Drainage Plan and Storm Water Management Characteristics

The preliminary drainage and storm water management plan is provided on the Preliminary Grading Plan, Figure 2-9. The project site drains naturally to Meadow Creek on the east and to the dunes and ocean on the west.

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

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

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

The project is within a 100-year flood plain; the applicant proposes ~~eight~~^{nine} drainage detention basins satisfying the City's detention basin requirements to the maximum extent feasible. As shown on the preliminary grading plan, detention basins will be located in the western area of the project above the 100 year flood elevation. The eastern area of the project site is within the 100-year flood elevation and providing detention basins would not be possible. In order to satisfy the City of Grover Beach's detention basin requirement for the entire project, detention basins on the western side of the project site are designed to reduce the peak runoff and

volume to pre-existing conditions. The eastern side of the project will incorporate first flush improvements consisting of a combination of pervious pavement, bio-infiltration, and vegetated swales to treat the 85th percentile (first flush) storm events.

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

Original drainage calculation estimates are included in Appendix K and revised estimates are included in Appendix N. These preliminary calculations justify the conclusion that drainage can be retained and detained according to City standards. Further information regarding drainage and stormwater improvements and calculations is included in Chapter 4 of this EIR.

LEED Standards

The proposed detention system, along with LID methods, will satisfy both storm water design credits: Quantity and Quality 6.1 and 6.2. To achieve the LEED Credit 6.1 "Quantity Control," the storm water management plan will prevent the post-development peak runoff rate and quantity from exceeding the pre-development peak discharge and rate for the one- and two-year, 24-hour design storm. To achieve the LEED Credit 6.2 "Quality Control," a stormwater management plan will be implemented to capture 90 percent of the average rainfall. Design strategies for both Quantity and Quality Design will include the following:

1. Limit the disrupting of natural hydrology
2. Increase on-site filtration
3. Manage storm water runoff
4. Eliminate sources of contaminants
5. Reduce impervious cover
6. Reduce/eliminate pollution
7. Remove pollutants from storm water runoff

2.5.7 Landscaping

Landscaping is an integral part of the overall project plan and a variety of landscaping would be provided, depending on location. Since the proposed project will be LEED Silver, drought tolerant, native and xeriscape planting will be used throughout the facility. The proposed landscaping plan is shown on Figure 2-10.

2.5.7.1 Natural Areas

Wetland Restoration

The City may require that Meadow Creek riparian areas on the project site be restored to natural conditions or enhanced. Figures 2-9 and 2-10 show the Meadow Creek corridor to the east of the project improvements. Meadow Creek flows north and south of the project site on the eastern boarder of the project; the Meadow Creek wetland areas are more extensive to the

north of North Beach Campground and south of West Grand Avenue to the east of the proposed equestrian parking area.

To ensure that drainage to Meadow Creek is filtered, bioswales will be incorporated into the restoration of the Meadow Creek corridor (shown on Figure 2-10) and areas utilized for the bioswales will be mitigated by restoration efforts (mostly through removal of invasive species) within and at points either upstream or downstream of the creek in addition to restoration of the creek channel onsite. Restoration areas upstream or downstream of the project site will be determined in consultation with State Parks. The applicant is proposing to import specialized soil for use in the bioswales; 1,600 ~~1,600~~-cy of soil amendments will be imported.

Native Habitat and Dune Restoration

There are several areas within the project site that contain remnants of native habitat. Several areas that will affect existing dune habitats are shown in Figure 2-3. These areas are proposed to be revegetated; the major restoration areas are within the public picnic area to the north of Buildings 1 and 3 and south of the equestrian parking area on fill slopes (berm to the south of the parking area that is feathered into the existing dune elevations).

2.5.7.2 Landscaping (Xeriscape/Ornamental)

The landscape plan calls for areas of drought tolerant grasses, principally buffalo grass and native type clumping grasses, to provide visual change in the landscaping. In addition, street trees and more formal landscaping would be provided in medians in parking areas and at the entrance to the main lodge facility. No invasive plant species will be used that could migrate into native habitat and coastal dune areas. The emphasis of the landscape plan is on dune habitat species, with the overall landscape concept to integrate the beach dunes into the overall design of the project. Tree species planned for the project includes Monterey cypress and other trees that are locally found within the vicinity of the project.

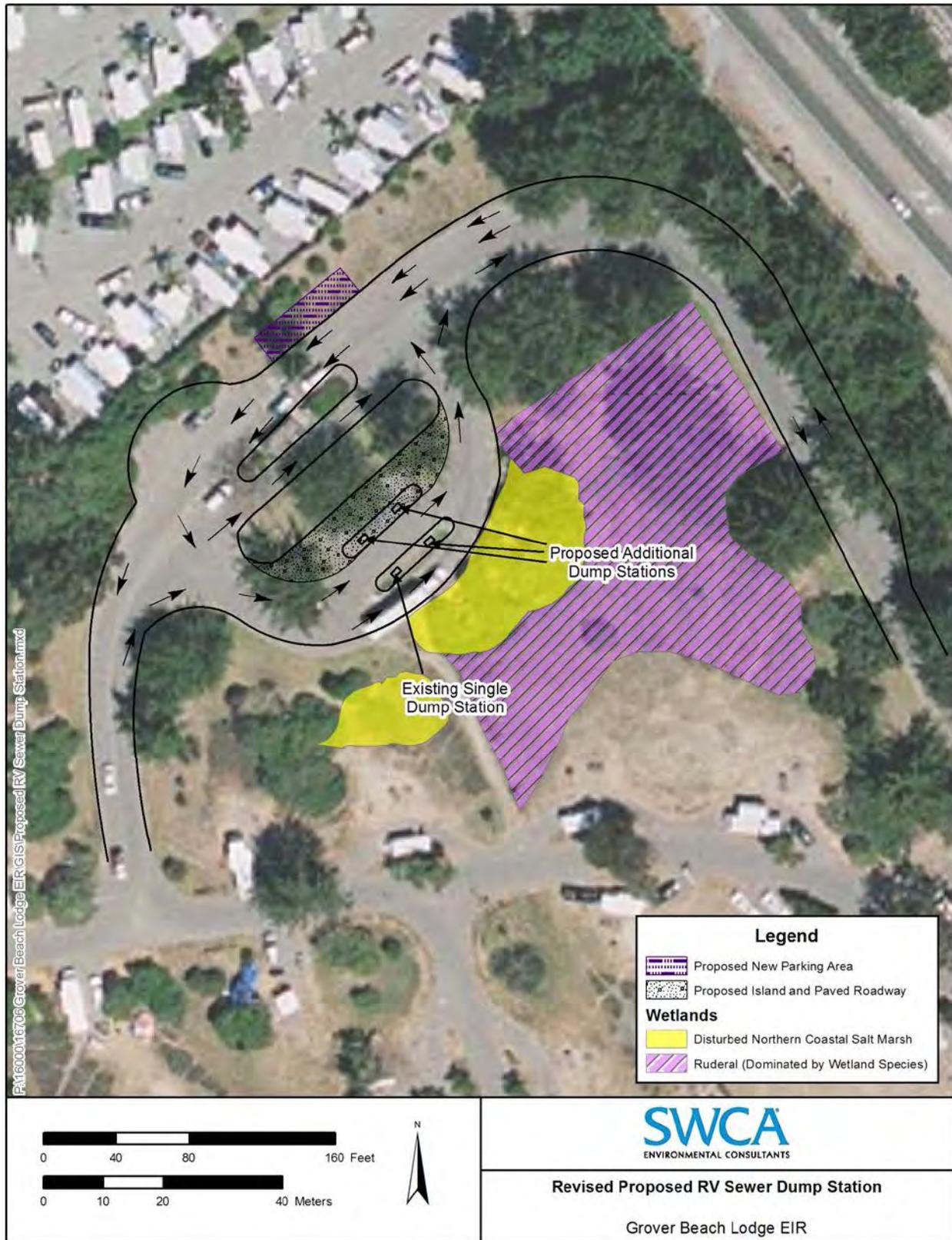
2.5.8 Utilities and Public Services

The applicant will be providing the necessary utilities for the project site. Figure 2-11 shows the utility plan for the site. Utilities include water and sewer, solid waste, electricity, phone and cable, and provisions for police, fire, and other public services. The Master EIR for the LUE Update has evaluated the proposed project with respect to cumulative impacts on the city's utilities. Adequate water, wastewater, and solid waste facilities are available to meet build-out of the city, including the proposed project.

2.5.8.1 On-site Water Improvements

The project would connect to the City's municipal water system. This will include installing an 8-inch water line in West Grand Avenue as shown on Figure 2-11. This water main will also traverse the project site in the parking lot, parallel with Meadow Creek on the east to connect to the existing water main in Le Sage Drive and parallel to the dunes to the west, also connecting the new main in West Grand Avenue to Le Sage Drive. The new water main will provide the City with a looped water system with adequate capacity to serve the project area and supply the necessary fire flows to the buildings. The water line will be installed via boring for the sections within West Grand Avenue. The applicant will also install four new fire hydrants and one relocated hydrant per City of Grover Beach standards.

Figure 2-8. Revised Proposed Dump Station at North Beach Campground



2.5.8.2 On-Site Wastewater Improvements

Wastewater from the project area will be conveyed via the City's sewer mains. The project wastewater would be conveyed either via new 3-inch force main and 8-inch gravity main located across the site and connected in to the existing sewer main in Le Sage Drive. A new sewer pump station is proposed to pump the site effluent up to the existing sewer main in Le Sage Drive; or as an alternative, the existing Le Sage pump station would be upgraded. The wastewater will be conveyed to the South San Luis Obispo County Sanitation District (SSLOCSD) treatment plant located in Oceano. The City is a member of the SSLOCSD and, therefore, no will-serve letter would be required.

2.5.8.3 Solid Waste Improvements

Solid waste collection and disposal would be managed by the San Luis Obispo County Integrated Waste Management Association (IWMA). Garbage and recycling in Grover Beach is collected by South County Sanitary Service, and trash would be conveyed to the Cold Canyon Landfill. The proposed project will incorporate LEED Silver recycling requirements to reduce solid waste generation.

The existing on-site RV sewer dump station located on the project site would be relocated to the North Beach Campground; please refer to the discussion in EIR Section 2.5.4, above.

2.5.8.4 Electricity, Natural Gas, Telephone Service, and Cable

Other private utilities would provide gas, electricity, telephone service, and cable. Natural gas would be provided by Southern California Gas Company, electricity would be provided by Pacific Gas and Electric Company (PG&E), telephone service could be provided by various available service providers, and cable would be provided by Charter Communications.

Several easements exist on the site and are shown on the Preliminary Utility Plan. These easements will remain, and include Southern California Gas Company, PG&E, and a Fiber Optic System Agreement. None of these easements will be affected by the project construction.

2.5.8.5 Public Services

Fire services would be provided by the City and the California Department of Forestry and Fire Protection (CAL FIRE). Police services would be provided by the City and State Parks.

2.5.9 Financing of Public Improvements

The City may consider financing all or a portion of the public improvements associated with the project. Therefore, the Applicant and City and/or the City's Improvement Agency may consider entering into a Disposition and Development Agreement/Owner Participation Agreement and/or other agreement as needed to implement and finance the project.

2.6 PROJECT PHASING

All lodge and conference center improvements would be completed in one phase in order to meet the various development requirements listed in the Concession Contract; this includes the proposed lodge and conference center, relocation of the RV sewer dump station to North Beach Campground, the construction of the equestrian parking area, renovation of the picnic areas and tie-ins to existing pathways along the beachfront, restroom and associated public serving

spaces, and the relocation of the golf course parking lot, relocation of the event tent and construction of the new golf course parking lot and paths to the existing pro shop.

The Fin's Restaurant and concession improvements would be a separate phase and are not part of the applicant's proposed project. State Parks will be responsible for soliciting the concessionaire for these improvements as a separate concession contract. The golf course also will be under a separate concession contract; however, the project would include relocating the practice green and parking lot as part of the lodge and conference center phase.

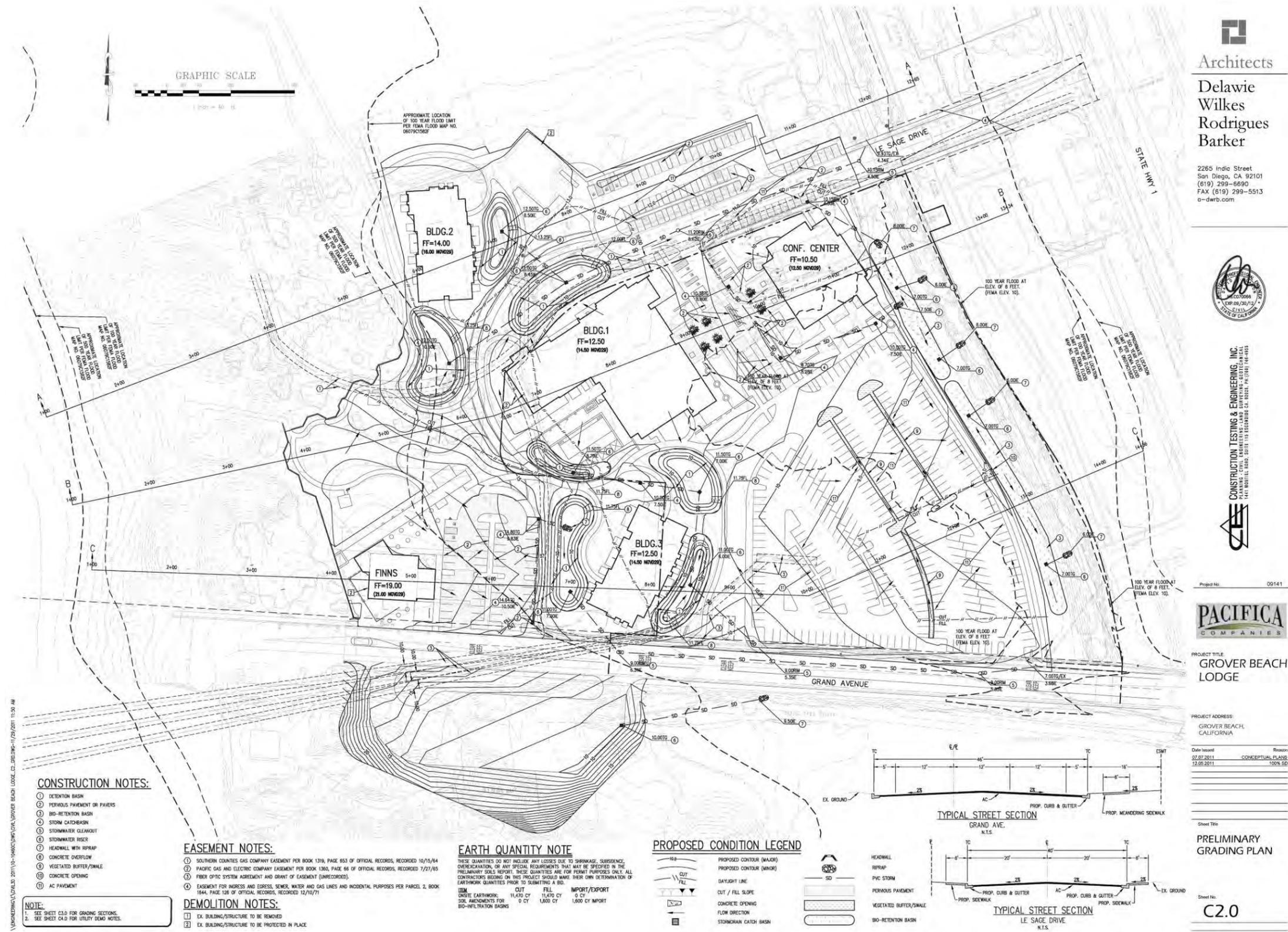
Once the lodge and conference center and related improvements are completed in Area A, the Concession Contract would begin and continue for a period of 50 years.

2.7 LOCAL, STATE, AND FEDERAL AGENCY REQUIREMENTS

In addition to the City and CCC permit requirements, the applicant may require permits from the following agencies:

- Federal Emergency Management Agency (FEMA) – certification if the flood maps are revised.
- California Department of Fish and Game (CDFG) and U.S. Fish and Wildlife Service (USFWS) – if state and federally listed species are present.
- San Luis Obispo County Air Pollution Control District (SLOAPCD) air quality permits.
- U.S. Army Corps of Engineers (USACE) – Section 404 permit if jurisdictional wetlands along Meadow Creek are affected.
- City of Pismo Beach – a coastal development permit is required for expansion of the proposed RV Sewer Dump Station.
- Regional Water Quality Control Board (RWQCB).
- State Parks – Americans with Disabilities Act (ADA) compliance.
- Department of Industrial Relations.
- State Fire Marshall.

Figure 2-9. Preliminary Grading and Drainage Plan



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Project No. 00141



PROJECT TITLE: GROVER BEACH LODGE

PROJECT ADDRESS: GROVER BEACH, CALIFORNIA

DATE ISSUED: 07.07.2011
REASON: CONCEPTUAL PLANS

REVISION: 12.05.2011
REASON: 100% SD

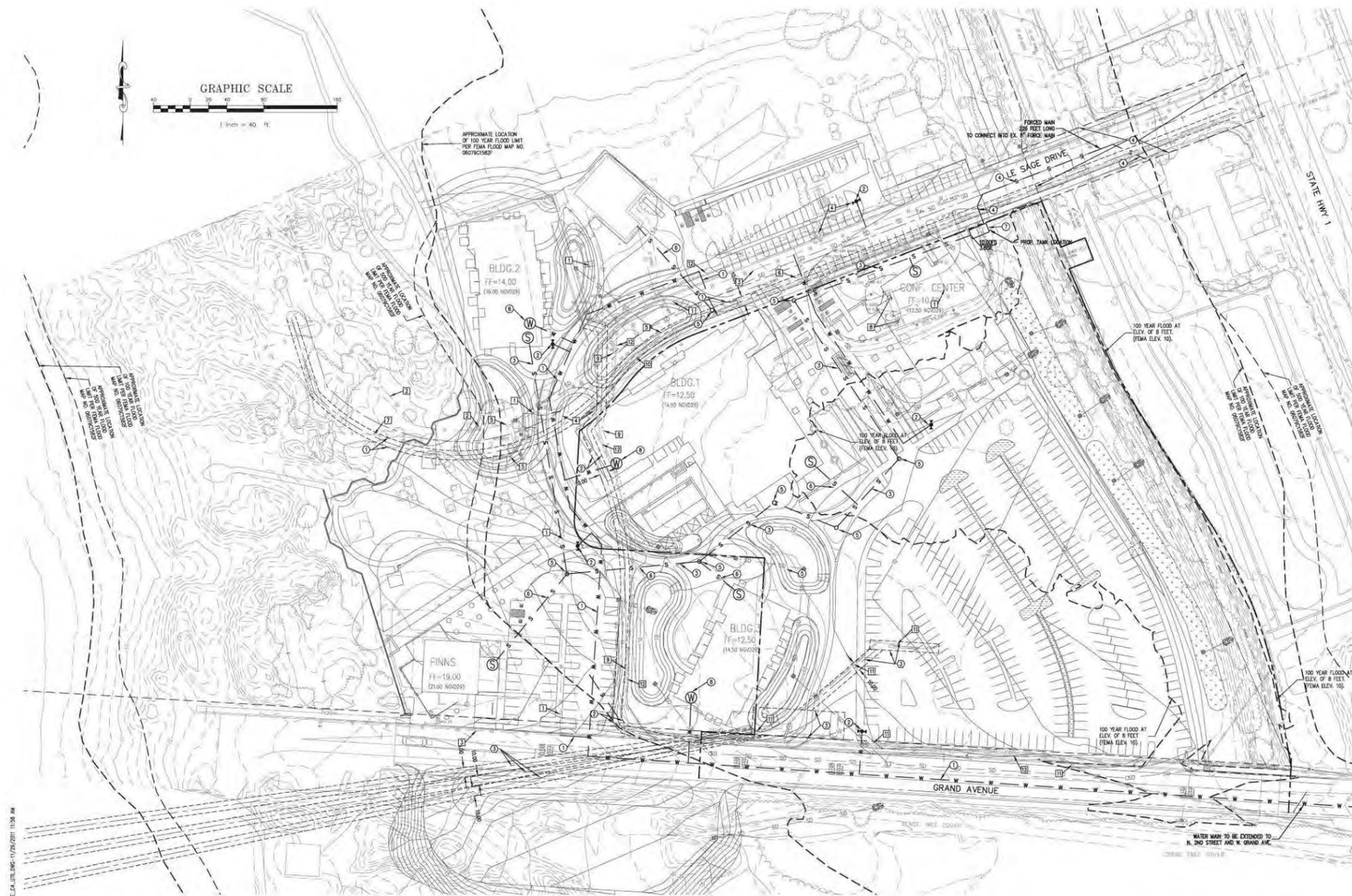
Sheet Title: PRELIMINARY GRADING PLAN

Sheet No.: C2.0

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Figure 2-11. Public Utilities Map



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Project No. 09141



PROJECT TITLE:
GROVER BEACH LODGE

PROJECT ADDRESS:
 GROVER BEACH, CALIFORNIA

Date Issued: 07.07.2011
 Revision: CONCEPTUAL PLANS 100% SD
 12.09.2011

Sheet Title:
PRELIMINARY UTILITY PLAN

Sheet No.
C4.0

UTILITY DISTRICTS:
 WATER: CITY OF GROVER BEACH
 SEWER: CITY OF GROVER BEACH
 ELECTRICAL: PG&E
 GAS: PG&E
 TELEPHONE: SBC
 CABLE: CHARTER CABLE SERVICE
 FIBER OPTICS: XE

DEMOLITION NOTES:
 11 EXISTING WATER LINE TO BE REMOVED
 12 EXISTING WATER LINE TO BE REMOVED AND RELOCATED IF NECESSARY
 13 EXISTING WATER LINE TO BE PROTECTED IN PLACE
 14 EXISTING FIRE HYDRANT TO BE RELOCATED
 15 EXISTING SEWER LINE TO BE REMOVED
 16 EXISTING SEWER LINE TO BE PROTECTED IN PLACE
 17 EXISTING SEWER LINE TO BE VERIFIED AND REMOVED IF NECESSARY
 18 EXISTING RV DUMP STATION TO BE REMOVED AND RELOCATED
 19 EXISTING ELECTRICAL TO BE RELOCATED BY PG&E
 20 EXISTING GAS LINE TO BE RELOCATED BY PG&E
 21 EXISTING FIBER OPTICS LINE TO BE PROTECTED IN PLACE
 22 EXISTING TELEPHONE LINE TO BE RELOCATED BY SBC

CONSTRUCTION NOTES:
 1 10" PVC WATER MAIN
 2 FIRE HYDRANT PER CITY OF GROVER BEACH STD DWG W1A
 3 8" PVC SEWER MAIN (SQUATTY)
 4 3" SEWER LINE (FORCE MAIN)
 5 SEWER MANHOLE PER CITY OF GROVER BEACH STD DWG S.2
 6 SEWER LATERAL PER CITY OF GROVER BEACH STD DWG S.3A
 7 SEWER PUMP STATION
 8 WATER LATERAL

EASEMENT NOTES:
 1 SOUTHERN COUNTIES GAS COMPANY EASEMENT PER BOOK 1393, PAGE 453 OF OFFICIAL RECORDS, RECORDED 10/15/84
 2 PACIFIC GAS AND ELECTRIC COMPANY EASEMENT PER BOOK 1360, PAGE 86 OF OFFICIAL RECORDS, RECORDED 7/27/85
 3 FIBER OPTIC SYSTEM AGREEMENT AND GRANT OF EASEMENT (UNRECORDED)
 4 EASEMENT FOR INGRESS AND EGRESS, SEWER, WATER AND GAS LINES AND INCIDENTAL PURPOSES PER PARCEL 2, BOOK 1644, PAGE 126 OF OFFICIAL RECORDS, RECORDED 12/10/71

PROPOSED CONDITION LEGEND
 W WATER MAIN
 FH FIRE HYDRANT
 S SEWER LINE
 O MANHOLE
 SL SEWER LATERAL
 WL WATER LATERAL

CAUTION!!
 EXISTING UNDERGROUND UTILITIES AND FACILITIES SHOWN ON THESE PLANS HAVE BEEN OBTAINED FROM AVAILABLE RECORDS WHICH IN MOST CASES ARE SCHEMATIC PLANS. THESE PLANS MAY NOT REFLECT ALL EXISTING UTILITIES PRIOR TO START OF WORK, AND NOTIFY ENGINEER OF WORK OF ANY DISCREPANCIES.

CAUTION!!
 EXACT LOCATION AND DEPTH OF EXISTING UTILITIES ARE UNKNOWN. CONTRACTOR TO VERIFY AND PROTECT DURING CONSTRUCTION.

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