

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
PHONE: (831) 427-4863
FAX: (831) 427-4877
WEB: WWW.COASTAL.CA.GOV



Go to original staff report.

Th13b

Prepared April 10, 2013 for April 11, 2013 Hearing

To: Commissioners and Interested Persons

From: Madeline Cavalieri, District Manager
Stephanie REXING, Coastal Planner

**Subject: STAFF REPORT ADDENDUM for Th13b
City of Grover Beach LCP Amendment No. 1-12 Part 1 (Grover Beach Lodge)**

The purpose of this addendum is to modify the staff recommendation for the above-referenced item. Specifically, in the time since the staff report was distributed, State Parks has provided additional information regarding the dunes that are located in the area where the LCP amendment identifies an equestrian facility, and the City has proposed additional dune restoration and protection measures to offset the impacts of equestrian facility development in the dunes (see attached). State Parks' submittal includes additional assessment information from Ronnie Glick, a State Parks Senior Environmental Scientist, regarding his opinion of the habitat value of the dune area in question. In his assessment, Mr. Glick acknowledges the presence of native dune plants and dune topography, but concludes that the site is severely degraded, including due to extensive ice plant coverage, and that the loss of the almost 1-acre dune area would not threaten the function of the large and continuous foredune and dune scrub habitat at Pismo State Beach. Commission staff respectfully continue to disagree.

The Commission's Ecologist, Dr. Jonna Engel, has reviewed Mr. Glick's assessment and performed additional review of the materials associated with the proposed LCP amendment and project that is to follow, including review of her site visit notes. Staff, including Dr. Engel, continue to believe that the proposed site of the equestrian parking and staging area is in an environmentally sensitive habitat area (ESHA); that allowing non-resource dependent development in this dune ESHA area cannot be found consistent with the Coastal Act; and that introducing equestrian facility development would lead to a direct loss of ESHA that would significantly disrupt ESHA and lead to inappropriate ESHA impacts inconsistent with the Coastal Act. The roughly 1-acre dune ESHA area is part of a significant dune complex which is otherwise uninterrupted between West Grand Avenue and State Parks development more than a mile to the south.

This addendum provides additional information relative to the dune area and staff's recommendation that it be considered ESHA, including based on Dr. Engel's recent review. The changes here refine and provide additional detail and further support for the determination that the subject dune area constitutes ESHA, but do not otherwise alter the base staff

recommendation, including the suggested modifications that would eliminate the proposed equestrian facility south of West Grand Avenue. The staff report is modified as shown below (where applicable, text in underline format indicates text to be added, and text in ~~strikethrough~~ format indicates text to be deleted).

1. Modify text on page 33 of the staff report as follows:

The area south of West Grand Avenue that would be designated under the proposed amendment for public facilities, and specifically called out for equestrian facilities, consists of a mix of somewhat disturbed dune habitat where portions of the area are dominated by nonnative and invasive ice plant, with native shrub cover increasing as one moves south through this area. Commission staff has visited the site on multiple occasions and notes that the dune areas south of West Grand Avenue are continuous for over a mile and, other than the public restroom facility near State Parks access ramp to ODSVRA, are undeveloped. In short, the roughly 1-acre dune area that would be designated for public facilities/equestrian facilities is a part of significant dune complex that is otherwise uninterrupted between West Grand Avenue and the State Parks development more than a mile to the south.

Coastal ~~and~~ dune habitat constitutes one of the rarest and most geographically constrained habitats in California. Dunes are a dynamic habitat subject to physical extremes in temperature, salinity, and desiccation, and support a unique suite of plants and animals specially adapted to this transition zone between land and sea. Dune formation and persistence depend on specific sand supply and wind and wave conditions. In addition to their habitat and aesthetic values, dune ecosystems are recognized for providing important protection to inland structures and lands from storm events. They only form in certain conditions of sand supply and wind energy and direction. ~~Dunes are a dynamic habitat subject to extremes of physical disturbance, drying, and salt spray and support a unique suite of plant and animal species adapted to such harsh conditions. Many characteristic dune species are becoming increasingly uncommon. Even where degraded, the Coastal Commission has consistently found this important and vulnerable habitat to be ESHA due to the rarity of the physical habitat and its important ecosystem functions, including that of supporting sensitive species.~~

The Commission's Staff Ecologist, Dr. Jonna Engel, has reviewed the relevant biological reports and visited the site, and has confirmed that the dune area south of West Grand Avenue is ESHA. This area consists of central dune scrub which is identified as rare by the California Department of Fish and Wildlife's (CDFW) California Natural Diversity Database (CNDDDB) and the California Native Plant Society (CNPS). Central dune scrub has a conservation status of G2 S2.2, which means that this habitat is globally and state imperiled with a high risk of extinction or elimination due to restricted range, few populations or occurrences, steep declines, severe threats, or other factors. Holland (1986)¹ states that central dune scrub is a dense coastal scrub community restricted to the coast on stabilized back dune slopes, ridges, and flats and integrating toward the coast with central foredunes and away from the coast with coastal scrub maritime chaparral, or coastal sage-chaparral scrub. He describes central dune scrub as a community composed of scattered shrubs, subshrubs, and herbs, generally less than 1 meter tall

¹ Holland, R.F. 1986. Preliminary Descriptions of the Terrestrial Natural Communities of California. State of California, The Resources Agency, Department of Fish and Game. Sacramento, CA.

and often developing considerable cover. He characterizes central dune scrub as dominated by *Ericameria ericoides*, *Lupinus chamissonis*, and *Artemisia pycnocephala*.

Dr. Engel visited the area proposed for equestrian parking on May 1, 2008. Dr. Engel surveyed the site and observed several signature central dune scrub species including mock heather (*Ericameria ericoides*) and dune lupine (*Lupinus chamissonis*). Other associated central dune scrub species that Dr. Engel observed included black sage (*Salvia mellifera*) and Blochman's leafy daisy (*Erigeron blochmaniae*). Dr. Engel found that the site supported central dune scrub and designated the area ESHA because of its rarity and susceptibility to disturbance from human activities and development. The determination of this area as ESHA by Dr. Engel is supported by the CDFW CNDDDB² and CNPS³.

Further, the EIR for the Lodge and Conference Center project found that the area that is proposed for the equestrian parking lot consists of central dune scrub habitat with occurrences of mock heather, black sage, dune lupine, Blochman's leafy daisy (*Erigeron blochmaniae*) and chapparal nightshade (*Solanum xanti*). Though there is ice plant surrounding these dune scrub species in the central portion of the area, the EIR found that as you move south through the area native dune shrub cover increases. The northern boundary of the area proposed for the equestrian parking also includes arroyo willow riparian habitat that is associated with Meadow Creek. The EIR concluded that because central dune scrub is a sensitive community listed in the CNDDDB and since the dune scrub habitat located in the area proposed for the equestrian parking and staging area supports rare plant species, that the area is "potentially considered to be an Environmentally Sensitive Habitat Area (ESHA) as determined by the CCC" and the California Coastal Act.

The intent of the existing LCP Coastal Open Space designation on the site is to protect environmentally sensitive habitat areas, including dune habitats, as required by the Coastal Act. The proposed addition of the updated Figure 3 to the LCP would allow an intensive and non-resource-dependent use in this environmentally sensitive dune area that would include vehicular traffic (vehicles and horse trailers) onto the site and parking. Section 30240 of the Coastal Act protects environmentally sensitive habitat areas and states that only resource-dependent development is allowed in environmentally sensitive habitat areas, such as the vegetated dunes in the area south of West Grand Avenue. Thus, the proposal to designate this dune ESHA for non-resource-dependent equestrian facilities cannot be found consistent with Coastal Act Section 30240, and the amendment must be denied as submitted.

² California Natural Diversity Database, California Department of Fish and Wildlife. Biogeographic Data Branch. September 2010 http://www.dfg.ca.gov/biogeodata/vegcamp/natural_communities.asp (also see: <http://www.natureserve.org/explorer/ranking.htm>)

³ Sawyer, J.O., T. Keeler-Wolf & J.M. Evens. 2009. A Manual of California Vegetation, 2nd Ed.. California Native Plant Society, Sacramento CA. 1300 pgs.

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CENTRAL COAST AND NORTH CENTRAL COAST DISTRICT OFFICES
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
PHONE: (831) 427-4863
FAX: (831) 427-4877
WEB: WWW.COASTAL.CA.GOV

Th13b

Prepared March 28, 2013 (for April 11, 2013 hearing)

To: Coastal Commissioners and Interested Persons

From: Madeline Cavalieri, District Manager
Stephanie Rexing, Coastal Planner

Subject: City of Grover Beach Amendment Number 1-12 Part 1 (Grover Beach Lodge)

SUMMARY OF STAFF RECOMMENDATION

The City of Grover Beach is proposing to amend its Local Coastal Program (LCP) in order to facilitate the development of a lodge and conference center project (the Grover Beach Lodge) at Pismo State Beach. The project that would be facilitated by the LCP amendment would significantly increase visitor-serving uses in the City's coastal zone and would have two main components: 1) new lodge (135-150 rooms) and conference center facilities; and 2) improvements to existing State Park facilities that are located within the LCP amendment/project area. The property is owned by State Parks, and thus the project is a joint public-private venture with State Parks and their chosen concessionaire. The City has already taken an action to conceptually approve the lodge and conference center project, but because it is inconsistent with existing LCP provisions, the City cannot approve a final coastal development permit (CDP) for this project unless and until this LCP amendment is approved by the Commission and the new LCP text certified.

Specifically, the lodge project requires LCP changes to increase maximum height limits, to allow for a different access to the project site, to expand the project area to allow for the existing horse parking facilities to be relocated south of West Grand Avenue into a dune area, and to redesignate the dune area from Coastal Open Space to Public Facilities to allow the horse parking facilities as an allowed use.

As submitted, the proposed LCP amendment does not conform to Chapter 3 policies of the Coastal Act and the certified Land Use Plan (LUP). First, the amendment would increase the allowed mass and scale of the development at the site, and staff believes that to protect visual resources, modifications are necessary to limit maximum heights nearest the beach. Complementary modifications are included to address site design, landscaping, public access connectivity, and public use parameters, including for parking. Second, the proposed amendment

does not adequately protect existing low-cost visitor serving amenities in the area, and modifications are necessary to ensure such protection. Third, the amendment does not include provisions to avoid future shoreline armoring (and similar measures) and their associated impacts, and modifications are necessary to strengthen such policies. Finally, the amendment would allow development of an equestrian parking area in a dune environmentally sensitive habitat area (ESHA) when such development is not a resource-dependent use and as such is not consistent with the Coastal Act and LUP. Thus, modifications are necessary to eliminate changes that would facilitate such development in the dunes. Other minor modifications are also suggested to ensure consistency with the Coastal Act and LUP.

Staff has worked closely with the City, State Parks, and State Parks' concessionaire on the suggested modifications, and this staff recommendation is the culmination of several years of coordination among these parties. All parties are in agreement on the suggested modifications with the exception of staff's recommendation that the horse facility not be allowed in the dune ESHA area, as it cannot be found Coastal Act and LUP consistent. Staff's recommended modifications would not provide for such use, and thus any horse facilities would need to be located out of the dunes if they were to remain part of a future project.

As modified, the proposed amendment would accommodate a large-scale visitor-serving development, while protecting visual resources, public access, dune habitat resources and water quality, and assuring hazards are avoided and minimized, as required by the Coastal Act and the certified LUP. Therefore, staff recommends that the Commission approve the LCP amendment with the suggested modifications. The required motions and resolutions to implement this recommendation begin on page 4 of this staff report.

Staff Note: LCP Amendment Action Deadline: This proposed LCP amendment was filed as complete on April 11, 2012. The proposed amendment affects both the LUP and the IP, and the original 90-day action deadline was July 10, 2012. On June 15, 2012, the Commission extended the action deadline by one year to July 10, 2013. Thus, the Commission has until July 10, 2013 to take a final action on this LCP amendment.

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EXHIBITS

Exhibit A: Location Map
Exhibit B: Aerial Photograph of Site
Exhibit C: Proposed Land Use Plan and Zoning Map Amendments
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Exhibit E: Project Plans with and without Visual Setback Imposed
Exhibit F: Visual Simulations of the Proposed Grover Beach Lodge/Conference Center
Exhibit G: Suggested Modifications for Proposed LCP Figure 3
Exhibit H: Alternative Equestrian Parking Site
Exhibit I: Flood Map and Grading Plan
Exhibit J: Correspondence

I. MOTIONS AND RESOLUTIONS

Staff recommends that the Commission, after public hearing, approve the proposed LCP amendment only if modified. The Commission needs to make three motions in order to act on this recommendation.

A. Denial of Land Use Plan Amendment Number GRB-1-12 Part 1 as Submitted

Staff recommends a **NO** vote on the motion below. Failure of the motion will result in denial of the land use plan amendment as submitted and adoption of the following resolution and findings. The motion passes only upon an affirmative vote of the majority of the appointed Commissioners.

Motion: *I move that the Commission **certify** Land Use Plan Amendment GRB-1-12 Part 1 as submitted by the City of Grover Beach, and I recommend a no vote.*

Resolution: *The Commission hereby denies certification of Land Use Plan Amendment GRB-1-12 Part 1 as submitted by the City of Grover Beach and adopts the findings set forth below on the grounds that the amendment does not conform with the policies of Chapter 3 of the Coastal Act. Certification of the Land Use Plan Amendment would not comply with the California Environmental Quality Act because there are feasible alternatives and mitigation measures which could substantially lessen any significant adverse impacts that the Land Use Plan Amendment may have on the environment.*

B. Approval of Land Use Plan Amendment Number GRB-1-12 Part 1 if Modified

Staff recommends a **YES** vote. Passage of the motion will result in the certification of the land use plan amendment with suggested modifications and adoption of the following resolution and findings. The motion to certify with suggested modifications passes only upon an affirmative vote of the majority of the appointed Commissioners.

Motion: *I move that the Commission **certify** Land Use Plan Amendment GRB-1-12 Part 1 if it is modified as suggested in this staff report. I recommend a yes vote.*

Resolution: *The Commission hereby certifies Land Use Plan Amendment GRB-1-12 Part 1 to the City of Grover Beach Local Coastal Program, if modified as suggested, and adopts the findings set forth below on the grounds that the Land Use Plan Amendment with suggested modifications will meet the requirements of and be in conformity with the policies of Chapter 3 of the Coastal Act. Certification of the Land Use Plan Amendment, if modified as suggested, complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the Land Use Plan Amendment on the environment, or 2) there are no further feasible alternatives or mitigation measures that would substantially lessen any significant adverse impacts which the Land Use Plan Amendment may have on the environment.*

C. Denial of Implementation Plan Amendment GRB-1-12 Part 1 As Submitted

Staff recommends a **YES** vote on the motion below. Passage of the motion will result in rejection of the implementation plan amendment as submitted and the adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the Commissioners present.

Motion: *I move that the Commission reject Implementation Plan Amendment Number GRB-1-12 Part 1 as submitted by the City of Grover Beach, and I recommend a yes vote.*

Resolution: *The Commission hereby denies certification of Implementation Plan Amendment Number GRB-1-12 Part 1 as submitted by the City of Grover Beach and adopts the findings set forth in this staff report on the grounds that, as submitted, the Implementation Plan Amendment is not consistent with and not adequate to carry out the certified Land Use Plan. Certification of the Implementation Plan Amendment would not comply with the California Environmental Quality Act because there are feasible alternatives or mitigation measures which could substantially lessen any significant adverse impacts which the Implementation Plan Amendment may have on the environment.*

II. SUGGESTED MODIFICATIONS

The Commission hereby suggests the following modifications to the proposed LCP amendment, which are necessary to make the requisite Coastal Act and Land Use Plan consistency findings. If the City of Grover Beach accepts each of the suggested modifications within six months of Commission action (i.e., by October 11, 2013), by formal resolution of the City Council, the modified amendment will become effective upon Commission concurrence with the Executive Director's finding that this acceptance has been properly accomplished. Where applicable, text in ~~cross-out~~ format denotes text that the City proposes to delete and text in underline format denotes text that the City proposes to add. Text in ~~double cross-out~~ format denotes text to be deleted through the Commission's suggested modifications and text in double underline format denotes text to be added through the Commission's suggested modifications.

1. Modify Public Access and Recreation Policy 5.0(F) as follows:

F. ~~Private~~ Visitor-Serving and Recreational Facilities

Ensure that ~~private~~ commercial visitor-serving and recreational uses are given priority over ~~private~~ residential, general industrial and general commercial development on lands suitable for visitor-serving commercial, public recreational access, and beach-related ~~commercial~~ uses.

1. Policies

- a. The City ~~should~~ shall ensure that visitors to the Pismo State Beach are provided with easily accessible ~~private~~ visitor-serving commercial and public recreational access services, particularly those relating to provision of food and lodging and beach related uses, in any new development in the Coastal Planned Commercial area west of Highway 1. ~~In the Coastal Visitor Services area along Grand Avenue east of the~~

railroad tracks, the City shall ensure that visitors are provided with easily accessible visitor-serving commercial services, particularly those relating to provision of food and lodging. The area west of Highway 1 shall be developed with visitor serving uses, including a lodge and conference center. A resort motel/conference center within the portion of Pismo State Beach on the combined 7 1/2 acre state owned as shown in Figure 3 and the 15 acres of privately owned land fronting Highway 1 is strongly suggested by the City. Rooms per acre density south of Le Sage Drive shall be at a maximum of 20 rooms/acre while the room per acre density north of Le Sage Drive shall be at a maximum of 10 rooms/acre. The area south of Le Sage shall be Phase I while the area north of Le Sage Drive shall be Phase II. Development nodes are encouraged to be located at the north and south ends of the site, with parking and auxiliary buildings between.

In addition to other applicable LCP policies, ~~The lodge and conference center project~~ visitor serving area west of Highway 1 proposed facility shall have be subject to the following ~~general design~~ requirements:

- (1) Density. The project shall be limited to ~~A~~ a maximum room/acre density of 15 rooms/acre.
- (2) Height. 60%~~20%~~ of the project ~~will~~ may be extend to ~~at~~ a maximum height of 40 feet, and 40% of the project ~~at~~ may extend to a maximum height of 28~~30~~ feet, while the remaining 40% of the project shall be at a maximum height of 20 feet; however, through staggering and siting In the area seaward of the viewshed setback line, as illustrated in LCP Figure 3, the project shall be limited to a maximum of 24 feet in height, with an allowance for minor architectural projections and articulations (such as eaves, gables and cupolas) to extend to a maximum of 26 feet. All such height limits are maximums, and not entitlements, that must be understood in relation to the public viewshed context, and may be adjusted downwards as necessary to meet LCP public view requirements.
- (3) View Corridors. ~~The project shall be sited and designed to protect the existing~~ provide public view corridors from along Grand Avenue, Highway 1, and Le Sage Drive that will adequately break up project massing and provide views of and further will create one to three additional view corridors to the golf course and shoreline from Highway 1.
- (4) Design. The project, including all architectural, landscape and design elements, shall be sited and designed to seamlessly blend into and complement the surrounding natural dune environment (including through the use of natural and natural appearing materials as much as possible). Structures shall be subservient to the natural dune landscape as much as possible, and shall employ measures to increase visual interest and to decrease perceived massing (e.g., low slung structures, areas of offsets and indents, upper stories pulled back from lower stories, landscaped berms, etc.). Lighting shall be limited as much as possible to avoid nighttime glares while still providing adequate lighting for public safety purposes.

- (5) Landscaping. Landscaping throughout the project site shall be limited to native dune species. In the areas designated as necessary for detention basins, native riparian species shall be allowed. All landscaping shall be kept in good growing condition. All areas not committed to structural development shall be landscaped to emulate a dune, riparian and/or back-beach environment.
- (6) Ingress/Egress. Road ~~Access to the proposal project~~ shall be from Highway 1, and Le Sage Drive and ~~not from~~ Grand Avenue and shall be designed in such a way as to facilitate all forms of access to the project and to the beach area (including vehicular, pedestrian, bicycle, etc.).
- (7) Coverage. The project shall have a maximum site coverage (i.e., structures, pavement, paths, etc. – anything not landscaped) of 60%, the remaining minimum of 40% shall be in landscaped open areas. All paved areas shall be pervious to the extent feasible. All runoff shall be filtered and treated prior to discharge from the site, including that high pollutant generation areas shall require pollutant specific BMPs (e.g., restaurant wash down plumbed to sanitary sewer, etc.).
- (8) Food Service. The project shall ~~have within it both normal~~ include restaurant facilities, including providing for ~~as well as~~ lower-cost eating establishments options, such as coffee shops and snack bars.
- ~~(9) The project's colors, materials, landscape treatment, and general architectural design shall be compatible and complimentary to the existing natural vegetation and landforms.~~
- (9) Parking. Public recreational access parking (including for day use of the ~~pedestrian beach~~) shall be provided at a volume commensurate with such demand and free of charge ~~on the project if identified as a significant impact in the Environmental Impact Report prepared for the project.~~
- (10) Public Availability. All project facilities shall be open to the general public, and shall include as many integrated and defined areas within which public access is provided free of charge (e.g., viewing decks, etc.) as possible while still addressing paying guest needs.
- (11) Overnight Units. All overnight units shall be provided as traditional overnight units (e.g., traditional hotel accommodations). Timeshare residential uses and quasi-residential visitor-serving uses (including condominium hotels, private unit ownership, fractional ownership, and similar use and ownership structures) shall be prohibited. ~~no individual ownership or long term uses of units shall be allowed.~~ Rooms may not be rented to any individual, family, or group for more than 29 days per year nor for more than 14 days between Memorial Day and Labor Day.
- (12) Public access paths. The project shall provide continuous public access path connectivity from Highway One, Grand Avenue, and Le Sage Drive to the shoreline along the perimeter of and through the project site, including connections to the boardwalk to Pismo Beach. All such paths shall be sited and

designed to maximize their public utility and value (including for connectivity, views, etc.).

(13) Public Access Management Plan. The project shall include a public access management plan that clearly describes the manner in which general public access associated with the project is to be managed and provided, with the objective of maximizing public access to the public access areas of the site (including all walkways, benches, boardwalks, stairs and all other public access amenities).

- b. Armoring (including but not limited to seawalls, revetments, retaining walls, etc.) and similar responses to coastal hazards intended to protect development in the area west of Highway 1 (as shown on Figure 3) from coastal hazards (including but not limited to hazards from episodic and long-term shoreline retreat and coastal erosion, high seas, ocean waves, storms, tsunamis, tidal scour, flooding, and the interaction of same) shall be prohibited. All development in such area shall be conditioned to require that property owners expressly waive any future right to construct such armoring or similar hazard responses that may exist pursuant to Public Resources Code Section 30235 and the City of Grover Beach certified LCP. Prior to issuance of a coastal development permit, any private property owner shall execute and record a deed restriction against the property that ensures that no such armoring or similar hazard responses shall be proposed or constructed to protect the development, and which includes their waiver, on behalf of themselves and any successors or assigns, of a future right to such armoring.

In addition, as a condition of approval of any development in the area west of Highway 1 (as shown on Figure 3) the property owner shall be required to acknowledge and assume all risks from coastal hazards (including but not limited to hazards from episodic and long-term shoreline retreat and coastal erosion, high seas, ocean waves, storms, tsunamis, tidal scour, flooding, and the interaction of same) associated with development at this location, waive any claims of damage or liability against the permitting agency, and agree to indemnify the permitting agency against any liability, claims, damages or expenses arising from any injury or damage due to such hazards. Prior to issuance of a coastal development permit, any private property owner shall execute and record a deed restriction against the property that explicitly assumes these risks, on behalf of themselves and any successors or assigns.

- c. The area west of Highway 1 (as shown on Figure 3) is in the San Luis Obispo County Tsunami Inundation Area. Therefore, as a condition of approval of any development in the area west of Highway 1 (as shown on Figure 3), all property owners must submit a tsunami safety plan for review and approval. The tsunami safety plan shall clearly describe the manner in which hazards associated with tsunamis will be addressed, including that: the existence of threat from both distant and local source tsunamis will be communicated to all guests, information regarding personal safety measures to be undertaken in the event of a tsunami in the area will be made available, efforts will be provided to assist those physically less mobile in seeking evacuation during a tsunami event and that staff have been adequately trained to

- carry out the safety plan. At a minimum, the plan shall be prepared in cooperation with the San Luis Obispo County Office of Emergency Services, and shall be in general conformance with any area-wide tsunami safety plan that has been prepared for this section of the coast; the plan shall detail the posting of placards, flyers, or other materials at conspicuous locations within each room, provided in an appropriate variety of languages and formats (e.g., embossed braille, tape recordings, etc.), explaining tsunami risks, the need for evacuation if strong earthquake motion is felt or alarms are sounded, and the location of evacuation routes; the plan shall detail the efforts to be undertaken by staff to assist the evacuation of physically less mobile persons during a tsunami event; and the plan shall detail the instruction to be provided to all employees to assure that the Tsunami Safety Plan is effectively implemented.
- d. The City should ensure that the appearance of ~~private~~ commercial structures within the Coastal Zone contribute to an attractive, beach-oriented, visual theme which enhances the quality of the recreational experience within the Coastal Zone.
 - e. ~~As Public Resource Code Section 30213 does require the protection of lower cost visitor serving uses, the City designates the undeveloped portion of the San and Surf Recreational Vehicle Park located on Highway 1 as the area within the Coastal Zone to provide a replacement facility for the existing Le Sage recreational vehicles park that would be redeveloped as part of the resort motel/conference center. Lower-Cost Visitor and Recreational Facilities. Existing lower-cost visitor serving and recreational facilities shall be protected and enhanced, and new lower-cost visitor and recreational facilities shall be encouraged and provided in the City. ...~~
2. **Proposed Figure 3 “Conceptual Coastal Commercial Plan” shall be modified as shown in Exhibit G.**
 3. **The area south of Grand Avenue proposed for Public Facilities (P-F) shall remain Coastal Open Space (C-O).**
 4. **Modify Public Access and Recreation Policy 5.7(A) as follows:**
 - A. *Maximum Access*
 - ...
 - 2. *Actions*
 - ...
 - d. *With the cooperation of the State Department of Parks and Recreation at a future date a pedestrian pier ~~may should~~ be constructed perpendicular to the coastline and as an extension of Grand Avenue.*

III. FINDINGS AND DECLARATIONS

A. PROPOSED LCP AMENDMENT

Overview

The City of Grover Beach is proposing an amendment to the City's LCP that would facilitate development of a lodge and conference center project (the Grover Beach Lodge). The project that would be facilitated by the LCP amendment would significantly increase visitor-serving uses in the City's coastal zone and would have two main components: 1) new lodge (135-150 rooms) and conference center facilities; and 2) improvements to existing State Park facilities that are located within the LCP amendment/project area. The property is owned by State Parks, and thus the project is a joint public-private venture with State Parks and their chosen concessionaire. The City has already taken an action to conceptually approve the lodge and conference center project, but because it is inconsistent with existing LCP provisions, the City cannot approve a final coastal development permit (CDP) for this project unless and until this LCP amendment is approved by the Commission and the new LCP text certified.

The City considers this LCP amendment (and the project that would be facilitated by it) a vital part of its efforts to increase visitor-serving uses in coastal areas to enhance visitors' experiences. The certified LCP currently allows for the development of a lodge with a hotel and convention center at this location, but the current LCP provisions require consideration of a much larger area (because they were put in place based on a prior project-driven LCP amendment designed to accommodate that larger project), and they also require changes if the currently conceptually approved project is to be found consistent with the LCP on other points. Specifically, the lodge project requires LCP changes to increase maximum height limits, to allow for a different access to the project site, to expand the project area to allow for the existing horse parking facilities to be relocated south of West Grand Avenue into a dune area, and to redesignate the dune area from Coastal Open Space to Public Facilities to allow the horse parking facilities as an allowed use.

Background

The proposed Grover Beach Lodge site is located in the City of Grover Beach in San Luis Obispo County. The project site is located within State Park's Pismo State Beach unit at the terminus of West Grand Avenue where it meets the beach, in an area bounded by Le Sage Drive to the north, West Grand Avenue to the south, Meadow Creek to the east, and a back beach/dune area to the west. The area is bounded by Pismo State Beach to the west, the Pismo State Beach Restaurant and Golf Course to the north, the Le Sage RV Park to the east, and West Grand Avenue and Pismo State Beach dunes to the south. See Exhibit A for project location maps and Exhibit B for a photograph of the project site.

Currently, although there are a significant number of overnight accommodations in the City, there are currently no overnight accommodations in the City's coastal zone area. The City and State Parks have envisioned a lodge and conference center facility at this location for some time, including through its existing LCP, which was adopted in 1982, and updated in 2000 specific to

this site.¹ The 2000 LCP amendment envisioned a resort motel/conference center to be built on the combined 7.5 acres of state-owned and 15 acres of privately-owned land fronting Highway 1 north of West Grand Avenue. The amendment required the room/acre density south of Le Sage Drive to be a maximum 20 rooms/acre, changed the room/acre density north of Le Sage from 30 rooms/acre to 10 rooms/acre maximum and amended the overall density of the 22.5-acre area from 20 to 30 rooms/acre to a maximum of 15 rooms/acre. The 2000 amendment also called for the project to restore habitat in Meadow Creek, and required all facilities to be open to the general public with no long-term use or individual ownership of units allowed. The LCP was also adjusted to limit maximum site coverage to 60%, and required the remaining 40% to be landscaped.

The 2000 LCP amendment contemplated that all 22.5 acres (including the 7.5-acre state-owned property and the 15-acre private property) would be included in the lodge/conference center development (see existing LCP Figure 3 in Exhibit G). The current amendment changes the LCP so that it no longer contemplates a 22.5-acre project, but rather limits the project to about 13.5 acres in public ownership (the original 7.5-acre State Park site and an additional State Parks area of about 6 acres). The 15-acre site, currently home to the Le Sage RV Park, would remain designated for visitor-serving use, but would not be required to be developed as part of a larger project, thus freeing the City and State Parks to consider a smaller project on State Parks property alone.

In 2006, a Joint Powers Agreement between the City and State Parks was created to pursue the lodge project, with the City acting as the lead agency. Together, State Parks and the City form the Joint Authority (JA) for the project. Pacifica Hosts, Inc. has entered into a concession contract with the JA to lease the property for 50 years and design and construct the lodge and conference center. In its conceptual approval of the proposed project, the City found that the proposed project site is being underutilized (the site is currently occupied primarily by a dirt parking lot, in addition to a restaurant, restrooms, paved parking area, and trails) and that the site has “great potential to serve as a public access point and visitor-serving location for beach users.” According to the City, the project would increase recreational potential and interest in the area, as well as lead to better use of the property through design and planning.

As a part of a 2004 City-wide visioning effort for the project, participants, including Grover Beach residents and other stakeholders, agreed that the site should include development of a lodge and conference center on the site. The participants also agreed that the development should be a low-profile lodge and conference center, as opposed to a high-rise hotel, similar to the Asilomar Conference Center in Pacific Grove on the Monterey peninsula, and that the development should preserve and enhance the coastal experience and enhance public access to the dunes, beach and ocean.

The conceptually approved project includes two main components: (1) new lodge (135-150 rooms) and conference center facilities; and (2) improvements to existing State Park visitor facilities that are located within the project area. The currently proposed project area

¹ Grover Beach Local Coastal Program Major Amendment, 1-98, January 12, 2000.

encompasses 13.4 acres, 5.1 of which would be used for State Park concession improvements (i.e., generally the area of the existing restaurant and golf course clubhouse), 0.8 acres of which would accommodate the proposed horse facility, and 7.5 acres of which would be under concession contract with the concessionaire. The original LCP had envisioned the lodge project only covering 7.5 acres of the state-owned property, but as the concept for the project evolved over time, it expanded to include 5.1 acres of State Park area that has existing improvements and an area just under 1 acre for the proposed equestrian parking area south of Grande Avenue (for a total of the now proposed 13.4 acres).

The proposed State Park improvements in the 5.1-acre area would be to existing facilities, including the Fin's restaurant complex, boardwalks, picnic areas, and the golf course clubhouse and parking areas. The proposed project would also include parking for the lodge, a path connection to the existing Grover/Pismo Beach Boardwalk, and other visitor-serving amenities such as public viewing areas, walkways, landscaped areas, gift shops, public restrooms and showers, beach access, beach concessions and beach equipment rentals. Signage throughout the project would include monument, interpretive, safety and directional signage and would be designed in conjunction with State Parks and the City, and would be of uniform design. The proposed project also includes relocating an existing RV dump station to another location within Pismo State Beach Park. The JA decided that the best way to accommodate a new dump station would be to expand the existing RV sewer dump station located in the North Beach Campground, approximately a half mile from the current project site. The location of this dump station is within the State Park and within the City of Pismo Beach limits. The City (and/or State Parks) will be coming forward for a separate CDP for the RV dump station expansion within Pismo Beach State Park. The proposed project is also expected to establish a 50-foot buffer to protect Meadow Creek and include plans to enhance the riparian area with restoration measures, as required by existing LCP Policy 2.1.5.B.9.

Regarding the lodge, the concessionaire is proposing to build a lodge complex with four major buildings: Building 1 would consist of the lodge entry and lobby, check-in, gift shop, lodge maintenance facilities, offices, a restaurant with a bar and lounge and outdoor seating area, and a second story viewing area; Buildings 2 and 3 would contain all of the guest rooms for the hotel; Building 4 would contain a conference center, including a ballroom, restrooms, a prep kitchen, outdoor viewing area and staging areas for functions. The entrances to the facilities would be via West Grand Avenue and Le Sage Drive. The lodge and conference center would be located within the State Park and many components of the development are proposed to be accessible to the general public (including Building 1, which would include a restaurant, shops, lobby, and a public viewing area with a snack bar or lounge on the second level, and Building 4, which would include the conference center). Only use of the guest rooms and the swimming pool would be limited to lodge guests.

The proposed building heights within the development do not exceed 40 feet. Building 1, the main lobby and central building, would be 3 stories and 38 feet 8 inches tall. Building 2, which would have guest rooms and front the dunes, would be 3 stories and 33 feet 4 inches tall. Building 3 would also have guest rooms and is also proposed to be 3 stories and 33 feet 4 inches tall. 50% of the building heights would be built to less than 20 feet tall, 28% of the project would

be less than 30 feet tall and finally 22% would be less than 40 feet tall per the conceptually approved project.

The conceptually approved project also includes expanding the project footprint from that allowed in the existing LCP to allow for the relocation of an existing equestrian staging area (i.e., the existing dirt parking lot is used in this capacity now) to a new location, with various improvements, in a dune area on the south side of West Grand Avenue. As proposed, the equestrian parking and staging area would have pull-through parking spaces with sufficient room to unload horse trailers. This area would accommodate approximately 10-15 trailers and would be paved with permeable decomposed granite or similar paving materials.

Description of Proposed LCP Amendment

To accommodate the Grover Beach Lodge project, the City proposes to amend the LUP to modify existing standards that apply to the site, including the maximum height standards, to change the designated route for vehicular access to the site, and to expand the project footprint to allow for the relocated horse parking area. In addition, the City proposes to amend the IP to rezone the proposed horse parking area from open space to public facilities to allow horse trailer parking and parking.

With respect to the proposed changes in height standards, the LCP currently requires varying building heights for the project site, which, as described above, applies to a larger 22.5 acre area, encompassing the proposed lodge location and including the adjacent RV park. The existing LCP building height restrictions for this project area are as follows: 20% of the buildings can be up to a maximum of 40 feet in height, 40% of the buildings can be up to a maximum of 30 feet in height, and 40% of the buildings can be up to a maximum of 20 feet in height. The purpose of requiring varying building heights at various percentages is to provide visual interest and contrast for the building line so as to avoid monolithic buildings that would more significantly impact public views.

The proposed amendment would change these height standards such that 60% of the buildings on the smaller site may have a maximum height of up to 40 feet, and the remaining 40% of the buildings on the site may have a maximum height of up to 28 feet (see page 7 of Exhibit C for this proposed change). The significance of the proposed height change is that it would allow a larger percentage of the buildings at the site to reach a maximum height of 40 feet (60% of the buildings, compared to 20% under the current LCP). The purpose of this change is to allow for additional height over a larger portion of the proposed project site, permitting a project of a similar mass and square footage as the current LCP maximums but with a potentially reduced building footprint area. The current LCP restricts the building footprint area to a maximum of 60% site coverage.

In addition, the LCP currently requires that access to the proposed lodge project be from Highway 1 and Le Sage Drive, and does not allow access to the site from West Grand Avenue. The proposed amendment would allow access to the site from both Le Sage Drive and West Grand Ave (see Exhibit A for location maps and Exhibit C for the proposed amendment language and zoning map change). According to the City, access from West Grand Avenue is

integral to the project because the only other direct access to the site is via Le Sage Drive, which is a two-lane street and as such is adequate for secondary access to the site but is not adequate to provide primary access to the site. West Grand Avenue, however, is a designated arterial street and is designed for heavier volumes of traffic.

Finally, the current LCP states that the area south of Le Sage Drive would be Phase I development, while the area north of Le Sage would be Phase II development and that parking and auxiliary buildings be placed in between. However, under the proposed amendment, no new development is envisioned for the area north of Le Sage as part of the lodge and conference center, and therefore, the phasing requirement no longer applies. As an effect of this amendment, Phase II development would be eliminated from the LCP. The amendment also proposes a change to the existing map (Figure 3) of the project area in the LCP to denote the area where the proposed project, including the equestrian parking area, would be located and allowed.

B. STANDARD OF REVIEW

The proposed amendment affects the LUP and IP components of the City of Grover Beach LCP. The standard of review for the LUP amendments is that they must conform with the requirements of Chapter 3 of the Coastal Act; the standard of review for IP amendments is that they must conform with and be adequate to carry out the provisions of the certified LUP, as amended.

C. VISUAL RESOURCES

Applicable Policies

Coastal Act Section 30251 requires that new development protect the scenic and visual areas of the coast as a resource of public importance.

***30251:** The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.*

Analysis of Proposed LUP changes

Coastal Act Section 30251 requires visual resources to be protected, requires new development to be sited and designed to protect views, and requires new development in highly scenic areas to be subordinate to the character of its setting. The proposed project site is located in a highly scenic area along the immediate dune shoreline, and is visible from Highway 1 and other major public view corridors, including from the beach itself, Grand Avenue, and the dune boardwalk extending from the site to Pismo Beach upcoast. This site is also located at the major gateway into the City's beach area, and is a prime visitor-serving area that provides public access to the

beach and to State Parks' Oceano Dunes State Vehicular Recreation Area (ODSVRA).² Further, the dunes surrounding the proposed project site on the southern and western edges are described in the City of Grover Beach LCP as "a unique visual resource" and "one of the few areas remaining along the California coast that still offers extensive unobstructed coastal vistas easily accessible to urbanized areas." Section 30251 requires the visual resources in coastal areas, such as the project area, to be protected and requires new development to be sited and designed to protect views and to be subordinate with the character of the natural surroundings.

The proposed amended height standards would allow a greater percentage of the heights of buildings allowed on the site to be the tallest allowable height (40 feet), and it would not require any of the buildings to be as low as 20 feet. Therefore, the proposed amendment would significantly increase the allowed mass and scale of the buildings at the site, leading to the potential for significant adverse impacts to views in the area, including impacts to views to and along the shoreline and from the existing dune boardwalk looking inland and from Highway 1 looking seaward. The main way this would manifest itself would be through allowing taller buildings. The conceptually approved project provides a relevant example of the type of development that might follow should the LCP be amended as proposed (see visual simulations and plans in Exhibits D and F). In particular, the building area nearest the shoreline is particularly sensitive visually, including to users of the beach and the very popular boardwalk. Large structures located in this area nearest to the beach will degrade the character of the view in that area. In short, the proposed LCP amendment would lead to outcomes, such as this, that are inconsistent with Coastal Act visual protection policies. The amendment must therefore be denied as submitted.

To achieve consistency with Coastal Act visual resource policies, **Suggested Modification 1** includes a series of requirements to protect views and require development at the site to be designed to blend with the surrounding environment. First, the modification establishes a viewshed setback line to ensure that the development that is most visible from the significant beach and dune views has a lower profile than the remainder of the development. The viewshed setback line is perpendicular to West Grand Avenue and touches the westernmost corner of Building 1. Development seaward of the setback line is restricted to a maximum of 24 feet, and can also be reduced further if necessary to meet the visual resource policies of the LCP. This restriction will help to soften the impact of the development on views from the beach and boardwalk, and will ensure visual resources are protected regardless of the specific design of the lodge project, thus avoiding and minimizing impacts to important coastal views, as required by the Coastal Act.

In addition, **Suggested Modification 1** requires the design of the development to blend visually with the surrounding natural environment, including through the use of natural materials, earth tones, and building articulation to decrease perceived massing, as well as limits on lighting to avoid nighttime glare. Further, **Suggested Modification 1** requires that the entire project area in

² The West Grand Avenue entrance is one of two current entrances into ODSVRA (the other is Pier Avenue to the south) where vehicles pay entrance fees and make their way onto the beach and further to the south where the ODSVRA riding areas are located. As the northernmost ODSVRA entrance, the area directly north of West Grand Avenue provides for typical beach recreational use without cars, but the area south provides for specialized vehicular recreation where cars are present. In other words, West Grand is the dividing line between these two types of uses.

this location be enhanced through landscaping with native dune restoration required to be kept in good growing condition. Finally, **Suggested Modification 1** revises language in the view corridor and coverage subsections of the lodge and conference center requirements to ensure the requirements are clear and can be understood within the context of a future project proposal at the site.

In conclusion, these modifications provide consistency of the proposed LUP changes with Coastal Act Section 30251 regarding protection of visual resources by ensuring the development will avoid significant view impacts to important coastal views and blend visually with the surrounding natural environment.

D. PUBLIC RECREATIONAL ACCESS AND VISITOR-SERVING USES

Applicable Policies

Coastal Act Sections 30210, 30211, 30213 and 30221 protect public access and prioritize visitor-serving uses in the coastal zone, including lower-cost visitor-serving facilities. In particular:

***30210:** In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.*

***30211:** Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.*

***30213:** Lower-cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred. The commission shall not: (1) require that overnight room rentals be fixed at an amount certain for any privately owned and operated hotel, motel, or other similar visitor-serving facility located on either public or private lands; or (2) establish or approve any method for the identification of low or moderate income persons for the purpose of determining eligibility for overnight room rentals in any such facilities.*

***30221.** Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.*

Coastal Act Section 30240(b) also protects parks and recreation areas, such as the adjacent beach area. Section 30240(b) states:

***30240(b).** Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those*

habitat and recreation areas.

These overlapping policies protect the beach (and access to and along it) and offshore waters for public access and recreation purposes, including lower-cost access and recreational opportunities.

Analysis of Proposed LUP Changes

The Coastal Act includes strong protections for public access and recreation at the coast, and the City's LCP must include policies to ensure that proposed development is consistent with these Coastal Act provisions.

The proposed amendment is intended to facilitate construction of a project at the site that is expected to include public access and recreation enhancements. First, it would provide overnight accommodations in the City of Grover Beach's coastal zone, an area where such lodging is currently lacking. Additionally, the visitor-serving facilities of Pismo State Beach are currently in need of repair and enhancements, and the proposed lodge would add accommodations to serve Pismo State Beach. Second, it would provide amenities for the general public who are not guests at the hotel, as the entire lodge, with the exception of guest rooms and the pool, would be available to the public, including the conference center, the lobby, the hotel restaurant, the hotel shops and a public view deck with a snack bar and/or lounge on the second floor of the main building that can be accessed via a public elevator from the public boardwalk. Third, it would enhance the existing State Park amenities, including improvements to the Fin's restaurant complex, the golf clubhouse and parking areas, and it would add boardwalks, public restrooms with changing areas and picnic areas. It would also maintain the existing number of free vehicle parking spaces that are open to the general public. In addition, the project would replace the existing horse parking area so that horse-riding access in the area would not be diminished. The Commission must ensure, however, that the proposed LUP amendment is consistent with the Coastal Act's public recreational access and visitor-serving provisions, regardless of the parameters of the conceptually approved project. In that review, the proposed amendment is lacking on certain points.

Lower-Cost Visitor Serving Amenities

The Coastal Act includes protections for lower-cost visitor and recreational facilities. These Coastal Act policies have their genesis in the 1975 California Coastal Plan. Based on extensive public input in the early 1970s, the Coastal Plan found that few tourist facilities for persons of low and moderate income were being built in many parts of the coastal zone, and that many such facilities were being replaced by higher-cost apartments, condominiums, and hotels. The Coastal Act addressed these findings in part by including the specific sections prioritizing public recreational use and development in areas along the shoreline such as this one. Coastal Act Section 30210 requires that public recreational opportunities be maximized, and Section 30211 further requires that development not interfere with existing public access. Section 30213 mandates protection of lower-cost visitor and recreational facilities.

Over the years, permit applicants have requested that the Coastal Commission and LCP-certified local governments approve high-end hotel complexes on land zoned for visitor-serving uses, and in some cases on land already containing lower-cost accommodations. Other applicants have proposed non-visitor-serving accommodation uses on sites of existing lower-cost

accommodations. One way that the Commission has implemented Section 30213 is by requiring that lower-cost accommodations be provided as part of a project or by requiring in-lieu fees to be paid for new lower-cost accommodations to be constructed elsewhere.

The City's lodging stock has historically consisted of budget class motels and the City's LCP does not currently contain a policy that specifically implements Coastal Act Section 30213 with respect to requiring lower-cost visitor-serving uses, including lower-cost overnight accommodations. There are three existing hotels in Grover Beach. One (the Holiday Inn) has 78 rooms of average or moderate cost.³ Two hotels (the Seaview and the Grover Beach Room, neither of which is rated by AAA) have a total of 68 rooms of lower cost. Thus, the current mix of hotel rooms in Grover Beach is about 53% average or moderate cost; 47% lower cost and 0% high cost. Two moderate cost hotels have been approved for the Grover Beach area (i.e. the Hilton Garden Inn (134 rooms) and the Pacific Coast Hotel (20 condo-hotel rooms), but neither has been constructed.

As noted above, however, the trend in California is for new coastal visitor-serving developments to consist of high-end hotel complexes, reducing the stock of lower cost visitor-serving accommodations available in the coastal zone. While the project currently proposed for this site would protect lower-cost accommodations, there is no explicit mechanism in the LCP to ensure that private, lower-cost visitor-serving uses and amenities in the City's coastal zone are protected or provided for generally. Therefore, even if the conceptually approved project is constructed in its current form, a future hotel operator could potentially convert the lodge and conference center to a higher cost facility, inconsistent with Coastal Act Section 30213. And there is no explicit requirement in the LCP to protect lower-cost accommodations. Thus, the amendment as submitted may not adequately protect lower-cost accommodations, as required by the Coastal Act. The Commission therefore denies the amendment as submitted.

In order to ensure protection of lower-cost visitor-serving accommodations in Grover Beach and specifically with respect to this project site, the Commission includes **Suggested Modification 1**, which requires the protection of existing lower-cost visitor and recreational facilities and encourages the development of more low cost visitor-serving or recreational accommodations. In addition, to ensure any project will provide lower-cost visitor amenities, as required by the Coastal Act, **Suggested Modification 1** requires a project at this site to include restaurant facilities, including lower-cost eating options, parking for recreational use that is free of charge, and it also requires that all project facilities be publicly available, consistent with the needs of private guests. For example, private guest rooms and a pool would not be required to be open to the general public. With these changes and additions, the City's LUP will include the necessary protections for lower-cost visitor-serving accommodations accessible to the public, and require low-cost amenities to be provided, consistent with Coastal Act section 30213.

Public Access Improvements

³ When referring to any overnight visitor accommodations, the Commission has typically defined lower-cost overnight facilities as any facility with room rates that are below 75% of the Statewide average room rate, and higher-cost facilities as any facility with room rates that are 125% above the Statewide average room rate. The Statewide average daily room rate in California in 2012 for the month of August was \$130.69, and 75% of \$130.60 is \$98.01 according to Smith Travel Research done for visitcalifornia.com.

As described above, the proposed project that is driving this amendment would add considerable access opportunities, including pathways and boardwalks throughout the lodge and conference center that will provide access to the beach. Additional proposed and enhanced recreational facilities that would be publicly available include renovated picnic areas that would be adjacent to the dune areas, increased access to the Meadow Creek natural area, the addition of interpretive signage explaining habitat values in the area, and public drop off areas. These enhanced public recreational access amenities would provide low cost recreational opportunities, in addition to the new visitor-serving uses that the lodge and conference center itself would add.

However, although the currently proposed project would provide for public recreational access enhancements, such enhancements are not explicitly part of the proposed LCP amendment. Although other access provisions would continue to apply, including Coastal Act access policies, given that the site is seaward of the first through public road, the LCP needs to explicitly protect public recreational access, consistent with the Coastal Act. Therefore, as proposed, the LCP amendment does not ensure the project would maximize public access, as required by the Coastal Act. Therefore, **Suggested Modification 1** specifies requirements for public access that must be provided as part of the project. First, the modification requires the project to provide continuous public access paths that connect Highway One, Grand Avenue, and Le Sage Drive to the shoreline along the perimeter of and through the project site, including connections to the boardwalk to Pismo Beach. The provided paths are required to be sited and designed to maximize their public utility and value (including for connectivity, views, etc.). Second, the modification requires the project to include a public access management plan that clearly describes the manner in which general public access associated with the project is to be managed and provided, with the objective of maximizing public access to the public access areas of the site (including all walkways, benches, boardwalks, stairs and all other public access amenities). Finally, the suggested modification makes several changes to clarify existing LCP requirements, including deleting references to private recreational development, because the proposed project is a public project located on public land, and refining the existing requirement that overnight units are maintained as transient units, as opposed to quasi-residential or residential units. In addition, **Suggested Modification 4** clarifies that the proposed pedestrian pier on LCP Figure 3 is not a required element, so much as a project that may come to fruition in the future.⁴

In conclusion, the suggested modifications will ensure that public recreational access is provided throughout the project and will ensure that those access pathways link up to already existing publicly accessible paths to the shoreline that exist in the area.

E. COASTAL HAZARDS

Applicable Policies

Coastal Act Section 30253 requires new development to be sited so that it minimizes the risks of

⁴ The existing LCP includes policies that imply the pier should be constructed at this location. However, no such project is currently contemplated, and it is not clear whether and how such a project could come to fruition at this beach location, and at the end of West Grand Avenue where vehicular access to ODSVRA is provided currently. The suggested modification simply changes the LCP language to indicate that the pier *may* be pursued at this location, but it is not an LCP directive so much as something that would need to be considered in light of LCP and Coastal Act policies that would apply to such a project.

coastal hazards to the development, assures the stability and structural integrity of the development and neither creates nor contributes to erosion, instability and/or destruction of the site or the surrounding areas. It states:

***30253:** New Development shall: (a) Minimize risks to life and property in areas of high geologic, flood, and fire hazard. (b) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.*

Analysis of Proposed LUP changes

The coastal zone includes areas subject to significant hazards, such as flooding, tsunamis, erosion and seismic instability. Coastal Act Section 30253 requires that new development be designed and sited so as to minimize risks to life and property from these types of hazards. LCPs must therefore also ensure that development in the coastal zone is designed to minimize risks to life and property from coastal hazards and that new development will not have to rely on future shoreline or bluff protection devices which would substantially alter natural landforms along bluffs and cliffs.

Amending the LCP to allow for the development of the proposed lodge and conference center would enable the construction of a large-scale development slightly in and entirely adjacent to the 100-year floodplain (on inland side, associated with Meadow Creek) and an erodible dune feature (on seaward side), in the tsunami inundation zone and in an area subject to ground shaking and liquefaction.

Although this is an LCP amendment, it is useful to consider the conceptually approved project to assess the type of development that could be approved if it were certified as submitted. As shown on Exhibit I, the floodplain covers part of the area on the eastern portion of the site, where the proposed parking lots and drop-off areas would be located. All of the currently proposed buildings are located outside of the 100-year floodplain. All told, almost 3 acres of the site (i.e., about 124,000 square feet) is located in the floodplain, these areas are proposed for parking, and flood elevations would be in the 8-foot range there.

In the lower-lying areas of the site, grading is proposed to ensure all finished floor elevations are at least one foot above the base flood elevation, as required by the City's flood hazard ordinance. The grading for the project is proposed to be a total of 11,470 cubic yards and would be balanced on site, with no imported fill, and the completed development would not be expected to exacerbate flooding in surrounding areas. In addition to buildings located outside of the 100-year floodplain, the currently proposed project would include several retention basins to further alleviate any inland flooding on the eastern portion of the site, and to mimic the existing, pre-project drainage conditions, where appropriate.

In addition to providing information about inland flooding, the City has provided information and analysis regarding the potential for coastal flooding, including a wave run-up analysis that utilized mean high water levels, added with maximum water levels and sea level rise (SLR) of up

to 4.6 feet.⁵ This analysis shows that the still water level, combined with the approximate level for storm run-up and SLR of 4.6 feet, would raise worst-case storm run-up levels to an elevation of 16.74 feet. The topography of the site shows that the dunes between the beach and the project site are at an average height of 20 feet, and therefore, the project site is expected to be protected from this worst-case scenario wave run-up. Although there are low points in the dune complex west of the project site, the approximate low elevation within the dunes is 18.2 feet,⁶ and therefore, this low spot is higher in elevation than the worst case estimate for coastal flooding elevations, and it is expected to be sufficient to deter wave run-up from entering the site.

Although the regional dune erosion rate at Grover Beach is estimated to be about 1 meter/year, the City has provided an analysis showing that the dunes at this specific location are rather static in configuration, and have been for many years. To support this conclusion, the project proponents put together a series of photographs of the dunes over time and performed a qualitative analysis of the dune toe and crest in relation to NGVD datums to illustrate the dune's rate of movement. Based on the findings of this report they concluded that (1) the dunes in this location "maintain long-term accretion with short-term erosion;" (2) "major denudation was not readily apparent in the images reviewed," and; (3) the "greatest change in the dunes has been caused by human influence." The Commission's Senior Coastal Engineer, Lesley Ewing, reviewed this report and concurs that the qualitative analysis demonstrates overall site stability, with short periods of erosion. In addition, the analysis shows that human alteration of dunes can compromise dune stability, highlighting the importance of well-maintained dune walkways for long-term dune stability.

While these historic trends are important when evaluating a proposal for a coastal development permit, the Commission is currently considering an LCP amendment, which includes the policies against which future development proposals will be assessed. The shoreline is a dynamic environment, and, as described above, the site subject to this LCP amendment is subject to numerous coastal hazards. The LCP must therefore ensure that new development will minimize risks to life and property from these hazards and will not require the construction of protective devices in the future, consistent with Section 30253, regardless of what project is currently being considered. The amendment, as submitted, does not include a policy that would ensure that new development at this location will not need a future protective device, especially if the existing dunes fail to protect any future development. Thus, the amendment does not conform to the requirements of Section 30253 and must be denied as submitted. Fortunately, this omission is easily corrected.

Suggested Modification 1 adds this missing policy. It requires that no shoreline or bluff protection is permitted in the area west of Highway 1 (as shown on Figure 3, page 2 of Exhibit G). Additionally, this modification would require development to be conditioned to require private property owners to record a deed restriction against their property that ensures no future shoreline protection will be proposed or constructed in this area and that the owner will waive any future right to construct such devices. Finally, this modification requires property owners to

⁵ Final Environmental Impact Report, page 4-116.

⁶ Final Environmental Impact Report, page 4-117.

acknowledge that the owner assumes the risks associated with wave action, erosion, flooding, landslides or other hazards associated with developing at the shoreline. The addition of these hazards-related policies to **Suggested Modification 1** will ensure development will be consistent with Coastal Act Section 30253.

Finally, the project site is shown entirely within the San Luis Obispo County Tsunami Inundation Area.⁷ Even so, Grover Beach itself is protected by wide beaches and high coastal dunes, and although San Luis Obispo has experienced several tsunami events, none have caused major damage in Grover Beach.⁸ Though the wide beaches and dunes at Grover Beach can offer protection from tsunami events, modeling indicates that the proposed development site is within the inundation zone for worst-case tsunami conditions. Therefore, **Suggested Modification 1** adds a requirement that development in the area will be required to develop a tsunami preparedness plan that is coordinated with the San Luis Obispo Office of Emergency Services.

In summary, as modified, the LCP adequately addresses the requirements of the Coastal Act with respect to coastal hazards as they affect this site, including prohibiting any future project at this site from installing shoreline or bluff protection in conformance with Coastal Act Section 30253. Thus, as modified, the proposed LUP amendments are consistent with Coastal Act policies requiring new development to be sited and designed to avoid and minimize impacts from hazards.

F. BIOLOGICAL RESOURCES AND ESHA

Applicable Policies

Coastal Act Sections 30231 and 30240 require that biological productivity and quality of coastal waters be maintained through minimizing effects of wastewater discharges and controlling runoff, and that new development be sited so that environmentally sensitive habitat areas are protected against significant disruptions. Further, these sections require that developments in areas adjacent to such environmentally sensitive habitat areas be sited and designed to prevent impacts that would significantly degrade these areas. Section 30231 and 30240 state:

30231: *The biological productivity and the quality of coastal waters... shall be maintained and, where feasible, restored through minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.*

30240: *(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas. (b) Development in areas adjacent to environmentally*

⁷ Final Environmental Impact Report, pages 4-109-110.

⁸ Final Environmental Impact Report, page 4-110.

sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

Consistency Analysis

Section 30240 (b) of the Coastal Act states that environmentally sensitive habitat areas shall be protected and only uses dependent upon the sensitive habitat itself are allowed. Further, 30240 states that development in areas adjacent to parks and recreation areas shall be sited and designed to prevent impacts that would significantly degrade those areas or be incompatible with their continuance.

The proposed amendment includes updating Figure 3 from Chapter 5 of the LCP. The new figure would denote the specific areas where the conceptually approved project could be constructed, including the equestrian parking area in an area south of West Grand Avenue, roughly across the street from the existing Fin's restaurant.

The area south of West Grand Avenue that would be designated under the proposed amendment for public facilities, and specifically called out for equestrian facilities, consists of a mix of somewhat disturbed dune habitat where portions of the area are dominated by nonnative and invasive ice plant, with native shrub cover increasing as one moves south through this area.

Coastal sand dunes constitute one of the most geographically constrained habitats in California. They only form in certain conditions of sand supply and wind energy and direction. Dunes are a dynamic habitat subject to extremes of physical disturbance, drying, and salt spray and support a unique suite of plant and animal species adapted to such harsh conditions. Many characteristic dune species are becoming increasingly uncommon. Even where degraded, the Coastal Commission has consistently found this important and vulnerable habitat to be ESHA due to the rarity of the physical habitat and its important ecosystem functions, including that of supporting sensitive species. The Commission's Staff Ecologist, Dr. Jonna Engel, has reviewed the relevant biological reports and visited the site, and has confirmed that the dune area south of West Grand Avenue is ESHA.

The intent of the existing LCP Coastal Open Space designation on the site is to protect environmentally sensitive habitat areas, including dune habitats, as required by the Coastal Act. The proposed addition of the updated Figure 3 to the LCP would allow an intensive and non-resource-dependent use in this environmentally sensitive dune area that would include vehicular traffic (vehicles and horse trailers) onto the site and parking. Section 30240 of the Coastal Act protects environmentally sensitive habitat areas and states that only resource-dependent development is allowed in environmentally sensitive habitat areas, such as the vegetated dunes in the area south of West Grand Avenue. Thus, the proposal to designate this dune ESHA for non-resource-dependent equestrian facilities cannot be found consistent with Coastal Act Section 30240, and the amendment must be denied as submitted.

Because such non-resource-dependent and intensive use of this environmentally sensitive dune area is prohibited by the Coastal Act, **Suggested Modification 2** is required. This modification

changes proposed Figure 3 to assure compliance with Coastal Act Section 30240 by deleting the equestrian parking area and maintaining the sensitive dune habitat south of Grand Avenue as a protected habitat area.

With this change, the City and State Parks will need to look for a different way in which to accommodate equestrians, if that component of the project is to move forward. There is sufficient room on the overall lodge site to locate a horse parking area north of West Grand Avenue. In fact, the EIR for the proposed lodge and conference center identifies an alternative site (see Exhibit H) for the equestrian parking area which is not located on dune habitat and would meet the objective of safe equestrian access to nearby trails. This alternative would relocate the proposed equestrian parking area to the southeast corner of the lodge and conference center project site to a public parking area that does not consist of dune ESHA. This corner of the parking area could be reconfigured such that part of the lot could be constructed with decomposed granite or hard-packed base acceptable to horses, and could be designated for loading and unloading for equestrian use only. Obviously, this would not address the current issue of horses having to cross West Grand Avenue, but it would still represent an upgrade from what is currently provided for equestrians at the site.

In addition, another option that has been discussed to address equestrian issues is to site an equestrian facility where the road is currently located, and then have the road loop to the north around the facility before reconnecting again nearer to the beach. In this way, an equestrian facility could be accommodated that would be located on the south side of a reconfigured roadway, with the lodge facilities all on the north side; all accounted for because the road is moved within the overall development area. Regardless of what alternatives are considered and selected by the City and project proponent for the coastal development permit for the proposed project, an LCP amendment that allows for non-resource dependent development in ESHA is inconsistent with section 30240 of the Coastal Act and must be denied as submitted for this reason.

The proposed LCP amendment also effects ESHA and water quality because it would enable the development of the proposed lodge and conference center (or any other future proposed development) on a site in close proximity to Meadow Creek and the dunes and coastal waters of Pismo State Beach. Said development has the potential to include large, paved impervious areas which may channel runoff that could cause sediment and/or contaminant loading to Meadow Creek and the nearby coastal waters.

The Coastal Act requires water quality to be protected by maintaining biological productivity and quality of wetlands, streams and coastal waters through minimizing effects of wastewater discharges and controlling runoff and that new development is sited so that environmentally sensitive habitat areas are protected against significant disruptions. Further, the Coastal Act requires that developments in areas adjacent to such environmentally sensitive habitat areas be sited and designed to prevent impacts that would significantly degrade these areas.

Placing a large development in close proximity to the shoreline, dunes and Meadow Creek could result in adverse impacts to water quality inconsistent with Coastal Act requirements. Increasing

the coverage of impervious surfaces like a paved parking area has the potential to increase contaminated runoff to Meadow Creek, adversely affecting the water quality of the Creek inconsistent with Coastal Act requirements.

Therefore, **Suggested Modification 1** includes several requirements for development at the site to protect water quality. First, this modification requires that all paved areas shall be pervious to the extent feasible in order to prevent channeling runoff from paved areas to pervious areas. Second, the modification requires that all runoff from the site shall be filtered and treated prior to discharge to any wetland, stream and/or coastal waters to minimize contaminated runoff to Meadow Creek and the ocean. Finally, this suggested modification requires that areas of high pollutant generation include pollutant specific best management practices in order to ensure that no highly polluted contaminants enter the waters surrounding the site. As modified, the proposed amendment would ensure that new development at the project site is consistent with Coastal Act policies protecting water quality.

G. IP AMENDMENT CONSISTENCY ANALYSIS

Applicable Policies

Grover Beach LCP Section 2.15(A) (Sand Dunes) provides for the protection and enhancement of sand dunes and states:

1. **Policy:** *No development shall be allowed in the vegetated dune areas; development adjacent to vegetated dunes shall be sited and designed to prevent impacts which would significantly degrade the vegetated dunes. Retaining fences, walls, or other structures or earth moving activities shall be allowed only to protect existing structures.*
2. **Action:** *With the cooperation of the California Department of Parks and Recreation, special precautions shall be taken to ensure that the vegetated dunes are not further damaged through overuse, either by vehicles or pedestrians. Precautions shall include the posting of additional signs along Grand Avenue and the beach which notify visitors of the prohibition against vehicular use of the dunes as well as the penalty for violating this prohibition (Section 20240(a)).*
3. **Action:** *To prevent overuse by walk-in visitors, provisions of support facilities and services in the dunes shall be prohibited. Nature trails which utilize existing paths could be developed with the cooperation of the Department of Parks and Recreation to encourage pedestrians to avoid trampling dune vegetation.*

Analysis of Proposed IP changes

The proposed IP portion of the amendment is limited to rezoning land that consists of dune habitat from Coastal Open Space to Public Facilities (see pages 3 and 9 of Exhibit C) to accommodate the project's proposed horse parking area south of West Grand Avenue. Parking is not an allowable use in the Coastal Open Space zoning district, but it is an allowable use in the Public Facilities district. The City's stated objective for the proposed IP portion of the amendment is to allow parking for equestrian trailers in the dune area to provide equestrians safe

access to nearby equestrian trails without the riders and horses having to traverse across West Grand Avenue or other busy streets.

As detailed in the preceding findings, the Commission considers the dunes south of West Grand Avenue to be ESHA. The intent of the existing LCP Coastal Open Space designation that applies to these dunes is to protect environmentally sensitive habitat areas, including dune habitats. The proposed rezoning of the site to Public Facilities to allow an intensive non-resource-dependent use in this dune ESHA area, including vehicular traffic (vehicles and horse trailers) and parking raises the same fatal consistency issues identified earlier. LUP Policy 2.1.5(A) states that no development is allowed in vegetated dune areas, and that precautions must be taken to ensure that further damage to the dunes does not occur. In addition, it specifies that even support facilities in dune areas are prohibited. Thus, redesignating the dune area to facilitate the development of a parking area for equestrian uses in dune ESHA is prohibited by the LUP. The IP amendment therefore does not conform with and is not adequate to carry out the certified LUP, and it must be denied as submitted. **Suggested Modification 3** maintains the area as Coastal Open Space, and therefore, the amendment, as modified, is consistent with the certified LUP policies protecting dune habitats.

H. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The Coastal Commission's review and development process for LCPs and LCP amendments has been certified by the Secretary of Resources as being the functional equivalent of the environmental review required by CEQA. Local governments are not required to undertake environmental analysis of proposed LCP amendments, although the Commission can and does use any environmental information that the local government has developed. CEQA requires that alternatives to the proposed action be reviewed and considered for their potential impact on the environment and that the least damaging feasible alternative be chosen as the alternative to undertake.

The City, acting as lead CEQA agency, evaluated the project that is driving this LCP amendment under CEQA, and submitted an EIR document in support of the proposed LCP amendment. The City generally found that the significant environmental impacts could be reduced to insignificance with the mitigation proposed and incorporated into the design of the project.

The Commission has reviewed the relevant coastal resource issues with the City's proposed LCP amendment, and has recommended appropriate suggested modifications to avoid and/or lessen any potential for adverse impacts to said resources. All public comments received to date have been addressed in the findings above. All above findings are incorporated herein in their entirety by reference.

As such, there are no additional feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse environmental effects which approval of the amendment, as modified, would have on the environment within the meaning of CEQA. Thus, if so modified, the proposed amendment will not result in any significant environmental effects for which feasible mitigation measures have not been employed consistent with CEQA

Section 21080.5(d)(2)(A).

Figure 2-1. Project Vicinity Map

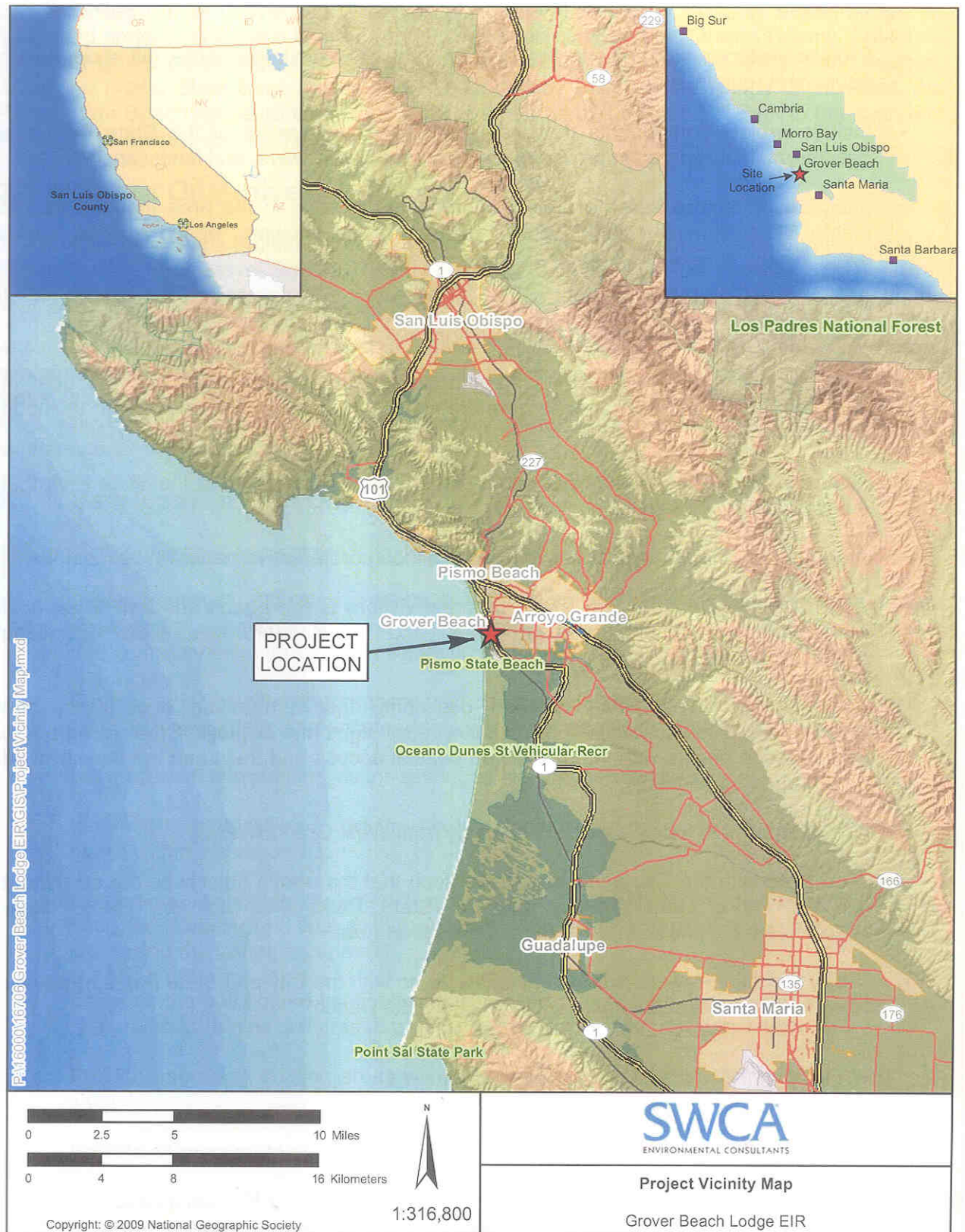


Figure 2-2. Project Location Map





Exhibit B: Aerial Photograph of Site
Page 1 of 1

ORDINANCE NO. 12-01

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GROVER BEACH
AMENDING ARTICLE IX, PLANNING AND ZONING REGULATIONS,
CHAPTER 1 OF THE GROVER BEACH MUNICIPAL CODE AMENDING THE ZONING MAP
ASSOCIATED WITH DEVELOPMENT PERMIT APPLICATION NO. 10-003
FOR THE GROVER BEACH LODGE AND CONFERENCE CENTER PROJECT**

WHEREAS, the applicant, Pacifica Companies, is proposing the development of a 150-room lodge with a conference center and restaurant, and construction of public amenities within Pismo State Beach on approximately 13.0 acres located at the end of West Grand Avenue within Pismo State Beach; and

WHEREAS, Development Permit Application No. 10-003 includes applications for a Local Coastal Program Amendment, Zoning Code Amendment, Coastal Development Permit, and Site and Architectural Plans; and

WHEREAS, an Environmental Impact Report has been prepared for the project in compliance with the California Environmental Quality Act (CEQA); and

WHEREAS, the proposed Zoning Code Amendment would rezone the proposed equestrian parking area consisting of approximately one acre on the south side of West Grand Avenue from Coastal Open Space to Public Facilities; and

WHEREAS, the Public Hearing was noticed as required by law; and

WHEREAS, the Planning Commission of the City of Grover Beach has reviewed and considered the Zoning Code Amendment associated with Development Permit Application No. 10-003 at a Public Hearing on February 15, 2012 and recommended that the City Council approve the project; and

WHEREAS, at its meeting of March 5, 2012, the City Council duly considered all evidence, including public testimony from interested parties, and the evaluation and recommendations by the Planning Commission, presented at said hearings and conducted a first reading, by title only of Ordinance 12-01; and

WHEREAS, at its meeting of March 19, 2012, the City Council conducted a second reading, by title only of Ordinance 12-01; and

WHEREAS, the City of Grover Beach City Council makes the following findings:

1. Notice has been given in the time and manner required by State law and City code.
2. The proposed amendment to change the zoning to Public Facilities is consistent with the Land Use Element goals for the Coastal Open Space land use designation to allow recreational uses. The proposed Public Facilities Zone will implement the policies of the Land Use Element by allowing access to open space areas for the enjoyment of the public. The proposed zoning is in the best interest of the City as it allows additional recreational opportunities.

THE CITY COUNCIL OF THE CITY OF GROVER BEACH does hereby ordain as follows:

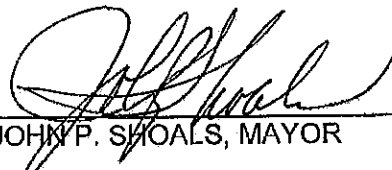
PART 1. Article IX Planning and Zoning Regulations, Chapter 1, Section 9102.3 Zoning Map is hereby amended as shown on the attached Exhibit A.

PART 2: If any section, subsection, subdivision, paragraph, sentence, clause, or phrase of this Ordinance or any part thereof is for any reason held to be in violation of the law, such decision shall not affect the validity of the remaining portion of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared in violation of the law.

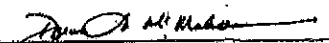
PART 3: This Ordinance amending the Zoning Map shall **not become effective until final certification by the California Coastal Commission**. Within fifteen (15) days after adoption by the City Council, the Ordinance shall be published once, together with the names of the Council Members voting thereon, in a newspaper of general circulation within the City.

INTRODUCED at a regular meeting of the City Council held March 5, 2012 and **PASSED, APPROVED and ADOPTED** by the City Council on March 19, 2012 on the following roll call vote, to wit:

AYES:	Council Members Bright, Molnar, Peterson, Mayor Pro Tem Nicolls, and Mayor Shoals.
NOES:	Council Members - None.
ABSENT:	Council Members - None.
ABSTAIN:	Council Members - None.


JOHN P. SHOALS, MAYOR

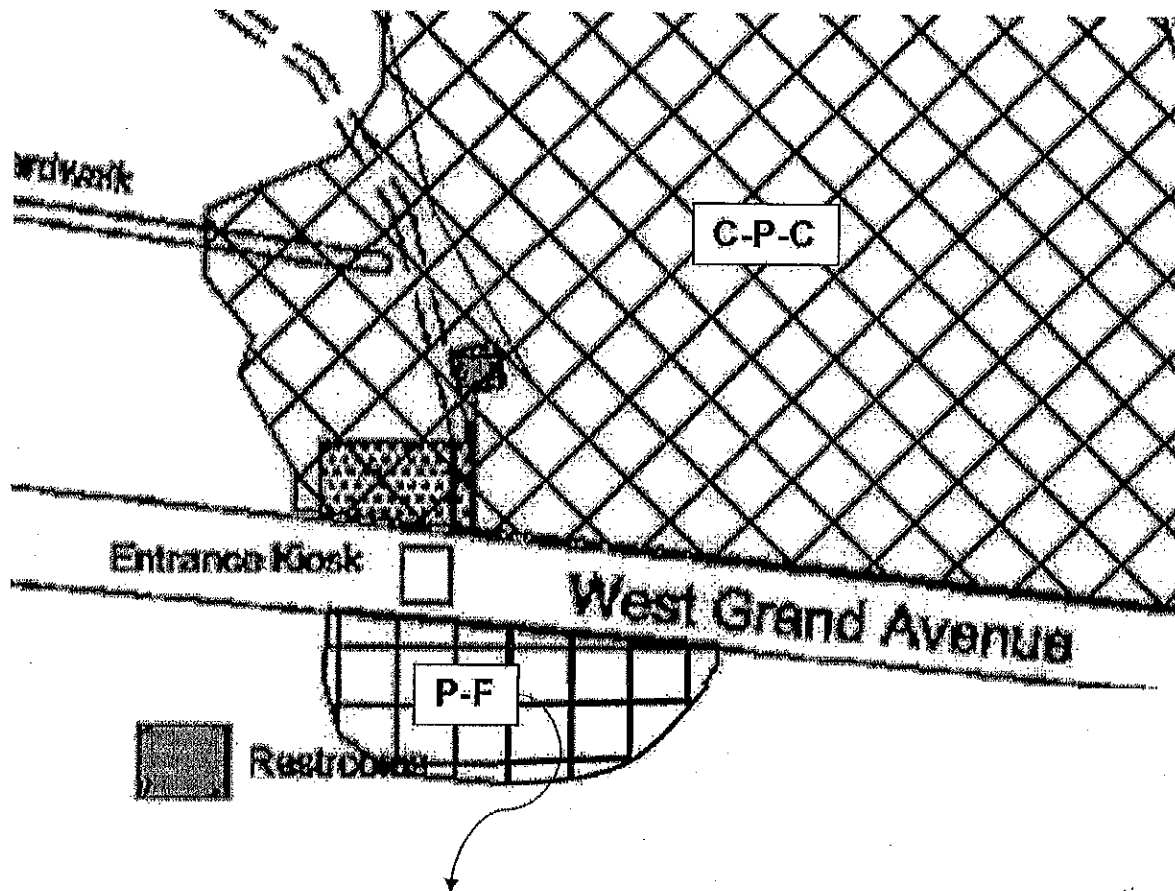
Attest:


DONNA L. MCMAHON, CITY CLERK

Approved as to form.


MARTIN D. KOCZANOWICZ, CITY ATTORNEY

EXHIBIT A



*Proposed Zoning Code Amendment to change area
from Coastal Open Space (C-O) to Public Facilities (P-F)*

RESOLUTION NO. 12-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GROVER BEACH APPROVING A LOCAL COASTAL PROGRAM AMENDMENT ASSOCIATED WITH DEVELOPMENT PERMIT APPLICATION NO. 10-003 FOR THE GROVER BEACH LODGE AND CONFERENCE CENTER PROJECT

WHEREAS, the applicant, Pacifica Companies, is proposing the development of a 150-room lodge with a conference center and restaurant, and construction of public amenities within Plismo State Beach on approximately 13.0 acres located at the end of West Grand Avenue within Plismo State Beach; and

WHEREAS, Development Permit Application No. 10-003 includes applications for a Local Coastal Program Amendment, Zoning Code Amendment, Coastal Development Permit, and Site and Architectural Plans; and

WHEREAS, an Environmental Impact Report has been prepared for the project in compliance with the California Environmental Quality Act (CEQA); and

WHEREAS, the proposed Local Coastal Program Amendment would make revisions to Chapters 5 and 6; and

WHEREAS, the Public Hearing was noticed as required by law; and

WHEREAS, the Planning Commission of the City of Grover Beach has reviewed and considered the Local Coastal Program Amendment associated with Development Permit Application No. 10-003 at a Public Hearing on February 15, 2012 and recommended that the City Council approve the amendment; and

WHEREAS, at its meeting of March 5, 2012, the City Council duly considered all evidence, including public testimony from interested parties, and the evaluation and recommendations by the Planning Commission, presented at said hearings; and

WHEREAS, the City Council of the City of Grover Beach makes the following findings:

1. The amendment to Chapter 5 would eliminate an inconsistency between the LCP and the C-P-C Zone related to the percentage of building height of 40 feet and lower. The minor change to building height percentages does not increase the maximum building height of 40 feet. The intent of requiring varying percentages of building heights is to provide changes in building height to avoid a 40 foot tall monolithic building. The existing C-P-C height requirements are adequate to meet the intent of providing buildings with varying roof heights. Further, the LCP height percentages require additional site coverage by allowing less height, which works against meeting the significant 40% open space requirement in the C-P-C Zone. Further, the Revised FEIR includes mitigation measures for visual impacts that reduce potential impacts to less than significant.
2. The amendment to Chapter 5 would also allow access to the project from West Grand Avenue. The existing access to the site is primarily from West Grand Avenue which is a designated arterial street and designed for heavy volumes of traffic. The only other access to the site is via Le Sage Drive, which provides adequate secondary access, but as a two lane street is not designed to be a primary access point to the project site.

3. The amendment to Chapter 6 would update the water and sewer capacities of the City to demonstrate that there are adequate resources in place to serve the City's build-out population, including the area of the City in the Coastal Zone.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Grover Beach **DOES HEREBY APPROVE** a Local Coastal Program Amendment associated with Development Application No. 10-003 as follows:

1. Chapter 5, Section 5.7(F) and Figure 3 is hereby amended as shown on the attached Exhibit A.
2. Chapter 6 is hereby amended as shown on the attached Exhibit B.

AND BE IT FURTHER RESOLVED as follows:

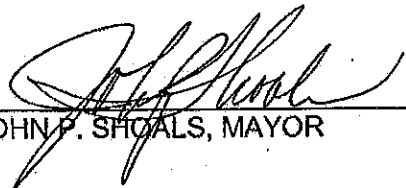
3. This Local Coastal Program Amendment is required to be submitted to the California Coastal Commission for review and certification.
4. This Local Coastal Program Amendment shall not become effective until final certification by the California Coastal Commission.

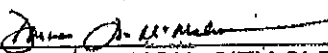
On motion by Council Member Peterson, seconded by Council Member Molnar, and on the following roll-call vote, to wit:

AYES:	Council Members Bright, Molnar, Peterson, Mayor Pro Tem Nicolls, and Mayor Shoals.
NOES:	Council Members - None
ABSENT:	Council Members - None
ABSTAIN:	Council Members - None

the foregoing RESOLUTION NO. 12-15 was **PASSED, APPROVED, and ADOPTED** at a regular meeting by the City Council on this 5th day of March, 2012.

Attest:


JOHN P. SHOALS, MAYOR


DONNA L. MCMAHON, CITY CLERK

Approved as to form:


MARTIN D. KOCZANOWICZ, CITY ATTORNEY

**CITY COUNCIL RESOLUTION NO. 12-15
EXHIBIT A – CHAPTER 5 LCP AMENDMENT**

5.0 PUBLIC ACCESS AND RECREATION COMPONENT

F. PRIVATE VISITOR-SERVING AND RECREATIONAL FACILITIES

Ensure that private commercial visitor-serving and recreational uses are given priority over private residential, general industrial and general commercial development on lands suitable for visitor-serving, beach-related commercial uses.

1. Policies

- a. The City should ensure that visitors to the Pismo State Beach are provided with easily accessible, private commercial services, particularly those relating to provision of food and lodging in any new development in the Coastal Planned Commercial area west of Highway 1 and in the Coastal Visitor Services area along Grand Avenue east of the railroad tracks. The area west of Highway 1 shall be developed with visitor serving uses including a lodge and conference center.~~A resort motel/conference center within Pismo State Beach on the combined 7 1/2 acre state-owned as shown in Figure 3 and the 45 acres of privately-owned land fronting on Highway 1 is strongly suggested by the City.~~ Room per acre density south of Le Sage Drive shall be at a maximum of 20 rooms/acre while the room per acre density north of Le Sage Drive shall be at a maximum of 10 rooms/acre. ~~The area south of Le Sage Drive shall be Phase I while the area north of Le Sage Drive shall be Phase II. Development nodes are encouraged to be located at the north and south ends of the site, with parking and auxiliary buildings between.~~

The visitor serving area west of Highway 1~~proposed facility~~ shall have the following general design requirements:

- (1) A room/acre density of 15 rooms/acre.
- (2) ~~60% 20%~~ of the project will be at a maximum height of 40 feet, and 40% of the project at a maximum height of ~~28~~30 feet, while the remaining 40% of the project shall be at a maximum height of 20 feet; however, through staggering and siting the project shall be designed to protect the existing view corridors along Grand Avenue and Le Sage Drive and further will create one to three additional view corridors to the golf course and shoreline from Highway 1.
- (3) Access to the proposal shall be from Highway 1, ~~and Le Sage Drive and not from Grand Avenue.~~
- (4) The entire facility shall be sited and designed to prevent impacts to the environmentally sensitive areas of the intertidal, dunes and Meadow Creek.
- (5) The project shall maintain and where feasible shall enhance the filtration function of Meadow Creek and shall restore habitat values of the creek.
- (6) Conference meeting rooms shall be provided for groups from 20 to 200 persons.

- (7) The project shall have a maximum site coverage of 60%, the remaining 40% shall be in landscaped open areas.
 - (8) The project shall have within it both normal restaurant facilities as well as lower-cost eating establishments such as coffee shops and snack bars.
 - (9) The project's colors, materials, landscape treatment, and general architectural design shall be compatible and complimentary to the existing natural vegetation and landforms.
 - (10) Public parking for day use of the pedestrian beach shall be provided on the project if identified as a significant impact in the Environmental Impact Report prepared for the project.
 - (11) All facilities shall be open to the general public; no individual ownership or long term uses of units shall be allowed. Rooms may not be rented to any individual, family, or group for more than 29 days per year nor for more than 14 days between Memorial Day and Labor Day.
- b. The City should ensure that the appearance of private commercial structures within the Coastal Zone contribute to an attractive, beach-oriented, visual theme which enhances the quality of the recreational experience within the Coastal Zone.
- c. As Public Resource Code Section 30213 does require the protection of lower cost visitor serving uses the City designates the undeveloped portion of the Sand and Surf Recreational Vehicle Park located on Highway 1 as the area within the Coastal Zone to provide a replacement facility for the existing Le Sage recreational vehicles park that would be redeveloped as part of the resort motel/conference center.

**FIGURE 3
CONCEPTUAL COASTAL COMMERCIAL PLAN**

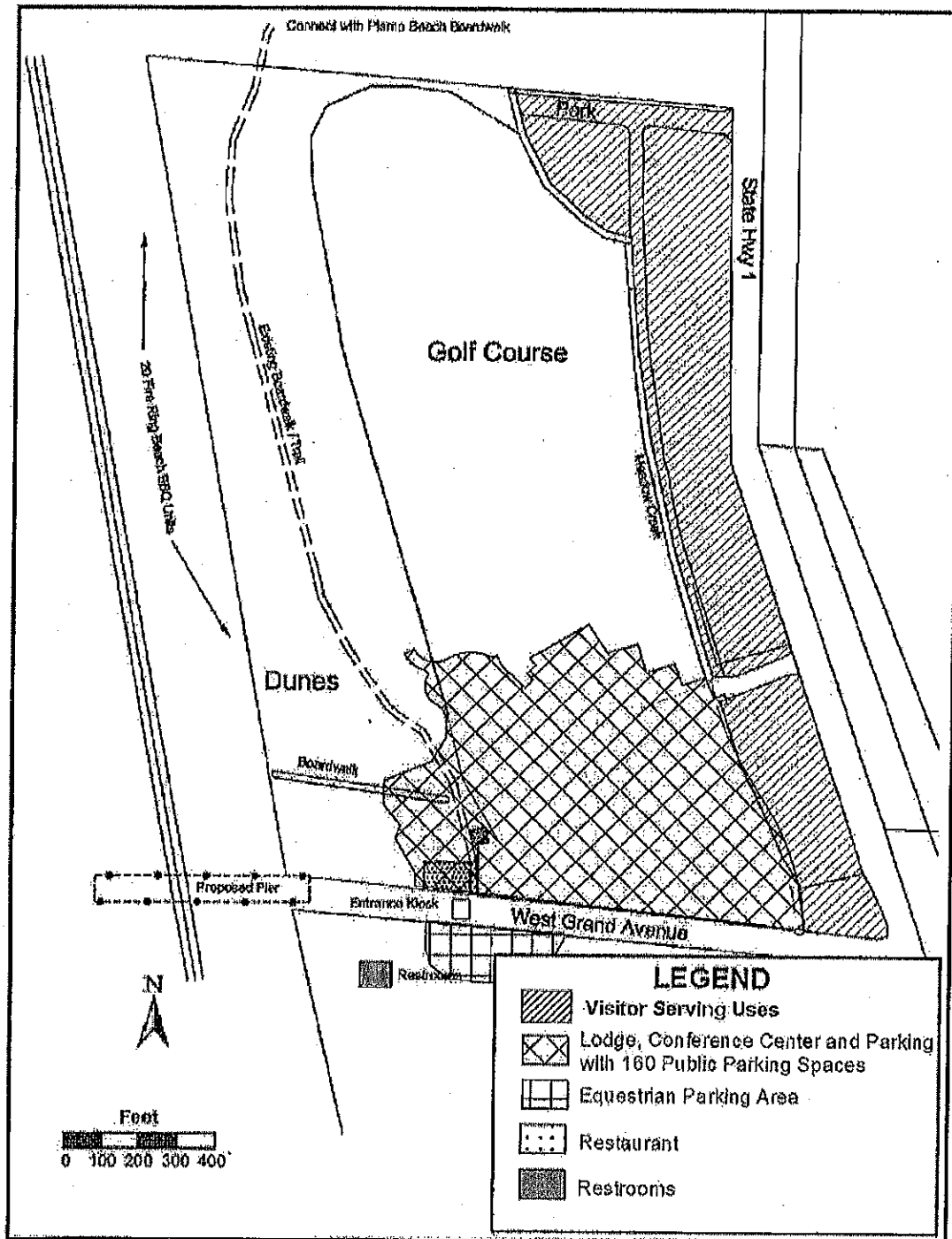

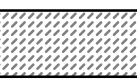

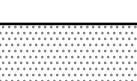







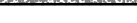


Figure 2-5b. Revised Development Plan



SITE PLAN LEGEND:

- 1 EQUESTRIAN PARKING (20,762 SF)
- 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 PUBLIC PARKING
- 10 PUBLIC RESTROOMS/SHOWERS
- 11 PUBLIC PICNIC AREAS
- 12 HOTEL PARKING
- 13 PUBLIC BOARDWALK
- 14 PUBLIC PATHWAY
- 15 ENHANCED WETLAND AREA
- 16 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/OVERLOOK
- 23 EXISTING SPECIAL EVENT TENT
- 24 PROJECT MONUMENT SIGNAGE
- 25 LOW SEAT WALLS
- 26 EXISTING WALLS TO REMAIN
- 27 EMERGENCY VEHICLE ACCESS ROUTE
- 28 EQUESTRIAN STAGING AREA WITH HOSE BIBS

- | | |
|---|--|
|  | AREAS FOR POTENTIAL DUNE RESTORATION |
|  | PLANTER AREAS, NATIVE/NATURALIZED PLANT MATERIAL |
|  | OPEN GRASS AREAS, NATIVE TYPE CLUMPING GRASSES |
|  | PERMEABLE 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 |
|  | MASTER PLAN BOUNDARY |
|  | PROJECT SITE PLAN BOUNDARY |

Project No. 09141



OBJECT TITLE:
GROVER BEACH
LODGE

PROJECT ADDRESS:
GROVER BEACH,
CALIFORNIA

Issue Issued	Reason
28.2.2010	PARTIAL SCHEMATIC DESIGN
24.4.2010	PARTIAL SCHEMATIC DESIGN
06.2010	UPDATED SCHEMATIC DESIGN
15.2010	95% SCHEMATIC DESIGN
07.2010	100% SCHEMATIC DESIGN
23.2010	UPDATED 100% SD
30.2010	UPDATED 100% SD

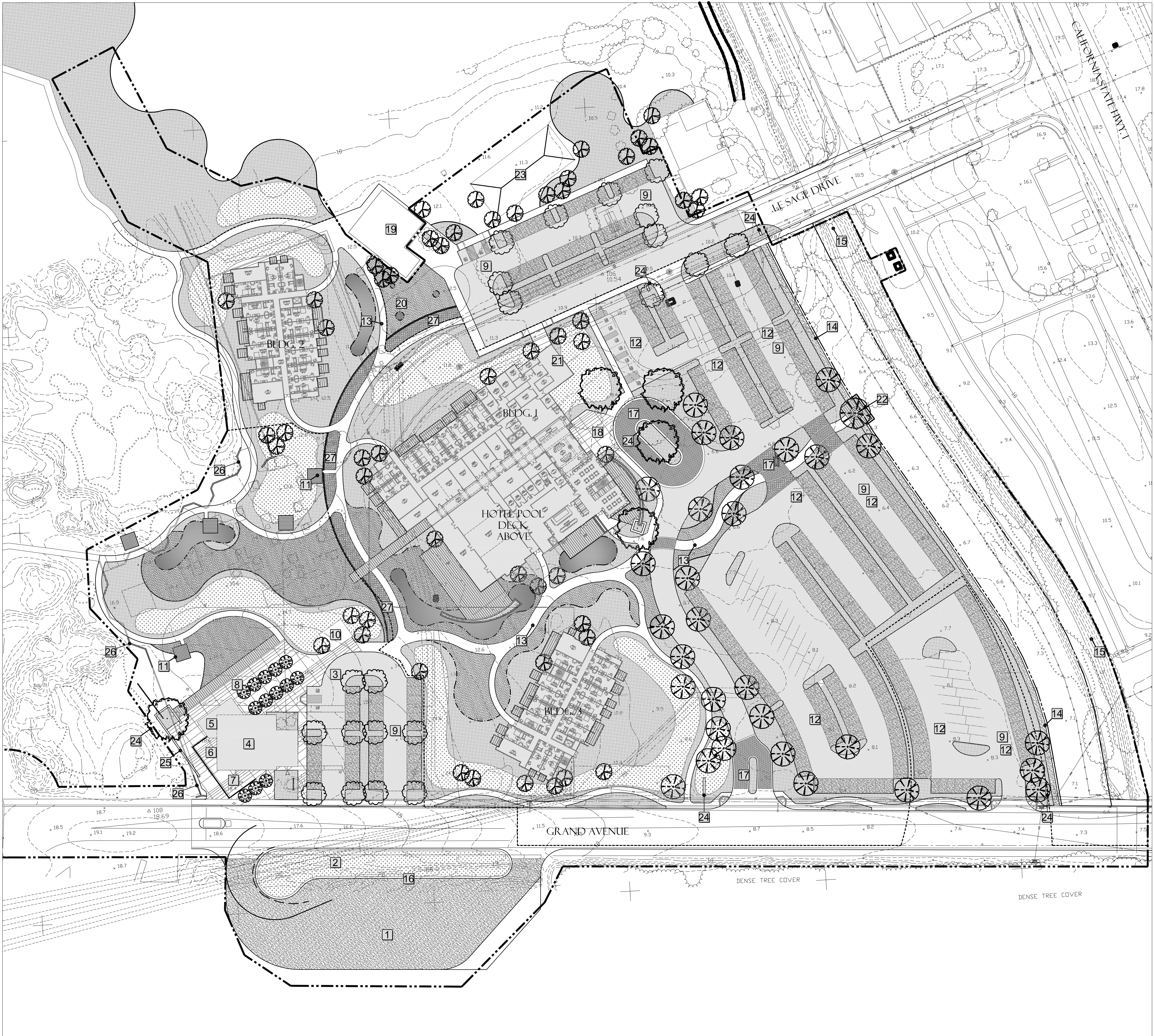
Sheet Title

SITE PLAN

Sheet No.

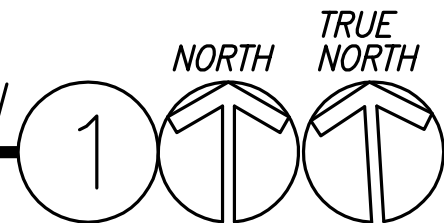
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Exhibit D: Project Plans Approved by the City in Concept



SITE PLAN

SCALE: 1" = 40'-0"



2265 India Street
San Diego, CA 92101
(619) 299-6690
FAX (619) 299-5513
a-dwr.com



BUILDING ONE - EAST ELEVATION

SCALE: 1/8" = 1'-0"

1



BUILDING ONE – WEST ELEVATION (2)



Date Issued	Reason
02.28.2010	PARTIAL SCHEMATIC DESIGN
06.06.2010	UPDATED SCHEMATIC DESIGN
07.15.2010	95% SCHEMATIC DESIGN
07.20.2010	100% SCHEMATIC DESIGN
08.30.2010	UPDATED 100% SD

Delawie
Wilkes
Rodrigues
Barker

2265 India Street
San Diego, CA 92101
(619) 299-6690
FAX (619) 299-5513
a-dwr.com



BUILDING ONE - NORTH ELEVATION

SCALE: 1/8" = 1'-0"

1



BUILDING ONE - SOUTH ELEVATION (2)

Project No. 09141



PROJECT TITLE:
GROVER BEACH
LODGE

PROJECT ADDRESS:
GROVER BEACH,
CALIFORNIA

Date Issued	Reason
01.28.2010	PARTIAL SCHEMATIC DESIGN
04.06.2010	UPDATED SCHEMATIC DESIGN
04.15.2010	95% SCHEMATIC DESIGN
06.07.2010	100% SCHEMATIC DESIGN
08.30.2010	UPDATED 100% SD

Sheet Title

BLDG. 1
ELEVATIONS

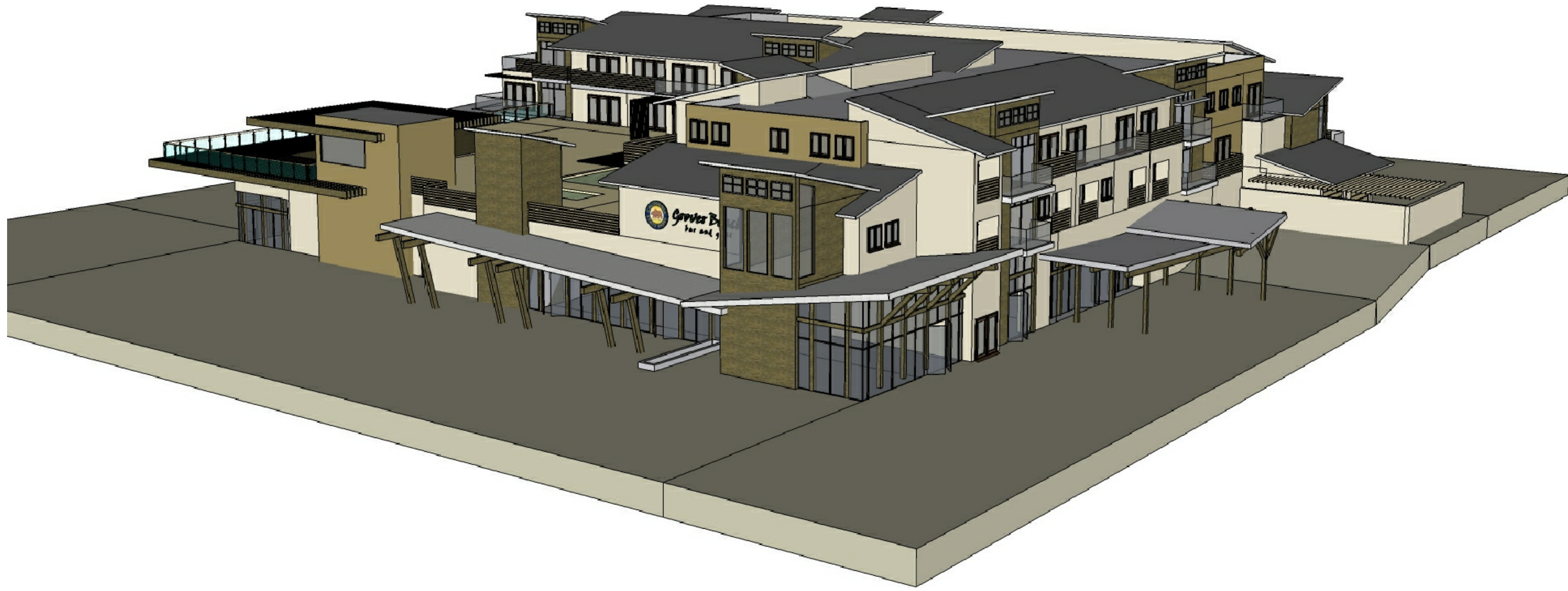
Sheet No.

A3.1

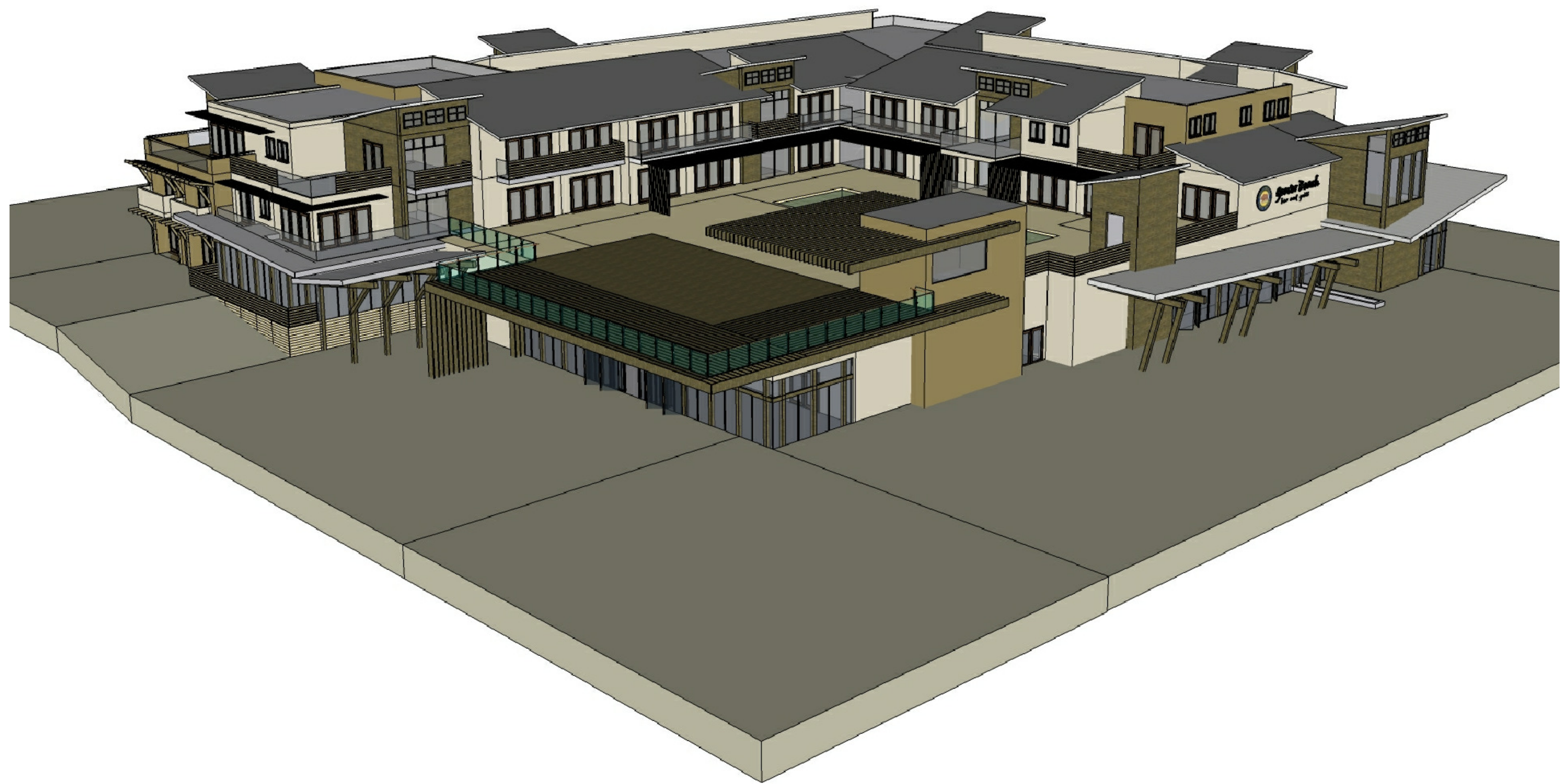
FILE: R:\09141\040\00_00_00\01_Sheetline\A3.0_09141.dwg — DATE: Aug 30, 2010 — 4:48PM — USER: haw
ALL IDEAS, DESIGNS AND ARRANGEMENTS INDICATED ON THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND ARE TO BE USED IN CONNECTION WITH THIS SPECIFIC PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT THE EXPRESSED CONSENT OF THE ARCHITECT. THERE SHALL BE NO CHANGES OR DEVIATION FROM THE DRAWINGS OR ACCOMPANYING SPECIFICATION WITHOUT THE EXPRESSED CONSENT OF THE ARCHITECT.



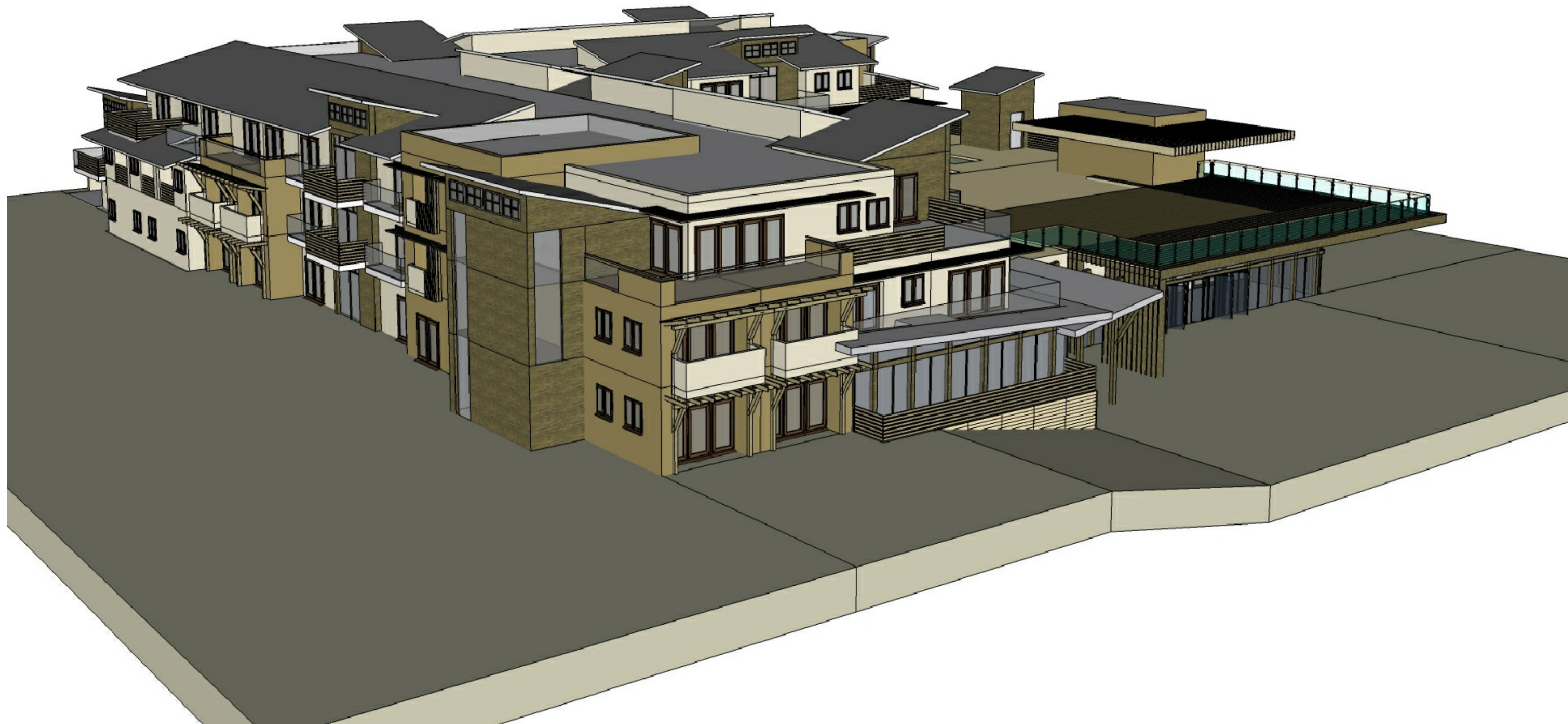
BUILDING ONE – VIEW LOOKING SOUTH 2
SCALE: N.T.S.



BUILDING ONE – VIEW LOOKING WEST 1
SCALE: N.T.S.



BUILDING ONE – VIEW LOOKING NORTH 4
SCALE: N.T.S.



BUILDING ONE – VIEW LOOKING EAST 3
SCALE: N.T.S.



Architects

Delawie
Wilkes
Rodrigues
Barker

2265 India Street
San Diego, CA 92101
(619) 299-6690
FAX (619) 299-5513
a-dwr.com

Project No. 09141



PROJECT TITLE:
GROVER BEACH
LODGE

PROJECT ADDRESS:
GROVER BEACH,
CALIFORNIA

Date Issued	Reason
03.02.2010	PARTIAL SCHEMATIC DESIGN
04.06.2010	UPDATED SCHEMATIC DESIGN
04.15.2010	85% SCHEMATIC DESIGN
06.07.2010	100% SCHEMATIC DESIGN
08.30.2010	UPDATED 100% SD

Sheet Title

BLDG. 1
VIEWS

Sheet No.

A3.1a

Delawie
Wilkes
Rodrigues
Barker

2265 India Street
San Diego, CA 92101
(619) 299-6690
FAX (619) 299-5513
a-dwr.com



SCALE: $1/8" = 1'-0"$



SCALE: $1/8" = 1'-0"$



SCALE: $1/8" = 1'-0"$



SCALE: $1/8" = 1'-0"$

Project No. 09141



OBJECT TITLE:
GROVER BEACH
LODGE

PROJECT ADDRESS:
GROVER BEACH,
CALIFORNIA

Date Issued	Reason
02.28.2010	PARTIAL SCHEMATIC DESIGN
06.06.2010	UPDATED SCHEMATIC DESIGN
07.15.2010	95% SCHEMATIC DESIGN
07.20.2010	100% SCHEMATIC DESIGN
08.30.2010	UPDATED 100% SD

Sheet Title

BLDG. 2 (3 sim.)
ELEVATIONS

Sheet No.

A3.2



Delawie
Wilkes
Rodrigues
Barker

2265 India Street
San Diego, CA 92101
(619) 299-6690
FAX (619) 299-5513
a-dwr.com



BUILDING TWO (3 SIM.) - VIEW LOOKING SOUTHEAST (2)



BUILDING TWO (3 SIM.) – VIEW LOOKING SOUTHWEST



BUILDING TWO (3 SIM.) - VIEW LOOKING NORTHWEST



BUILDING TWO (3 SIM.) - VIEW LOOKING NORTHEAST

Project No. 09141



PROJECT TITLE:
GROVER BEACH
LODGE

PROJECT ADDRESS:
GROVER BEACH
CALIFORNIA

Date Issued	Reason
01.28.2010	PARTIAL SCHEMATIC DESIGN
04.06.2010	UPDATED SCHEMATIC DESIGN
04.15.2010	95% SCHEMATIC DESIGN
06.07.2010	100% SCHEMATIC DESIGN
08.30.2010	UPDATED 100% SD

Sheet Title

BLDG. 2 (3 sim.)
VIEWS

Sheet No.

A3.2a



SYMBOL LEGEND

	LCP	MUNICIPAL CODE
< 20' 65,317 Sq.Ft. / total bldg. area = 50%	40%	-
< 30' 37,174 Sq.Ft. / total bldg. area = 28%	40%	40% (28')
< 40' 29,221 Sq.Ft. / total bldg. area = 22%	20%	60%

EXISTING

Conference Center

< 20' 11,131 Sq.Ft.

Fin's Restaurant

< 20' 4,961 Sq.Ft.

Golf Pro Shop

< 20' 3,459 Sq.Ft.

Restroom

< 20' 469 Sq.Ft.

Event tent (not included)

(4,457 Sq.Ft.)

PROPOSED

Bldg. 1

< 20' 26,119 Sq.Ft.

< 30' 19,950 Sq.Ft.

< 40' 16,501 Sq.Ft.

62,570 Sq.Ft.

Bldg. 2

< 20' 9,589 Sq.Ft.

< 30' 8,612 Sq.Ft.

< 40' 6,360 Sq.Ft.

24,561 Sq.Ft.

Bldg. 3

< 20' 9,589 Sq.Ft.

< 30' 8,612 Sq.Ft.

< 40' 6,360 Sq.Ft.

24,561 Sq.Ft.

TOTAL BLDG. AREA

131,712 Sq.Ft.

TOTAL SITE

569,336 Sq.Ft.





SYMBOL LEGEND

	LCP	MUNICIPAL CODE
■ < 20' 67,222 Sq.Ft. / total bldg. area = 52%	40%	-
■ < 30' 39,465 Sq.Ft. / total bldg. area = 30%	40%	40% (28')
■ < 40' 23,913 Sq.Ft. / total bldg. area = 18%	20%	60%

EXISTING

Conference Center	
■ < 20'	11,131 Sq.Ft.
Fin's Restaurant	
■ < 20'	4,961 Sq.Ft.
Golf Pro Shop	
■ < 20'	3,459 Sq.Ft.
Restroom	
■ < 20'	469 Sq.Ft.
Event tent (not included)	(4,457 Sq.Ft.)

PROPOSED

Bldg. 1	
■ < 20'	26,119 Sq.Ft.
■ < 30'	19,950 Sq.Ft.
■ < 40'	16,501 Sq.Ft.
	<hr/> 62,570 Sq.Ft.
Bldg. 2	
■ < 20'	10,442 Sq.Ft.
■ < 30'	9,851 Sq.Ft.
■ < 40'	0 Sq.Ft.
	<hr/> 20,293 Sq.Ft.
Bldg. 3	
■ < 20'	10,641 Sq.Ft.
■ < 30'	9,664 Sq.Ft.
■ < 40'	7,412 Sq.Ft.
	<hr/> 27,717 Sq.Ft.

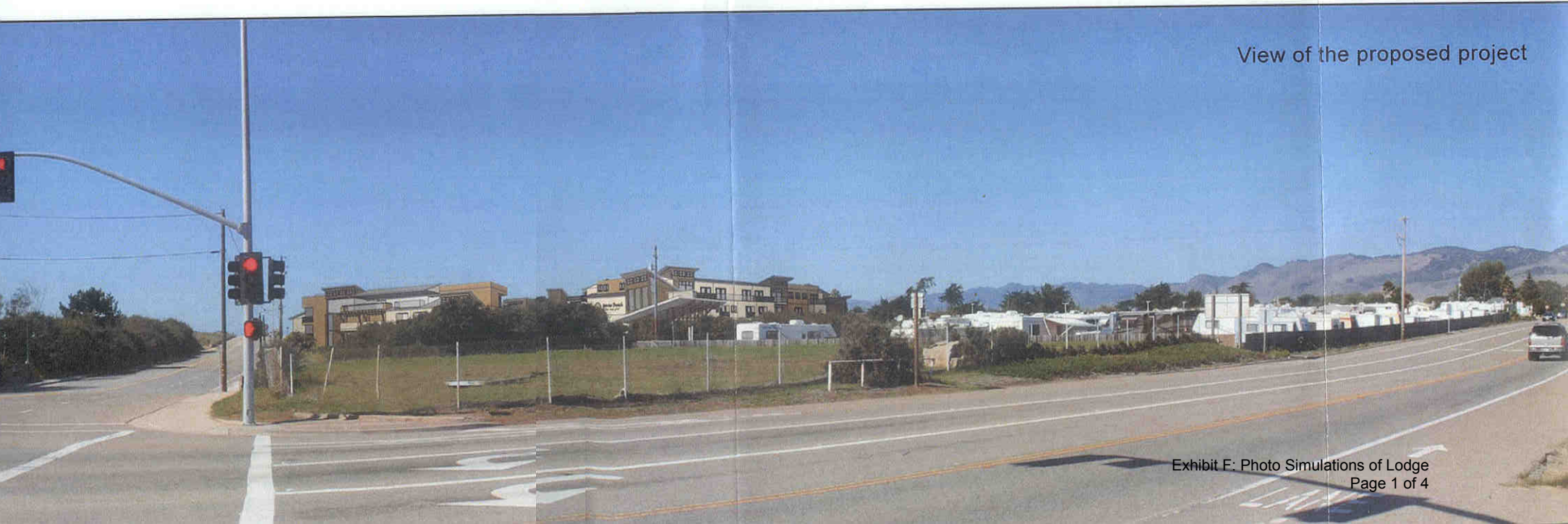
TOTAL BLDG. AREA	130,600 Sq.Ft.
TOTAL SITE	569,336 Sq.Ft.



Existing view



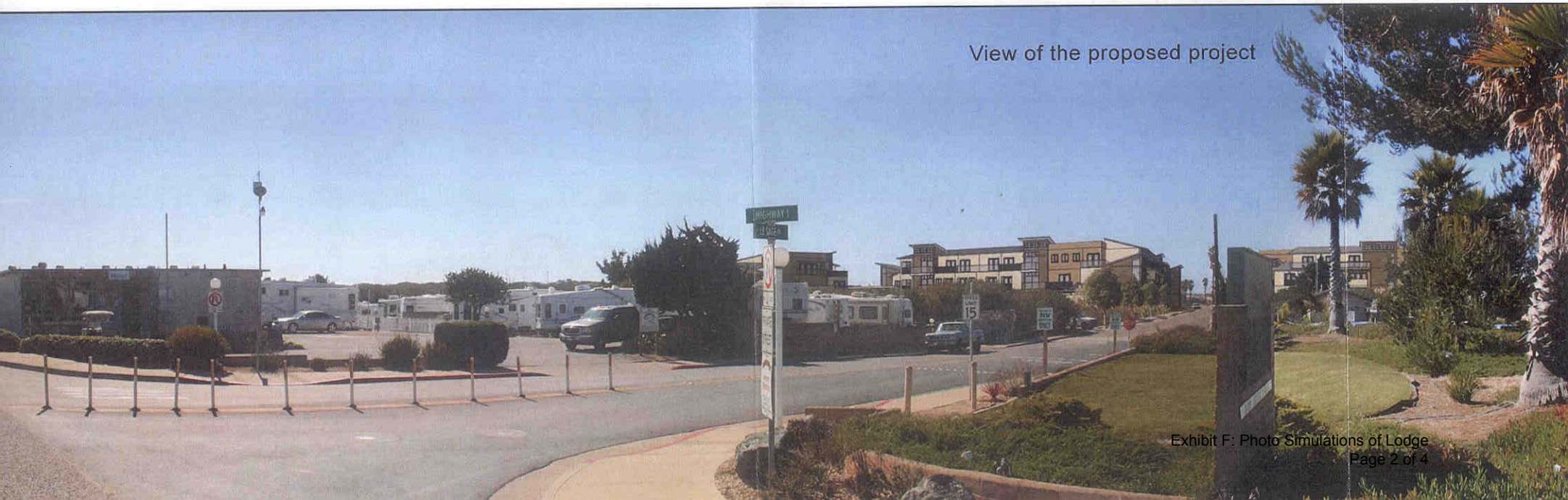
View of the proposed project



Existing view



View of the proposed project



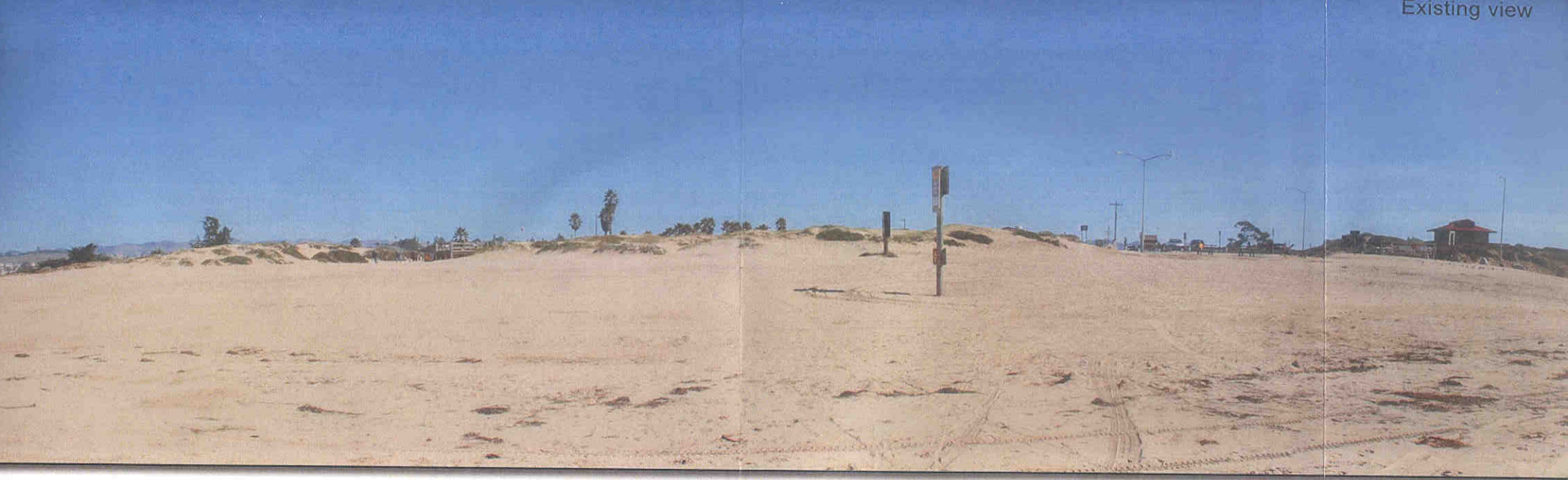
Existing view



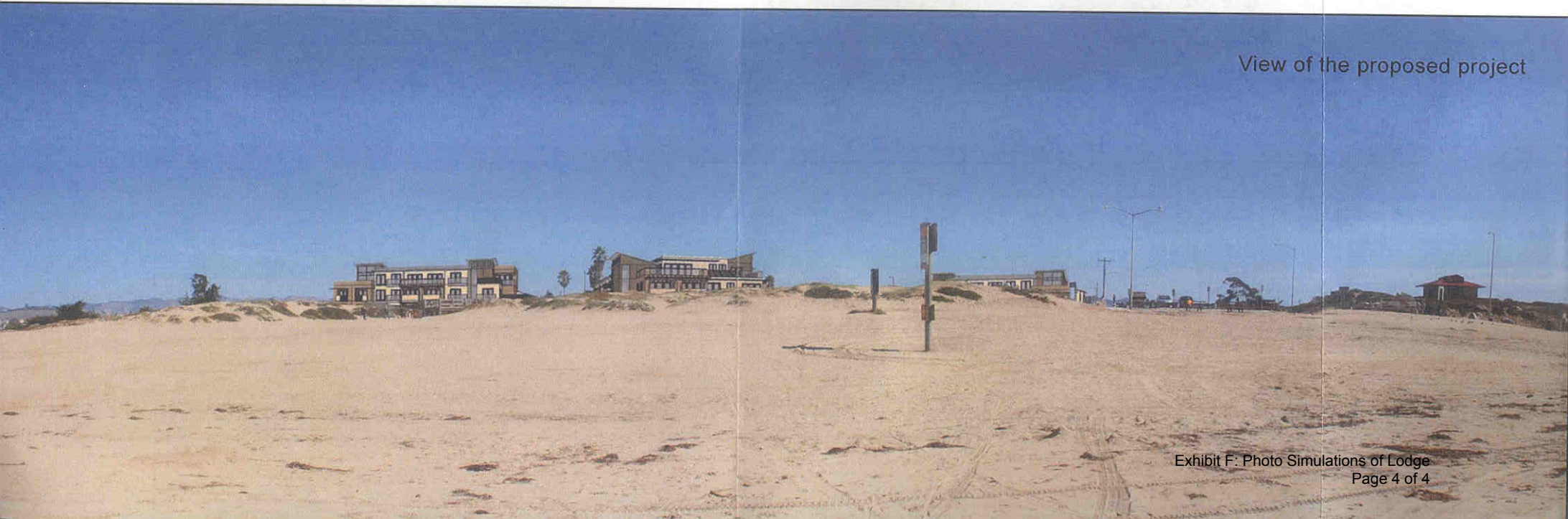
View of the proposed project



Existing view



View of the proposed project



**FIGURE 3
CONCEPTUAL COASTAL COMMERCIAL PLAN**

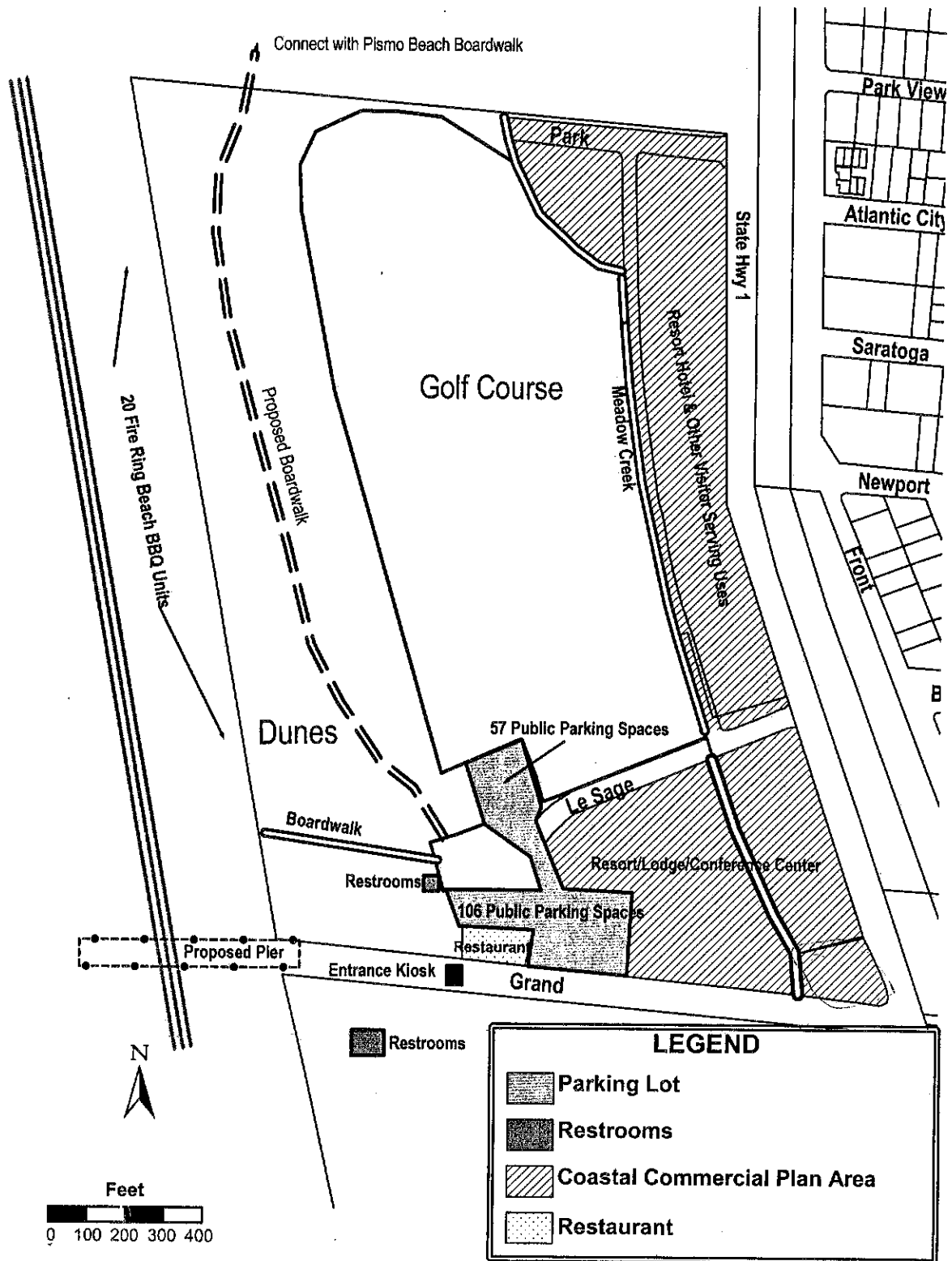


Figure 3 -- Conceptual Coastal Commercial Plan

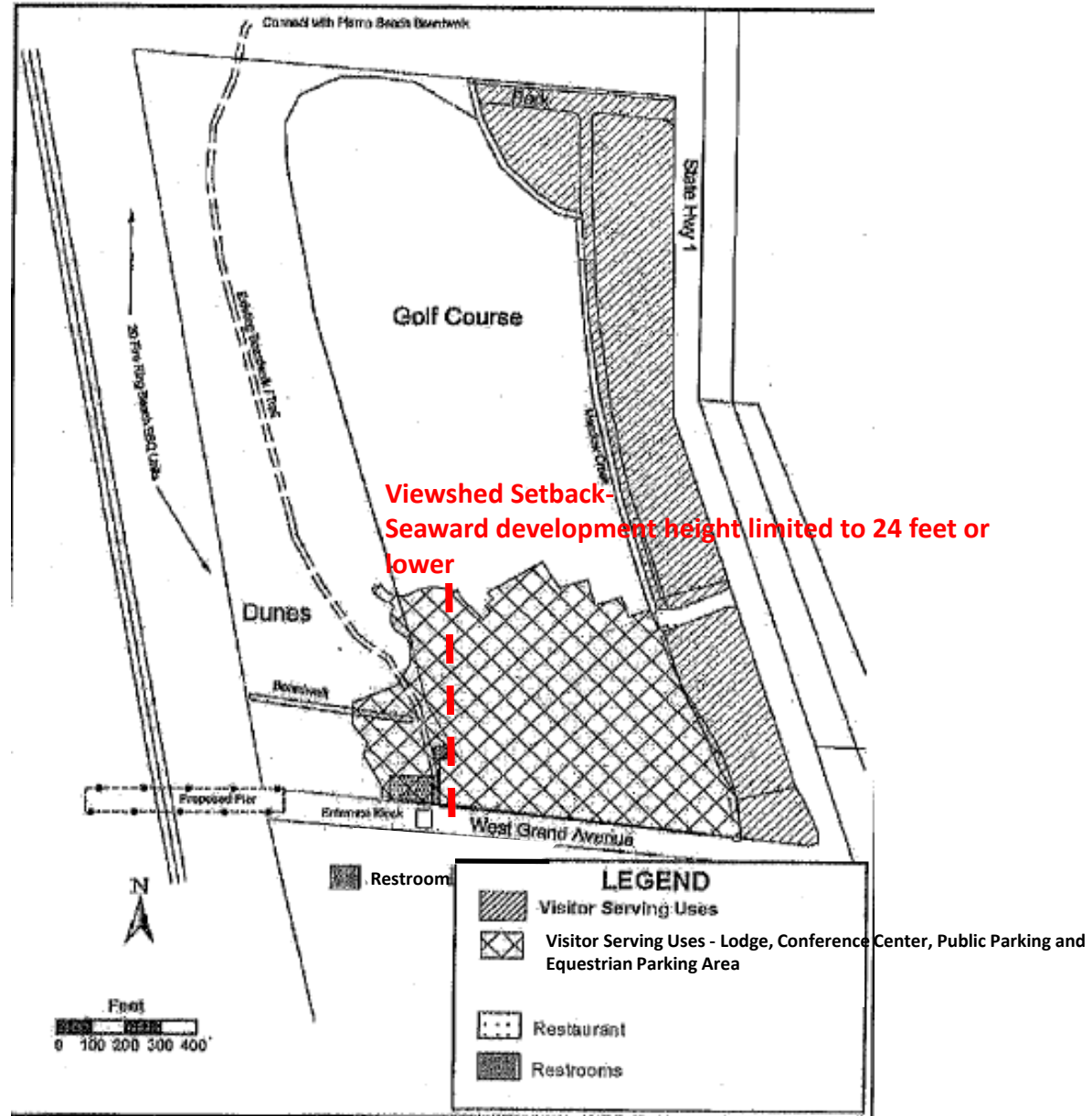


Figure 5-1. Alternative Equestrian Parking

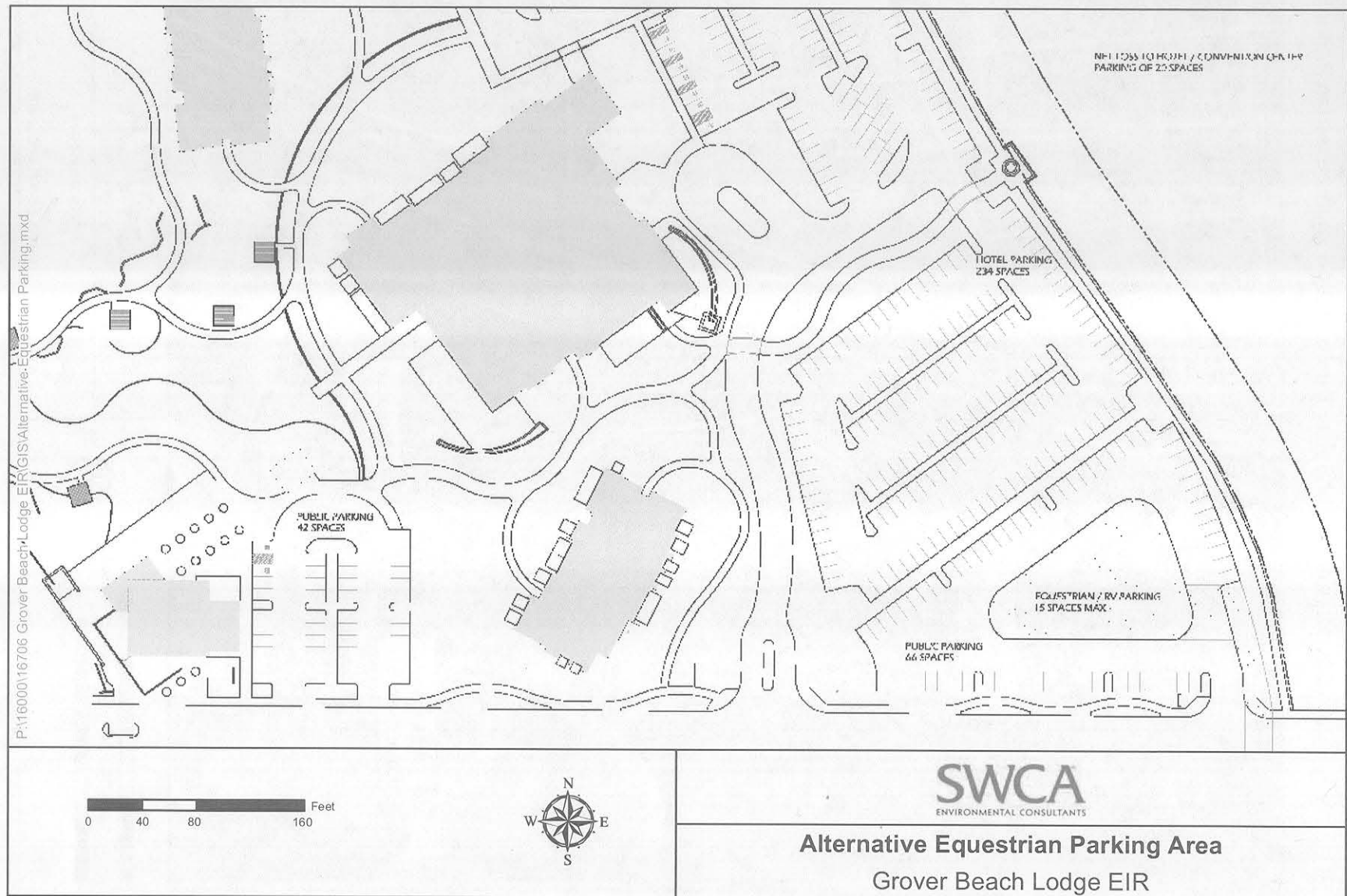




Exhibit I: Flood Information
Page 1 of 3



CONSTRUCTION TESTING & ENGINEERING, INC.
PLANNING - CIVIL ENGINEERING - LAND SURVEYING - GEOTECHNICAL
1411 MONTELEONE ROAD, SUITE 115 ESCOBEDO, CA 92026, PH (760) 748-4953



Project No. 09141



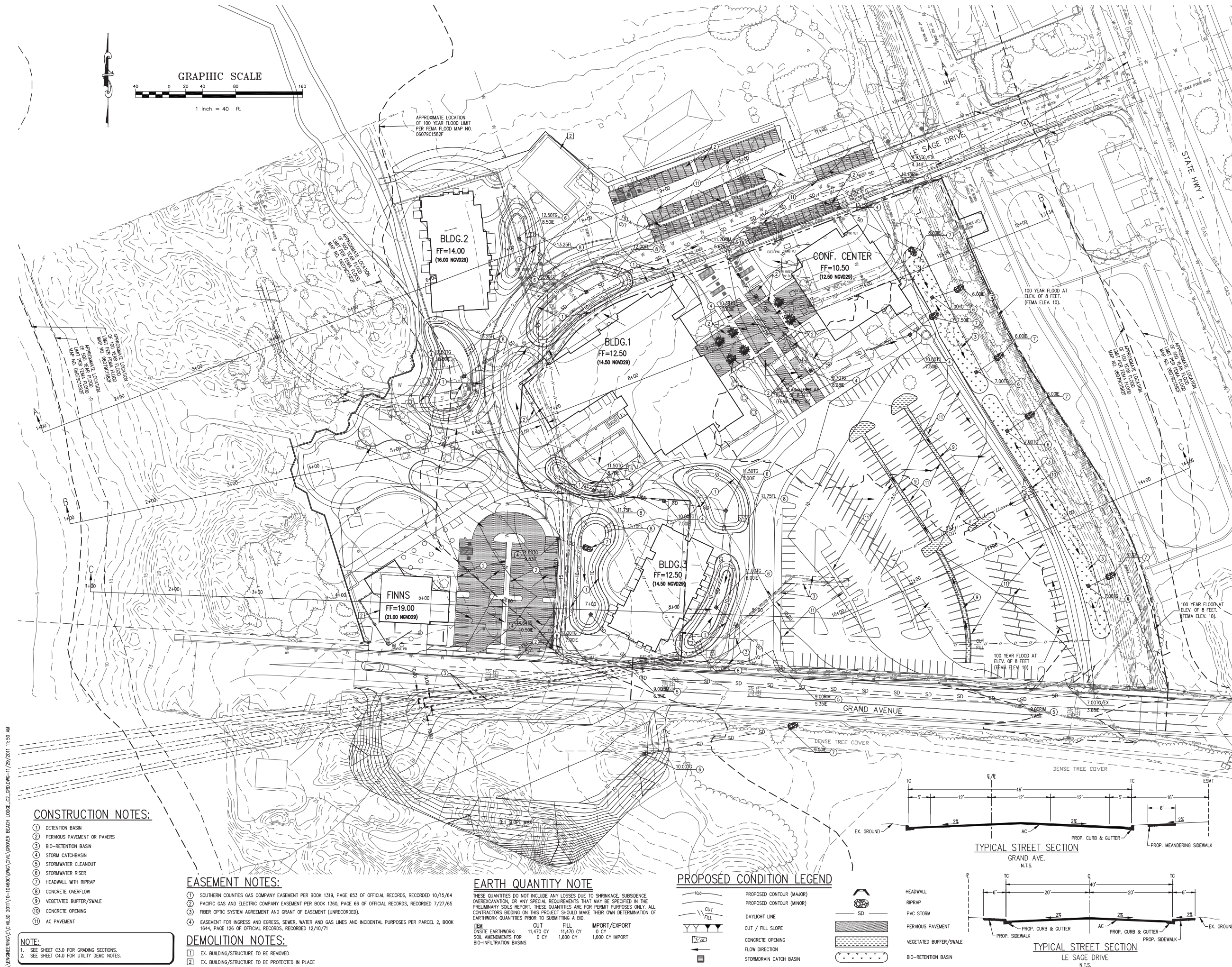
PROJECT TITLE:
GROVER BEACH LODGE

PROJECT ADDRESS:
GROVER BEACH,
CALIFORNIA

Date Issued: 07.07.2011
Reason: CONCEPTUAL PLANS
12.05.2011 100% SD

PRELIMINARY
GRADING PLAN

Exhibit: Flood Information
C2.0 Page 2 of 3



CONSTRUCTION NOTES:

- 1 DETENTION BASIN
- 2 PERVIOUS PAVEMENT OR PAVERS
- 3 BIO-RETENTION BASIN
- 4 STORM CATCHBASIN
- 5 STORMWATER CLEANOUT
- 6 STORMWATER RISER
- 7 HEADWALL WITH RIPRAP
- 8 CONCRETE OVERFLOW
- 9 VEGETATED BUFFER/SWALE
- 10 CONCRETE OPENING
- 11 AC PAVEMENT

EASEMENT NOTES:

- 1 SOUTHERN COUNTIES GAS COMPANY EASEMENT PER BOOK 1319, PAGE 653 OF OFFICIAL RECORDS, RECORDED 10/15/64
- 2 PACIFIC GAS AND ELECTRIC COMPANY EASEMENT PER BOOK 1360, PAGE 66 OF OFFICIAL RECORDS, RECORDED 7/27/65
- 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

DEMOLITION NOTES:

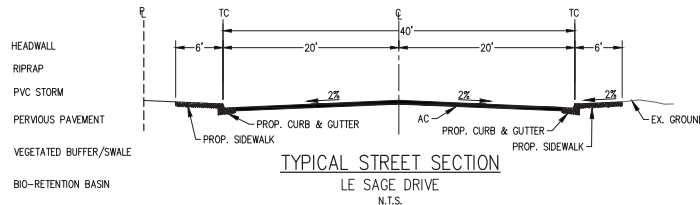
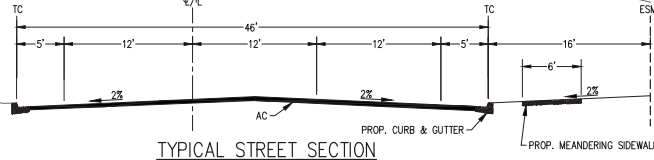
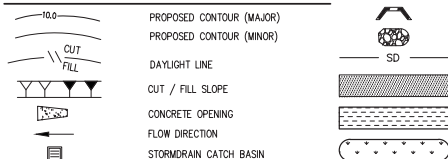
- 1 EX. BUILDING/STRUCTURE TO BE REMOVED
- 2 EX. BUILDING/STRUCTURE TO BE PROTECTED IN PLACE

EARTH QUANTITY NOTE

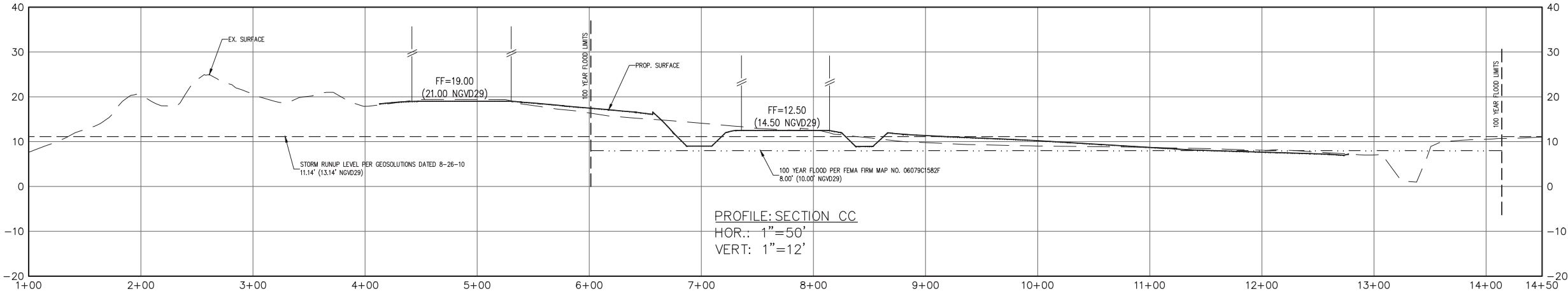
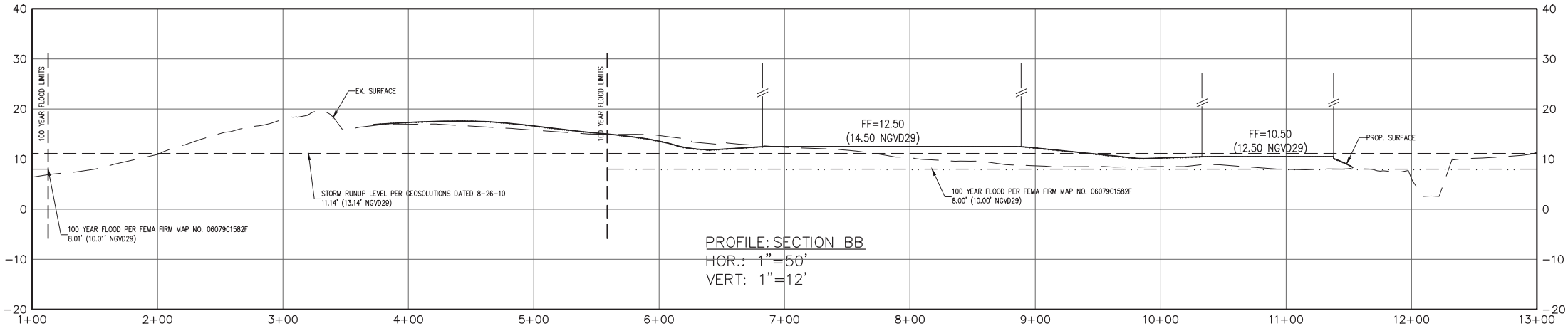
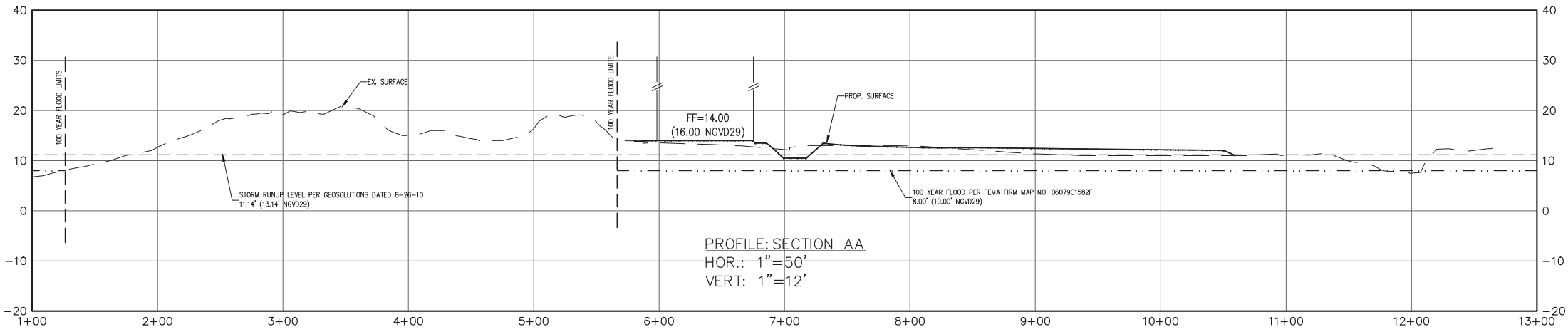
THESE QUANTITIES DO NOT INCLUDE ANY LOSSES DUE TO SHRINKAGE, SUBSIDENCE, OVEREXCAVATION, OR ANY SPECIAL REQUIREMENTS THAT MAY BE SPECIFIED IN THE PRELIMINARY SOILS REPORT. THESE QUANTITIES ARE FOR PERMIT PURPOSES ONLY. ALL CONTRACTORS BIDDING ON THIS PROJECT SHOULD MAKE THEIR OWN DETERMINATION OF EARTHWORK QUANTITIES PRIOR TO SUBMITTING A BID.

ITEM	CUT	FILL	IMPORT/EXPORT
ON-SITE EARTHWORK:	11,470 CY	11,470 CY	0 CY
SOIL AMENDMENTS FOR BIO-INFILTRATION BASINS	0 CY	1,800 CY	1,800 CY IMPORT

PROPOSED CONDITION LEGEND



\\ENGINEERING\DWG\2011\0-10460C\DWG\CIVIL\GROVER BEACH LODGE_C2_GRO.DWG-11/29/2011 11:50 AM





Architects

Delawie
Wilkes
Rodriguez
Barker

2265 India Street
San Diego, CA 92101
(619) 299-6690
FAX (619) 299-5513
a-dwr.com



CONSTRUCTION TESTING & ENGINEERING, INC.

PLANNING - CIVIL ENGINEERING - LAND SURVEYING - GEOTECHNICAL

1441 MONTELEONE ROAD, SUITE 115 ESCOBIDO, TX 78242, PH: (781) 746-4955



Project No. 09141



PROJECT TITLE:
GROVER BEACH
LODGE

PROJECT ADDRESS:
GROVER BEACH,
CALIFORNIA

Date Issued	Reason
07.07.2011	CONCEPTUAL PLANS
12.05.2011	100% SD

Sheet Title

PRELIMINARY
GRADING
SECTIONS

Exhibit 1: Flood Information
C3.0
Page 3 of 3

Mr. Bruce Buckingham
Community Development Director
City of Grover Beach
c/o Mary B. Reents, SWCA Environmental Consultants
1422 Monterey Street, Suite C200
San Luis Obispo, CA 93401

January 27, 2011

RECEIVED

JAN 27 2011

Re: Draft EIR-Grover Beach Conference Center
Dear Mr. Buckingham;

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

I have reviewed the draft EIR for the proposed Grover Beach conference center and have serious concerns and comments. They are related to the Equestrian parking and are as follows:

The primary suggested equestrian parking location South of Grand Avenue is on existing dunes. Included in the draft EIR is a September 15, 2010 letter to you from Ms. Madeline Calvalleri, Coastal Planner, Central Coast District Office of The California Coastal Commission. Her letter has made it VERY clear that they WOULD NOT SUPPORT this alternative, stating:

"Section 2.1.5.A of the LCP contains Sand Dune Policy 1, which prohibits development in vegetated dune areas. As we have indicated in the past, we cannot support the proposed development in this dune area."

This letter also states: "The Draft EIR must analyze alternatives to account for the horse facility outside of this dune area (e.g., as previously discussed, off-site, in Grand Avenue right-of-way with realignment of street, etc) or its elimination, if there are no feasible alternatives."

The Coastal Commission suggestion of the Grand Avenue Realignment WAS NOT considered as an alternative. WHY NOT? In fact - this street was just repaved last Tuesday, January 25th.

- Our first choice - A suggested alternative location that we equestrians prefer (North of the ranger station West of and alongside Highway 1) just North of the State Parks Corporation Yard, (which is filled with large vehicles and sand moving equipment) received little or no consideration. It has no dunes, and it is far from the crowded entrance to the Grand Avenue beach access and would allow separate access to the dune trail system. It would also not attract non-equestrian parking as the proposed location would. It would also provide more than 30,000 sq ft of parking without movement of earth. I believe any of the minor environmental issues could be addressed and dealt with. This would also remove the equestrians from the conference center area.

Jan 27 11 02:52p

p.3

- The Equestrian parking survey (Appendix F-1 Pages 1-4) was obviously done as an afterthought to be included at the last minute in the draft EIR. It did not include morning hour usage at all (a primary time for equestrians in the summer months is morning hours). A complete survey, to include morning, afternoon, and in the summer, evening hours usage times, all days of the week and throughout the year should be done to show actual equestrian parking use.

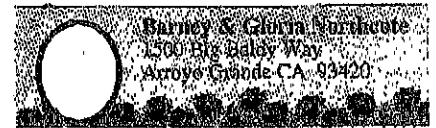
Sincerely,

Gloria Northcote

805 4811905

Gloria Northcote
West Coast Rocky Mountain Horse Club

CC: Madeline Calvalleri, Coastal Planner, Central Coast District Office
FAX (831) 427-4877

**RECEIVED**

JAN 27 2011

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Mr. Bruce Buckingham
Community Development Director
City of Grover Beach
c/o Mary B. Reents, SWCA Environmental Consultants
1422 Monterey Street, Suite C200
San Luis Obispo, CA 93401

January 27, 2011

Re: Draft EIR-Grover Beach Conference Center – second letter

Dear Mr. Buckingham;

I have again reviewed the draft EIR for the proposed Grover Beach conference center and have serious concerns and comments. They are related to the Equestrian parking and are as follows:

The primary suggested equestrian parking location South of Grand Avenue is on existing dunes. Included in the draft EIR is a September 15, 2010 letter to you from Ms. Madeline Calvalleri, Coastal Planner, Central Coast District Office of The California Coastal Commission. Her letter has made it VERY clear that they **WOULD NOT SUPPORT** this alternative, stating:

" Section 2.1.5.A of the LCP contains Sand Dune Policy 1, which prohibits development in vegetated dune areas. As we have indicated in the past, we cannot support the proposed development in this dune area."

This letter also states: " The Draft EIR must analyze alternatives to account for the horse facility outside of this dune area (e.g., as previously discussed, off-site, **In Grand Avenue right-of-way with realignment of street, etc)** or its elimination, if there are no feasible alternatives."

The Coastal Commission suggestion of the Grand Avenue Realignment **WAS NOT** considered as an alternative. **WHY NOT?** In fact – this street was just repaved last Tuesday, January 25th.

- Our first choice - A suggested alternative location that we equestrians prefer (North of the ranger station West of and alongside Highway 1) just North of the State Parks Corporation Yard, (which is filled with large vehicles and sand moving equipment) received little or no consideration. It has no dunes, and it is far from the crowded entrance to the Grand Avenue beach access and would allow separate access to the dune trail system. It would also not attract non-equestrian parking as the proposed location would. It would also provide more than 30,000 sq ft of parking without movement of earth. I believe any of the minor environmental issues could be addressed and dealt with. This would also remove the equestrians from the conference center area.

1

RECEIVED

2

JAN 27 2011

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Exhibit J correspondence
Page 3 of 97

- The Equestrian parking survey (Appendix F- 1 Pages 1-4) was obviously done as an afterthought to be included at the last minute in the draft EIR. It did not include morning hour usage at all (a primary time for equestrians in the summer months is morning hours). A complete survey, to include morning, afternoon, and in the summer, evening hours usage times, all days of the week and throughout the year should be done to show actual equestrian parking use.

Sincerely,

Linda Clarke

Linda Clarke
West Coast Rocky Mountain Horse Club
Bd. Member - San Luis Obispo Parks, Open Space and Trails Foundation
Chair - Equestrian Beach Parking Committee

CC: Madeline Calvalleri, Coastal Planner, Central Coast District Office
FAX (831) 427-4877

To: Mr. Bruce Buckingham
Community Development Director
City of Grover Beach
c/o Mary B. Reents
SWCA Environmental Consultants
1422 Monterey Street, Suite C200
San Luis Obispo, CA 93401

1/27/2011

RECEIVED

JAN 27 2011

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Dear Mr. Buckingham,

I want to add this suggestion for an equestrian parking area to my earlier letter to you:

Our first choice - A suggested alternative location that we equestrians prefer (North of the ranger station West of and alongside Highway 1) just North of the State Parks Corporation Yard, (which is filled with large vehicles and sand moving equipment) received little or no consideration. It has no dunes, and it is far from the crowded entrance to the Grand Avenue beach access and would allow separate access to the dune trail system. It would also not attract non-equestrian parking as the proposed location would. It would also provide more than 30,000 sq ft of parking without movement of earth. I believe any of the minor environmental issues could be addressed and dealt with. This would also remove the equestrians from the conference center area.

My earlier note:

We are concerned about the placement and loss of equestrian parking spaces at Pismo Beach Grand Street entrance. It seems that your advisers are not evaluating the need at the correct times. On Martin Luther King holiday at 3 pm, there were at least 11 horse rigs. I took a photo which I can forward to you, if that would be helpful.

We also agree with the Coastal Commission findings that the "size, scale and scope" of the project exceeds what is allowed by the Coastal Act. We know the land will be developed, but it should be able to benefit all. There is a way to add to the tourism value for Grover Beach without taking away the uniqueness that has always existed. We just have to find it. Tourists enjoy seeing horses on the beach and not a day goes by that 1 or 2 people don't stop us to take a photo or have their children visit with the horses. If we can't park, we can't ride.

Please evaluate the alternative of Grand Avenue Right-of-Way and re-aligning the street for the equestrian staging area.

Have a happy day!
Janette & Larry Wesch
863 Eastview Ave
Arroyo Grande, CA 93420 jwesch71@gmail.com

→ cc: Madeline Calvalleri, Coastal Planner, Central Coast District Office
FAX (831) 427-4877

FAX Transmission

Number of pages including cover sheet 15

Attention: Madeline Calvalleri

Company: Coastal Planner

Phone: _____

Fax: 831-427-4877

Comments: Copy of my letter re: GB Lodge 805-710-2739 cell
and Convention Center and attachments

Date: 1-28-11

From: Deah Rudd

Company: Equestrian

Phone: 805-489-0208

OfficeMax
IMPRESS
PRINT & DOCUMENT SERVICES

1130 W. Branch St
Arroyo Grande, CA 93420
Phone: 805.474.4970
Fax: 805.474.4979
Email: impress0793@officemax.com

RECEIVED

JAN 29 2011

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Mr. Bruce Buckingham
Community Development Director
City of Grover Beach
c/o Mary B. Reents, SWCA Environmental Consultants
1422 Monterey Street, Suite C200
San Luis Obispo, CA 93401

January 27, 2011

RECEIVED

JAN 29 2011

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Re: Draft EIR-Grover Beach Conference Center

Dear Mr. Buckingham;

Equestrians can be the best stewards of the places they value and possess in common as a community. I have reviewed the draft EIR for the proposed Grover Beach conference center and have serious concerns and comments as follows:

Equestrian Parking Access:

1. The primary suggested equestrian parking location South of Grand Avenue is on existing dunes. Included in the draft EIR is a September 15, 2010 letter to you from Ms. Madeline Calvalleri, Coastal Planner, Central Coast District Office of The California Coastal Commission. Her letter has made it VERY clear that they WOULD NOT SUPPORT this alternative, stating:

" Section 2.1.5.A of the LCP contains Sand Dune Policy 1, which prohibits development in vegetated dune areas. As we have indicated in the past, we cannot support the proposed development in this dune area."

This letter also states: " The Draft EIR must analyze alternatives to account for the horse facility outside of this dune area (e.g., as previously discussed, off-site, in **Grand Avenue right-of-way with realignment of street**, etc) or its elimination, if there are no feasible alternatives."

The Coastal Commission suggestion of the Grand Avenue Realignment WAS NOT considered as an alternative. **WHY NOT?** In fact – this street was just repaved last Tuesday, January 25th.

- Our first choice - A suggested alternative location that we equestrians prefer (North of the ranger station West of and alongside Highway 1) just North of the State Parks Corporation Yard, (which is filled with large vehicles and sand moving equipment) received little or no consideration. It has no dunes, and it is far from the crowded entrance to the Grand Avenue beach access and would allow separate access to the dune trail system. It would also not attract non-equestrian parking as the proposed location would. It would also provide more than 30,000 sq ft of parking without movement of earth. I believe any of the minor environmental issues could be addressed and dealt with. This would also remove the equestrians from the conference center area.

- The Equestrian parking survey (Appendix F- 1 Pages 1-4) was obviously done as an afterthought to be included at the last minute in the draft EIR. It did not include morning hour usage at all (a primary time for equestrians in the summer months is morning hours). A complete survey, to include morning, afternoon, and in the summer, evening hours usage times, all days of the week and throughout the year should be done to show actual equestrian parking use.

2. The size of Equestrian Parking Spaces is unclear and must be defined before the equestrian staging area can be planned.

- When I called Mary Reents office last week, her staff relayed a message from her to me that the size of the trailer parking spaces had not yet been determined. Nonetheless, the DEIR states there will be 10-15 spaces. Are these 20 feet wide and 46 feet long or? How can you quantify the total space needed, which they have already designated, without knowing the individual space size, and turning radius needed for the access lanes?
- The drawing in ES-2 Development plan #1 and #2 shows truck and horse trailers parked side by side in narrow spaces with no room provided to tie your horse to the side of the trailer and saddle and bridle them or even open your track room door. These spaces appear to be approximately 10 feet wide. This is a parking lot for trucks and horse trailers not a staging area that needs to have spaces approximately 20 feet wide. Are the State/City proposing that we have a valet service for our horses - that we only have one staging space to saddle and bridle the horses one trailer at a time, and then tie them to a hitching post, and then go park our trailer in the trailer parking provided? **This drawing has given many, the impression there will only be approximately 5 staging area spaces of approximately 20 feet wide (2 - 10 foot parking spaces).**
- The width, and lengths of the equestrian spaces in the staging area and the access roads around that parking dimensions needs to be defined, and delineated, and . approved by the equestrian Advisory Committee before. What a staging area is also needs to be defined - it is not a parking lot.

3. California Coastal Trail needs a staging area at Grand Avenue:

The elimination of the staging area for equestrians near the Grand Avenue Exit would be a setback for the California Coast Trail for equestrians and hikers. The California Coastal Trail was designated California's Millennium Legacy Trail in 1999 by Governor Davis and the White House Millennium Council, encouraging federal agencies to assist in developing it. State legislation in 2001 aimed at a focused effort to complete the Coastal Trail. Assembly Concurrent Resolution 20 declares the Coastal Trail an official state trail and urges the Coastal Commission and Coastal Conservancy to work collaboratively to complete it. Senate Bill 908 charges the Coastal Conservancy, in cooperation with the Coastal Commission and State Parks Department, to submit to the Legislature a plan that describes how the Coastal Trail may be completed by 2008.

4. A State policy is needed designating the site/staging area(s) for use by equestrians:

A condition of the project approval needs to be that the State adopt policies defining a staging area is and designating the main staging area site and overflow staging area(s) for use by equestrians.

The General Plan calls for two staging areas for 20 vehicles with trailers plus a turfed overflow parking area to accommodate 20 vehicles. The general plan done in 1975 figures are way below the current demand at this time and additional spaces need to be added to allow future growth. A study needs to be done of where the overflow spaces can be and if they could be broken up into different locations e.g. four at Oceano Pier Avenue Campground; six at North Beach Campground near the proposed dump station; and ten north of the Ranger Station on Highway 1.

The Horse trailer count done by the State was done over only 28 days on only certain days of the week and only in the afternoons. The horse trailer count must be re-done: Most equestrians ride in the morning and the count by the State is way too low. The State advised their count was dictated by when they had staff available to do it. Equestrians in the area have been asked to keep a count of the numbers of trailers at the beach when they are at the beach. This is an ongoing count and those sheets are available upon request. I have attached my count and provided pictures for most days. The ramp was closed 1/25, 26 & 27/2011. The count taken on Saturday morning at 10:00 and again at 11:00 illustrates how quickly the count changes.

The developer should be following the provisions of The General Development Plan for the Pismo Beach State dunes and Park which designates that there be two staging areas for an "Equestrian parking area to accommodate 20 vehicles with trailers plus a turfed-overflow parking area to accommodate 20 vehicles. The Grand Avenue parking lot has fulfilled both the 20 vehicles with trailers and the turfed-overflow parking since 1991 when Oso Flaco Lake was closed to equestrian vehicles and trailers,

Group equestrian rides in the past have been made up of from 20 to 25 vehicles and trailers of various sizes. The State has proposed that the public staging area could be closed to accommodate a group upon reservation and paying a use permit fee. That plan would leave no parking for equestrians that were not a part of that group and is unacceptable to a public use park without an overflow staging area in place.

5. Dangerous condition:

Elimination of a staging area at Grand Avenue and/or for failing to provide an overflow staging area(s) to use when the ramp is closed or the main staging area is full, would cause equestrians to have to park on the street. They would then be forced to tie their horses to the sides of their trailers in the street causing a hazardous condition for both horse, rider, and the public.

6. Arterial road

There is no arterial road around the development as called for in the General Development Plan of the Pismo Beach State Dunes and Park impeding public access. There is no map showing this access road or reference to this in the DEIR.

7. Watershed

The project has too much impervious material (asphalt, cement, buildings) covering the ground leaving serious issues with water diversion and run-off that has not been thoroughly addressed in the DEIR and I don't believe can be mitigated because of the size of the development. The development puts too much of a human footprint on this land.

8. No clear definition between public and private area

No clear definition between public and private area and there will be increased foot traffic around the two hotel units and because the two hotel units are so far from the main hotel.

9. Parking is insufficient for the development and the public and no fee day users today and in the future.

As the parking lots are structured, when RVs with trailers pull onto Grand Avenue, they are committed to the beach ramp. There is no back-up room and space provided for them and the access ramp will be blocked (unless they use the proposed Equestrian staging Area C to turn around and this would make it very hazardous for the equestrians in that staging area). There are no open parking lots which will provide RVs with trailers to pull into and air down their tires to get onto the beach, or park and go into Finns Restaurant. The RV parking proposed is on the north side of La Sage.

The public parking needs to be easily accessed by the public without having to walk around the two hotel buildings positioned on the dunes. The State says it is all public access property but the public won't know that and respectful people will stay away from the hotel buildings, nor do they want to "hang" around buildings.

There is no drive-thru access to La Sage - parking lots are all dead-end and tight and look like they are for compact cars; Area 1 (C) shows a parking lot for trucks and horse trailers and not enough room for a motor home with a horse trailers.

It is proposed that the convention center parking be labeled as such which will restrict that parking from the public use when the convention center is not in use. On Sunday January 25, 2011 Finns Restaurant Parking Lot was full (less 5 spaces). The current paved parking lot is to capacity on peak days now. The amount of parking proposed for the this project is not enough at today's use.

10. Grass park - The grass area overpowers this development making it into a traditional park and uses over-vegetation for the area. While I agree some grass would be nice the plan for the grass area is too large and elevations are not indicated to show how user friendly that area would be. There are no picnic tables shown so the grass area is just for a picnic with a blanket on the ground or to play ball, or? Without user features the grass area is less inviting to the public day use and less likely to have people congregate in those areas. It appears the intended use of the grass area is to tie the Hotel complexes together

and provide for pools for water runoff. Moving the two hotel complexes on the dunes closer to the main hotel with a grass area around them distinguishes the public area of the grass area and invites the public to it.

11. Grover Beach does not have a reclaimed water system.

Having a reclaimed water system should be a requirement of this development to keep from diminishing our water table.

12. Green Building Standards:

The community resources would be better preserved by requiring this development to built at a Green Standard at least one level higher than the standard provided for in the DEIR (which is the minimum standard).

13. Wetlands by Meadow Creek:

There appears to be a wetlands (marsh area) between Meadow Creek and Grand Avenue. The DEIR proposes the source of this water is not a wetlands but is "possibly" a broken water pipe but has not investigated it. That area needs to be addressed in the geological report and defined whether it is a wetlands or indeed a broken water pipe. It would be a travesty to build this hotel on a wetlands.

14. Fish and Wildlife Impact:

Any negative impact on Fish and Wildlife should result in a ruling of No project by the Coastal Commission.

15. Aesthetics

The two separate hotel buildings do not blend with the natural environment and don't belong on the dunes. They have a substantial adverse effect on the scenic vista from all directions. They degrade the existing visual character and quality of the site and its surroundings. That area of the dunes needs to remain in its natural environment with an unobstructed coast view and enjoyment of the public without any buildings in close proximity. They look like a "ship wreck" on the sand bar and are obstructing the ocean view. It would be better to cluster these two hotel buildings in close proximity to the proposed hotel main building to better use the space. For aesthetics, their heights/elevations could be graduated. The proposed hotel buildings have a visually negative impact on the community character.

The main hotel building also does not blend with its environment and is too tall and massive and obstructs the ocean view. It looks like an "ocean liner." The architecture and design does not blend with the surroundings and the natural environment. It degrades the existing visual character and quality of the site and its surroundings. I don't believe the Amendment to the General plan which "capped" this development at a maximum of 150 room hotel, and specified conference rooms and a cafeteria, intended this massive a structure(s) with a pool on the second floor of the main hotel (used I believe to increase the floor space of the main hotel to generate more revenue) and a convention center (instead of conference rooms). This massive development will make too big of a foot print on this land. This development is way beyond the size, scope and mass of the intended development.

I have been a licensed real estate broker since the mid 1970s and this project is not being developed to its highest and best use. Instead, it is being over-developed (to generate revenue for the State and the City at the expense of the local day use purposes) which will de-value the property. The primary purpose of this property is and should be maintained as primarily low cost (no cost) day use and multi use beach access/parking. A hotel and conference rooms can fit but not on the scale being proposed. This is not only the present but the future of our public day use access to this stretch of the beach. This is a time when less (development) is more.

16. Light and Glare:

This project will significantly increase the light and glare that will affect day and night time views and require more than the mitigation measures provided for in the Mitigation. The building will have exterior and interior lighting which will then be evaluated by the City (the JP and applicant in this project).

17. The Draft of the EIR is incomplete

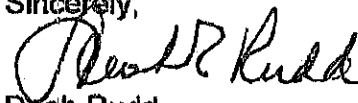
The DEIR is too rough a draft for meaningful public comment. It does not comply with nor cite the State of California Pismo Beach Dunes and Pismo Beach Park General Development Plan (1975). The maps show 10-15 parking spaces in proposed Area C (which the Coastal Commission has already informed the City that no development can be allowed in Area C). This project needs to be brought in conformance with the General Development Plan (1975) and returned to the public in an updated DEIR that has been thoroughly researched so the public can give meaningful input.

18. Conflict of Interests:

The City of Grover Beach has a reversionary fee estate interest in the hotel (ownership will revert to the City after 50 years) and is the applicant as part of the JP agreement. The City is capable of rezoning ordinances, amending master plans and use elements, and is in charge of or can greatly influence the Architectural Review Committee that will review and approve the project. There is no objective review of the project. All of the reviews by the City are subjective.

I respectfully request that the developer and the Coastal Commission seriously consider my comments (and those of the rest of the community) and bring this project into conformity with the natural environment, community character, prevent it from blocking our views and encroaching on the natural setting of the central coast, provide easy public day use access (for now and the future) for all users with an adequate and designated staging area for equestrians, and adequate RV and trailer access and parking as they go forward with this project. Thank you for continuing to preserve the natural environment and character of this stretch of beach.

Sincerely,



Deah Rudd

CC: Madeline Calvalleri, Coastal Planner, Central Coast District Office FAX (831) 427-4877

My Beach count of horse trailers

Key: BP = Bumper Pull
GN= Goose Neck

Thursday - 1/20/2011

<u>Extenuating Circumstances:</u> rocket was launched from Vandenberg at 1:10 - some equestrians avoided riding the beach				
@ 10:35	6	2 horse trailers		
	1	3 horse trailer		
	2	4 horse trailers		
Total	9			
@ 2:15	2	2 horse trailers		
Total	2			
			Daily Total	11

Friday - 1/21/2011

<u>Extenuating Circumstances:</u> no afternoon count taken				
@ 11:00	4	2 horse BP trailers		
	2	2 horse GN trailers		
	2	3 horse GN trailers		
Total	8		AM Total	8

Saturday - 1/22/2011

<u>Extenuating Circumstances:</u> no afternoon count taken				
@ 10:00	5	2 horse BP trailers		
	1	2 horse GN trailer		
	1	3 horse GN trailers		
	1	4 horse GN		
Total	8			
@ 11:00	2	2 horse BP trailers		
	1	3 horse GN w/living quarters		
Total	3			
			Daily Total	11

Sunday, 1/23/2011

<u>Extenuating Circumstances:</u>				
@ 10:45	2	2 horse BP trailers		
Total	2			
@ 1:10	4	2 horse BP trailers		
	1	1 horse BP trailers		
	1	3 horse GN		
Total	6		Daily Total	8

Monday - 1/24/2011

<u>Extenuating Circumstances:</u> no afternoon count taken				
@ 11:00	1	2 horse BP trailer		
	1	3 horse BP trailer		
	2	4 horse GN trailers		
Total	4		AM Total	4

Tuesday - 1/25/2011**Extenuating Circumstances:** Grand Avenue RAMP ENTRANCE closed for paving - no afternoon count taken

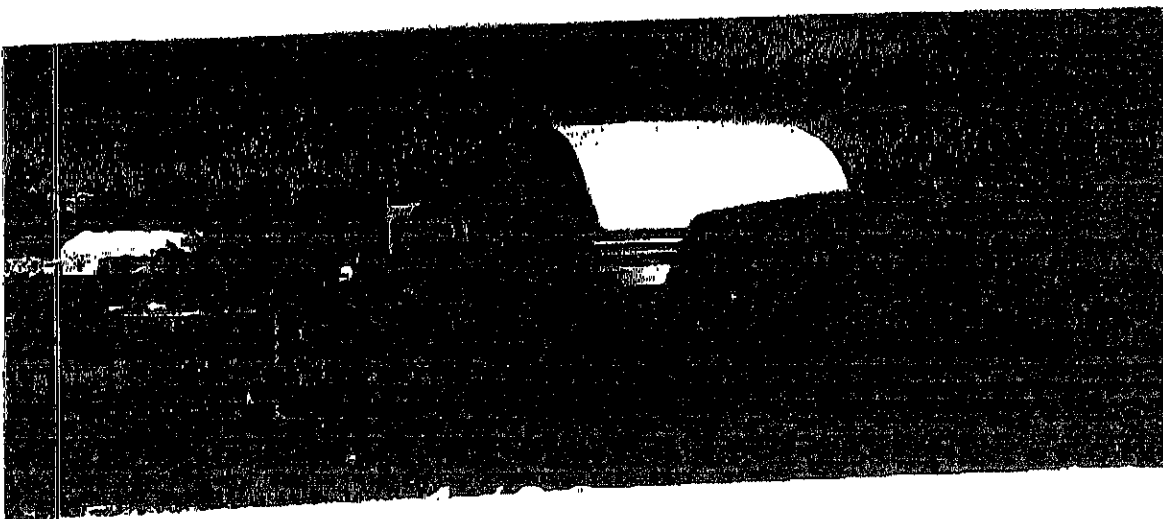
@ 11:10	2	2 horse BP trailers		
			AM Total	2

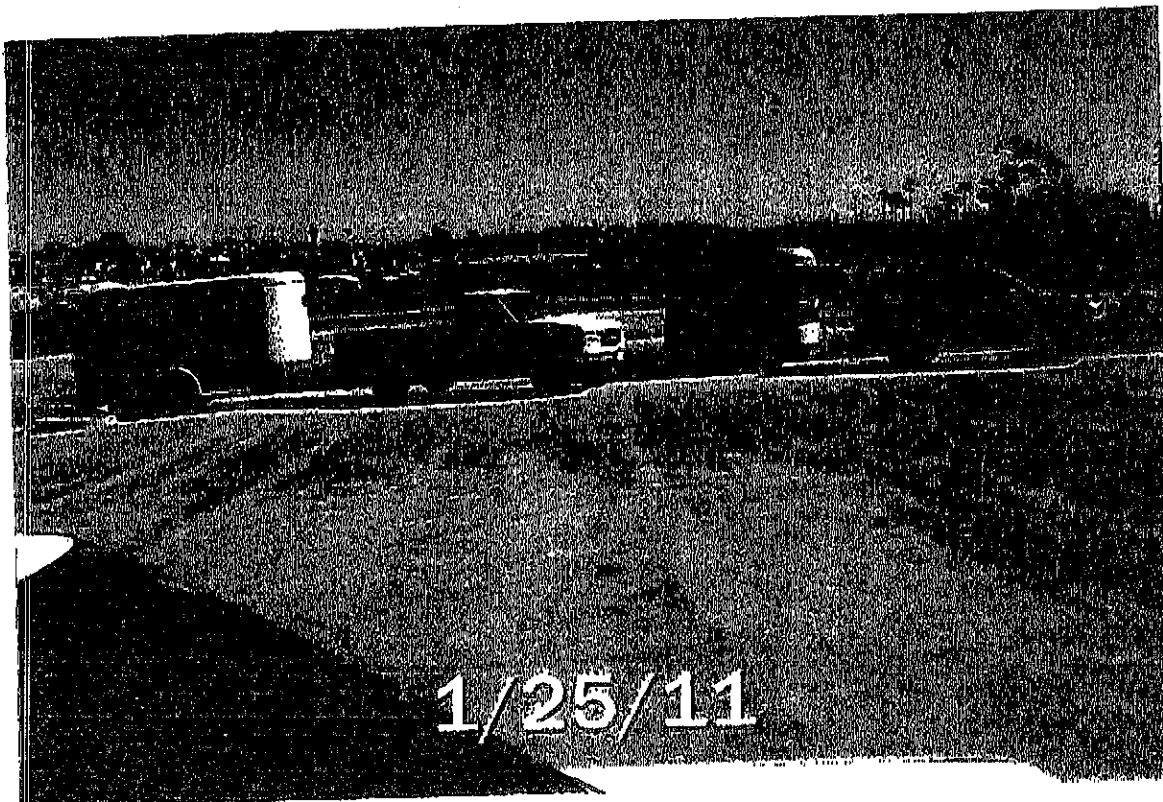
Wednesday - 1/26/2011**Extenuating Circumstances:** Grand Avenue RAMP ENTRANCE closed for paving to dry - no afternoon count taken

@ 11:00	1	6 horse GN trailer		
	2	2 horse BP trailers		
	1	3 horse X-long GN trailer		
	1	2 horse X-Long BP trailer		
			AM Total	5

Thursday - 1/27/2011**Extenuating Circumstances:** Grand Avenue RAMP ENTRANCE closed for striping paving - no afternoon count taken; lot empty; horses staged on the street on Pier Avenue

@ 11:30	2	2 horse GN trailer		
	1	2 horse BP trailers		
			AM Total	3





1/25/11

Ramp
Closed

1/25/11

1/26/11

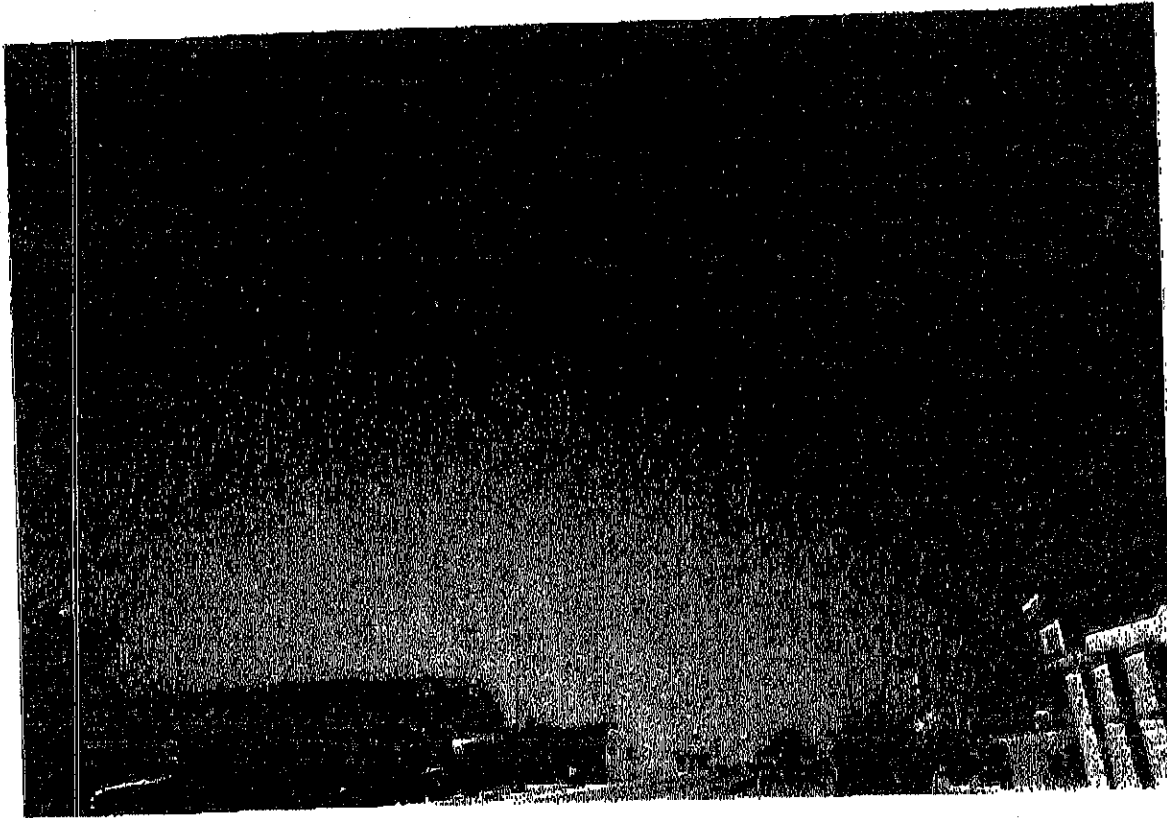




1/26/11



1/27/2011 Staging on
Pier Avenue



1/27/11
3-2HBP



Pier Avenue

January 29, 2011

RECEIVED

JAN 29 2011

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Mary B. Reents
SWCA Environmental Consultants
1422 Monterey Street, Suite C200
San Luis Obispo, CA 93401

Attn: Mr. Bruce Buckingham
Community Development Director
City of Grover Beach

Re: Grover Beach Conference Center

Dear Mr. Buckingham;

I have serious concerns regarding the proposed Grover Beach conference center. They are related to the Equestrian parking and are as follows:

The primary suggested equestrian parking location South of Grand Avenue is on existing dunes. Included in the draft EIR is a September 15, 2010 letter to you from Ms. Madeline Calvalleri, Coastal Planner, Central Coast District Office of The California Coastal Commission. In her letter she states that this alternative parking location would not be allowed.

" Section 2.1.5.A of the LCP contains Sand Dune Policy 1, which prohibits development in vegetated dune areas. As we have indicated in the past, we cannot support the proposed development in this dune area."

This letter also states: " The Draft EIR must analyze alternatives to account for the horse facility outside of this dune area (e.g., as previously discussed, off-site, **in Grand Avenue right-of-way with realignment of street**, etc) or its elimination, if there are no feasible alternatives."

The Coastal Commission suggestion of the Grand Avenue Realignment wasn't considered as an alternative. Why hasn't it been since it has been recently repaved.

I just wanted to add my voice to the concern regarding equestrian parking. We love riding there and have enjoyed this luxury for many years. It would be a shame to exclude us from access to this special riding location. I feel like all our freedoms are being taken away. Please don't let this happen.

Sincerely,

Donna Joyce
Donna Joyce
Equestrian

Member: Fillies, Santa Ynez Valley Riders, Lompoc Valley Riders
Pacific Coast Longriders, West Coast Rocky Mountain Horse

Cc: Madeline Calvalleri, Coastal Planner, Central Coast District Office FAX (831) 427-4877

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JUL 13 2011

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

July 10, 2011

249 Aspen Street

Arroyo Grande, CA 93420

California Coastal Commission

Madeline Cavallieri, Planner

Central Coast District Office

725 Front St. Ste 300

Santa Cruz, CA 95060-4508

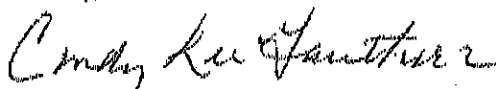
Topic: Grover Beach Lodge

I am writing this letter in support of adequate day use access and parking at the Grande Avenue beach entrance. I realize the importance of the proposed development for a hotel and convention center at this site. It will of course bring needed monies to the town of Grover Beach. I am asking however, that adequate day use parking be given consideration during the planning stages of this development.

I utilize this access weekly for personal walks, and during this time have come to see the number of people who do the same. Prior to my knowledge of this development, I was walking one day and was struck by the realization of the numbers of people involved in playtime, and exercise at this site. As I watched the children with shovels, the older people walking dogs, the college students running, and the equestrians exercising their horses, it occurred to me that none were involved with cell phone or IPOD activity. I thought wow, Isn't it wonderful that people can come, connect with nature and with each other and not have to be involved with the over stimulation of technology. This occurred in the winter, when primarily it would have been locals accessing the beach.

Please do the public, and the local citizens a favor and remember us when planning for this hotel project.

Sincerely,




Cindy Lee Gauthier


URGENT - Attention All Pismo Beach State Park Day Users - ACT NOW


The proposed 150 room hotel (one of the biggest in SLO County), conference rooms, cafeteria, and pool, to be built on land leased from State Parks by the City of Grover Beach in partnership with Pacifica Hotels (www.gover.org - search for Grover Beach Lodge DEIR) will replace the dirt and asphalt parking area at the end of Grand Avenue as shown above and will drastically affect the public parking, RV parking, RV staging area, equestrian staging, and the general public's access to the beach. This is your access to Pismo Beach, let your voice be heard. Day use parking needs to be a priority. ******Share this info with a Friend******

Fax a letter to the following URGING them to allow adequate and appropriately configured Public Day Use access and parking for Pismo State Beach for all user groups including equestrians, RVs, OHVs, dog walkers, beach goers, surfers, beach parties/picnics, walkers, joggers, and site-seers. fifth wheel and large RV parking.

Ruth Coleman
Daphne Green 
Phil Jenkins
California State Parks & Recreation
OHV Division
PO Box 942896
Sacramento, CA 94296
FAX 916-657-3903

Grover Beach City Counsel
& Bob Perrault, City Manager
154 S. Eighth
Grover Beach, CA 93433
FAX 805-473-4561

California Coastal Commission
Madeline Cavaliere, Planner 
Central Coast District Office
725 Front Street, Ste 300
Santa Cruz, CA 95060-4508
FAX 831-427-4877

Andrew Zilke, District Superintendent 
Oceano Dunes Division CA State Parks
340 James Way Suite 270
Pismo Beach, CA 93446
FAX 805-773-7176

For more information or project status e-mail
dcahridd@att.net

7/14/2011

Attached is my "voice". Thank you.

Carole Brown

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JUL 14 2011

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Carole Brown
750 Black Oak Lane
Nipomo, CA 93444
(805)929-8228 barnlion@gmail.com

7/13/11

Grover Beach City Counsel
Bob Perrault, City Manager
154 S. Bighth
Grover Beach, CA 93433
fx (805)473-4561

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JUL 14 2011

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Re: Grover Lodge and Conference Center

Dear City Counsel Members and Bob Perrault:

I respectfully disagree and oppose the construction and building of the conference center/hotel in the dirt at the end of Grand.

First and foremost, being an equestrian who uses the current staging area, it is my belief the relocation hasn't sufficient space and conditions provided in your plan. Let's see your planning efforts to include a well thought out comprehensive staging area for the horse back riding community. The current study and plan for relocation is vastly inadequate and is flawed. We need up to 50 parking spaces for current and future use.

We aren't a bunch of hillbillies.... we are very respectable, intelligent, tax paying citizens who are fighting for a cause in which we believe will negatively impact the horse community forever. Experience proves once it's gone....it doesn't come back. Horse back riders have a very long history here. Our central coast equestrian community has to fight tooth and nail to keep trails and fun places to ride from being squeezed out of existence. Sadly, this is another one of those circumstances.

The central coast beaches and dunes are a very special and original place in California. Do you really need a hotel/conference in *that* location?

Don't take away or minimize our ability to enjoy good, clean, family recreational fun by phasing us out. Provide us with the necessary areas and meet our safety concerns... and let those of us who know our needs, have their say-so in the planning of these huge projects.

Thank you kindly for allowing me to submit my request of opposition. Although I think this project is all about the money....and money usually paramount's all, please don't shun the equestrian base of people and their needs. Let's take care our own people first.

Keep the dunes horse friendly.

Sincerely,



Carole Brown

Carole D. Brown
P O Box 957
NIPOMO, CALIFORNIA 93444

July 14, 2010

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JUL 14 2011

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

COPY

Mr. Bruce Buckingham
City of Grover beach
c/o Mary Reents
SWCA Environmental Consultants
1422 Monterey Street, Suite C200
San Luis Obispo, California 93401

Reference: Equestrian Staging Area Convention Center

In the early 1990's, when the State Parks closed Oso Flaco to animals, we were assured equestrians would have access to the beach at the end of Grand Ave in Grover City. For almost twenty years, the equestrian community has enjoyed this approximately one and one half acres of unpaved area, next to the parking lot for the restaurant. The State Parks even put in hitching post for our use.

When this convention motel project was first proposed, on the site presently used by the equestrians, there was the understanding that 25 spaces for horse trailers units would be provided. Frankly this is not adequate to supply the needs of the current equestrians that use this area. Fifty parking spaces for trailers, with the room to tie horses to, at least, one side of the trailer for tacking them, would be preferable.

We have attended your scoping meetings, and the presently suggested eleven parking spaces are too small. The needs of the equestrian community, as promised, will not be served by this proposal.

We hope you will reassess this staging area to service the community as planned.

Sincerely,

Carole Brown

Ride Nipomo member
Horse owner
State Park user
Law abiding, tax paying citizen

RECEIVED

FEB 17 2012

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

178 S 4th St #401

Grover Beach, CA 93433

February 12, 2012

Dear Members of the Grover Beach City Council,

Thank you for the work you do for our city. Thank you, also, for taking the time to consider what we have to say in this letter. We only wish to share our experience with you.

As we went down to the beach for our regular walk we saw the notice of the intention to have a hotel/conference center come to this area.

We have lived in a number of seaside towns over the years. Our experience has been that the developer's dream rarely comes through. And, if anything, creates some problems for the local area that occur only after all the hype dies down and reality sets in. More congestion, reluctance of local people to use a beach they have come to love, loss of one of the few pristine beaches still available on the coast. The project is described as unique. Hotels and conference centers are less and less unique. A beach like the one here at Grover is unique and becomes more and more so. And, once a piece of the ocean is taken away for commercial use it is gone. Plain and simple, gone.

What we have also found is that the notion that clients that use such a facility will also utilize local merchants, restaurants, etc. is rarely true. They keep to the confines of the center for the most part and are in a hurry to get back home once the event is over. In fact what often enough happens is that local businesses struggle and local folks lose some of their favorite haunts that they have supported for years.

Also we are concerned about combining State Park land with commercial land for such projects. This becomes precedence and subject to some never foreseen interpretations. Again, once open land by the sea is lost, it is lost. And then there is always an argument to take more. Most people who utilize the beach find it a respite from the ever increasing encroachment of a busy world on them. They do not need to have this busy-ness follow them to their oceanside retreats.

We know that in every decision you make you try to do what is best for Grover. Please consider the full ramifications, not just the promise of a developer.

We submit these considerations with respect for you and for our beach and all who find it such a wonderful source of nourishment.

Sincerely,
Gene Cavanagh
Jo Cavanagh
Gene and Jo Cavanagh

cc: PCalifornia Coastal Commission

January 3, 2013


Dear Dan Carl:

I am writing regarding the Equestrian Staging Area at the South side of Grand Avenue in Grover Beach/Oceano area. I am an equestrian as well as a veterinarian and utilize this area frequently. I would like to state the reasons for having a dedicated parking area on the South side of West Grand Ave. for horses. One, it will provide a safe and reliable area for horse trailers to park, as it would a huge liability to attempt to mingle trailers/horses and patrons of a hotel all in one lot. Second, it would eliminate the necessity for equestrians crossing an often busy, and concrete road to gain access to the dunes, as this is an area that many horses tend to be a little frightened of due to both the traffic, change in substrate, and having to wait while vehicles with flags, barking dogs, etc. go by. Having a dedicated parking will allow restoration of adjacent degraded dunes to be enhanced.

The site now consists of severely degraded central dune scrub, dominated by non-native ice plant. Creating a dedicated safe parking area would enhance the area, as well as provide safety for the equestrians. Riding on the beach is a very popular place to ride. In winter, it is sometimes the only good footing for weeks, if we are experiencing multiple rain storms, and summer is always a busy time. The equestrian community is very willing to help maintain trails, and as a cross section of beach users, we are very ecologically minded and will do no damage to the trails. In addition every person that I know that rides sort of looks out for the welfare of the entire beach community and will report any illegal activity by other beach patrons to the appropriate sources.

I urge you to fully develop an all- weather surface that is safe, reliable and dedicated to the equestrians for parking for at least 15 truck/trailer combinations.

Thank you :


Janet Sally-Lee D.V.M.

RECEIVED

JAN 07 2013

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

**OFFICE OF THE
MAYOR**

300 East Branch Street
Arroyo Grande, CA 93420
Phone: (805) 473-5404
FAX: (805) 473-0386
agcity@arroyogrande.org
www.arroyogrande.org

January 7, 2013

RECEIVED

JAN 08 2013

Mary Shallenberger, Chair
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

California Coastal Commission,
Central Coast Area

Dear Ms. Shallenberger:

I respectfully urge the Coastal Commission to approve the Local Coastal Plan Amendment for the proposed Grover Beach Lodge and Conference Center project. This project will provide an important economic benefit for our entire region. It will create important jobs, support local businesses, provide amenities for our residents, and generate revenues vital to providing critical public services.

As the Mayor of an adjacent community, I have witnessed the lengthy and comprehensive planning effort that the City of Grover Beach has led to ensure this project addresses all potential environmental and other issues. As you know, the project is a partnership with the State of California and the developer. The project has been envisioned in major planning documents for both the City and State for nearly 30 years, which include the Grover Beach General Plan, Land Use Element and Local Coastal Plan, and the State Parks General Plan.

The project has been designed to be LEED Silver certified, integrates well with the natural surroundings, and is sensitive to existing views. The project will provide an enhanced day use area, public open space, enhanced beach access, improved public access for equestrians, and interpretive displays to provide environmental education. It will also enhance the adjacent Meadow Creek riparian corridor and provide dune restoration.

Ms. Shallenberger

Page 2

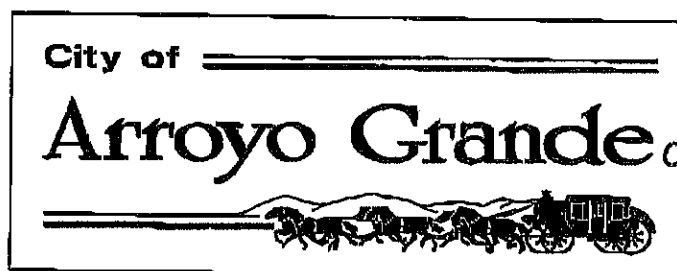
Thank you for your consideration. Please feel free to contact me if you have questions or there is any assistance I can provide.

Sincerely,

A handwritten signature in cursive script, appearing to read "Tony Ferrara".

Tony Ferrara
Mayor

cc. Dan Carl, Coastal Commission Deputy Director
Arroyo Grande City Council
Debbie Peterson, City of Grover Beach Mayor
Bob Perrault, City of Grover Beach City Manager

**RECEIVED**

JAN 08 2013

California Coastal Commission,
Central Coast Area**FAX**

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PLEASE DELIVER TO:

Name: Dan Carl, Deputy Director	Dept: Central Coast District Office
Company: Coastal Commission	Time: 9:00 a.m.
FAX #: (831) 427-4877	Date: 01-08-13
Number of Pages (including this page): 3	

Description

Letter of support for proposed Grover Beach Lodge and Conference Center project

SENT FROM:

Name: City of Arroyo Grande	Dept.: Legislative & Information Svcs.
Please contact: Mayor Tony Ferrara	Phone: (805) 473-5404

Please call the above person, if you do not receive all the pages, or if this message is not legible.

Hard copy of this transmittal is X is not being sent by mail.

Thank You

CITY OF ARROYO GRANDE
300 EAST BRANCH STREET
ARROYO GRANDE, CA 93420
FAX #: 805 473-0386

January 3, 2013

RECEIVED

JAN 09 2013

Ms. Mary Shallenberger
Chair, California Coastal Commission
45 Fremont Street
Suite 2000
San Francisco CA 94105

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Re: Upcoming Coastal Commission Amendment Topic - Grover Beach Lodge/Conference Center Relocated Equestrian /Parking/Beach access

Dear Ms. Shallenberger;

I am writing to urge you to give a positive vote to the proposed coastal amendment plan related to Equestrian access and parking within the Grover Beach Lodge/Conference Center plan.

This matter will come before the Coastal Commission this spring, and the equestrian parking relocation part of the plan includes relocating the existing equestrian parking to the South side of Grand Ave. This location presently has low sand dunes with various footpaths and is covered with Ice plant and other non-native vegetation. It is also immediately adjacent to the "dune trail".

I am the chairman of a committee of equestrians who have over the past year been meeting with and working closely with the city manager, Robert Perrault and staff of the city of Grover Beach, as well as those of the state parks department.

Our committee and the Grover Beach staff have examined all the alternatives to the relocation of equestrian parking from the present location (which is the 13.5 acres that will be utilized to build the lodge, conference center and accompanying parking lots proposed by the city of Grover Beach). We have come to the conclusion that the proposed relocation to the south side of Grand avenue provides the most practical and safest relocation for equestrian parking and equestrian trail and beach access.

Some of the issues we have examined and concur with are as follows:

- The proposed Equestrian Staging Area is on State Parks property and has been determined to be the most appropriate location by State Parks and their biological staff.
- The site will preserve and enhance equestrian access to the beach, which was first established in 1982.
- The site will improve rider safety by eliminating the current practice of equestrians riding across a hard surface road to gain access to trails and the beach.
- The site will establish an equestrian staging facility that is separate from all other park uses.
- The proposed site is immediately adjacent to the Grand Dune Trail Head and will provide direct access to the beach.
- Equestrians have offered to assist with trail maintenance and policing.

- The Equestrian Staging Area will encourage continued access and use of the beach by equestrians.
- The proposed Equestrian Staging Area consists of severely degraded central dune scrub. The project is dominated by non-native ice plant. Despite the presence of some native vegetation, the area does not function as a viable dune habitat. The dune topography is degraded by invasive vegetation and uncontrolled public access.
- The area immediately adjacent to the Equestrian Staging Area would benefit from the implementation of a Dune Habitat Restoration Plan that would restore other degraded dune areas at a ratio of 2:1. Restoration of other degraded dune areas would enhance the habitat value of the dunes in the area.

Again, I urge you to vote yes when this amendment comes before you. We equestrians love riding the beach and dunes and if we no longer have access and parking we will be tax paying citizens who are denied coastal access to enjoy our chosen sport.

Sincerely,



Linda J. Clarke
Chairman, Grover Beach Equestrian Access Committee
President, West Coast Rocky Mountain Horse Club
Member, Back Country Horsemen of America

1190 Deer Canyon Rd.
Arroyo Grande, California, 93420
805-441-7231
ljclarke@thegrid.net

cc: File
R. Perrault, Grover Beach City Manager

RECEIVED

JAN 08 2013

January 3, 2013

**CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA**

**Dan Carl
Deputy Director, California Coastal Commission
Santa Cruz Office
724 Front Street Suite 300
Santa Cruz CA 95060-4508**

**Re: Upcoming Coastal Commission Amendment Topic - Grover Beach Lodge/Conference
Center Relocated Equestrian /Parking/Beach access**

Dear Mr. Carl;

I am writing to urge you to give a positive vote to the proposed coastal amendment plan related to Equestrian access and parking within the Grover Beach Lodge/Conference Center plan.

This matter will come before the Coastal Commission this spring, and the equestrian parking relocation part of the plan includes relocating the existing equestrian parking to the South side of Grand Ave. This location presently has low sand dunes with various footpaths and is covered with Ice plant and other non-native vegetation. It is also immediately adjacent to the "dune trail".

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Again, I urge you to vote yes when this amendment comes before you. We equestrians love riding the beach and dunes and if we no longer have access and parking we will be tax paying citizens who are denied coastal access to enjoy our chosen sport.

Sincerely,



Linda J. Clarke
Chairman, Grover Beach Equestrian Access Committee
President, West Coast Rocky Mountain Horse Club
Member, Back Country Horsemen of America

1190 Deer Canyon Rd.
Arroyo Grande, California, 93420
805-441-7231
ljclarke@thegrid.net

cc: File
R. Perrault, Grover Beach City Manager

RECEIVED

JAN 08 2013

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

January 3, 2013
1747 Oak Hill Road
Arroyo Grande, Ca. 93420

Mr. Dan Carl
724 Front Street – Suite 300
Santa Cruz, Ca. 95060-4508

Re. Grove Beach Lodge and Conference Center

Dear Mr. Carl,

I fully support the conference project and equestrian staging area. Apparently there is a concern regarding disturbing the dunes which on the south side of Grand Avenue. The dunes are presently covered with NON-Native iceplant.

I am urging you to insist that leveling the area for parking would be much superior to mixing trailers and horses in with the parking for the conference and hotel participants on the north side of Grand Avenue.

The proposed equestrian staging area is on state parks property and has been determined to be the most appropriate location by state parks and their biological staff.

Equestrians has offered to assist with trail maintenance and policing. And besides the proposed site is immediately to the Grand Dune Trailhead and will provide direct and separate access to the beach.

This is very important to myself and fellow equestrians because we have lost access to many trails and riding areas due to development and loss of easements.

Thank you for your consideration.

Sincerely,



Sheryl Mitchem-Trost

RECEIVED

JAN 08 2013

Ms. Mary Shallenberger
Chair California Coastal Commission
45 Fremont Street
Suite 2000
San Francisco CA 94105

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

January 5, 2013

Dear Ms. Shallenberger and Coastal Commissioners

As a long time central coast equestrian and avid Pismo Beach Rider, I could easily live with the site undeveloped as it is today – essentially 100% parking over the project area. There is an abundance of open space for trailers and horses separate from any road traffic- making it a very safe location. There is direct access to the beach via one direct crossing over Grand Ave from the parking area. This has provided sole access to the beach since 1982 when other accesses were taken away.

However, if the site were to be developed this seems to be a good project for the city. The inclusion of an equestrian staging area to the south of Grand Ave is essential to continued equestrian use of the beach. This is the safest location, away from the main development with direct access to the dunes and beach. This avoids conflicts with the associated pedestrian and vehicle traffic and parking. Any other location on the site would place equestrians, traffic, and pedestrians in close proximity to each other. In any other location, access to the dunes would require not only crossing Grand Ave but riding along the road for some distance.

The proposed location for the Staging Area consists of severely degraded central dune scrub. The project is dominated by non-native ice plant. Despite the presence of some native vegetation, the area does not function as a viable dune habitat. The dune topography is degraded by invasive vegetation and uncontrolled public access. The area is on State Parks property and has been determined to be the most appropriate location by State Parks and their biological staff and I strongly agree.

I strongly support the proposed location of the Equestrian Staging Area on the South Side of Grand Ave and ask you to please do the same so safe equestrian use of the beach can continue. Without it, there will be no viable beach access points for horses!

Thank You
Rob and Cherie Dodds
Nipomo, Ca

Rob & Cherie Dodds
947 Calimex
Nipomo, Ca 93444

CC: Dan Carl
Deputy Director, Santa Cruz Office

Talking Points Grover Beach Lodge and Conference Center

Equestrian Staging Area

Project Description - The Grover Beach Local Coastal Plan Amendment will enable the construction of the Grover Beach Lodge and Conference Center. The project will feature a 150-room lodging facility, restaurant, and an 11,000 sq. ft. meeting facility. The project will be a partnership between the State of California (owner of the property), the City of Grover Beach, and Pacifica Companies (project developer and concessionaire). Constructed on 13.4 acres, the project will include 5.1 acres of public amenities, including the location of an Equestrian Staging Area just south of West Grand Avenue in Grover Beach. Once completed, the project will act as an economic catalyst for the City of Grover Beach and will enhance public access to beachside public amenities for local residents and visitors alike.

- We support the project.
- The project will provide a multi-use facility that will include an enhanced day use area, public open space areas, enhanced beach access, lodging and conference facilities, and improved public access for equestrians.
- The project will be an economic catalyst for the region, providing local jobs and supporting regional retail and businesses.

Equestrian Staging Area:

- The site for the Equestrian Staging Area will consist of 37,500 sq. ft. and will be located south of West Grand Avenue.
- The Equestrian Staging Area will provide sufficient parking of up to fifteen (15) truck and trailer combinations.
- The Equestrian Staging Area will feature an all-weather surface for a parking area.
- The site will provide a safe, reliable, and separate staging area for equestrians.

The site will preserve and enhance equestrian access to the beach, which was first established in 1982.

The site will improve rider safety by eliminating the current practice of equestrians riding across a hard surface road to gain access to trails and the beach.

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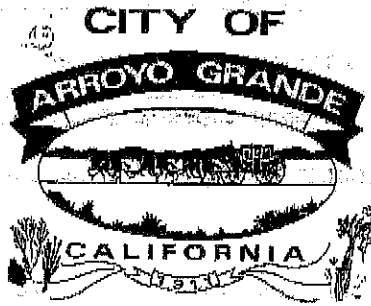
JAN 08 2013

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

*Talking Points - Grover Beach Lodge and Conference Center
Equestrian Staging Area
Page 2*

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- Trail redundancy adjacent to the Equestrian Staging Area would be eliminated.

Thank You ###
Shayna Rockwell
1749 Calzada Ave
Santa Ynez
CA 93460

**OFFICE OF THE
MAYOR**

300 East Branch Street
Arroyo Grande, CA 93420
Phone: (805) 473-5404
FAX: (805) 473-0386
arroyo@arroyogrande.org
www.arroyogrande.org

January 7, 2013

Mary Shallenberger, Chair
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

RECEIVED

JAN 09 2013

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Dear Ms. Shallenberger:

I respectfully urge the Coastal Commission to approve the Local Coastal Plan Amendment for the proposed Grover Beach Lodge and Conference Center project. This project will provide an important economic benefit for our entire region. It will create important jobs, support local businesses, provide amenities for our residents, and generate revenues vital to providing critical public services.

As the Mayor of an adjacent community, I have witnessed the lengthy and comprehensive planning effort that the City of Grover Beach has led to ensure this project addresses all potential environmental and other issues. As you know, the project is a partnership with the State of California and the developer. The project has been envisioned in major planning documents for both the City and State for nearly 30 years, which include the Grover Beach General Plan, Land Use Element and Local Coastal Plan, and the State Parks General Plan.

The project has been designed to be LEED Silver certified, integrates well with the natural surroundings, and is sensitive to existing views. The project will provide an enhanced day use area, public open space, enhanced beach access, improved public access for equestrians, and interpretive displays to provide environmental education. It will also enhance the adjacent Meadow Creek riparian corridor and provide dune restoration.

Ms. Shallenberger

Page 2

Thank you for your consideration. Please feel free to contact me if you have questions or there is any assistance I can provide.

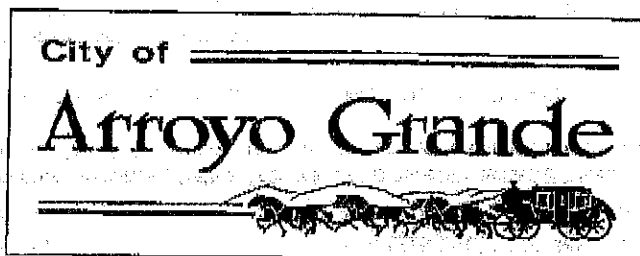
Sincerely,



Tony Ferrara
Mayor

cc. Dan Carl, Coastal Commission Deputy Director
Arroyo Grande City Council
Debbie Peterson, City of Grover Beach Mayor
Bob Perrault, City of Grover Beach City Manager

S. 623

**RECEIVED**

JAN 09 2013

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA**FAX**

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PLEASE DELIVER TO:

Name: Mary Shallenberger	Dept:
Company: CA Coastal Commission	Time: 9:00 a.m.
FAX #: (415) 904-5400	Date: 01-08-13
Number of Pages (including this page): 3	

Description

Letter of support for proposed Grover Beach Lodge and Conference Center project

SENT FROM:

Name: City of Arroyo Grande	Dept.: Legislative & Information Svcs.
Please contact: Mayor Tony Ferrara	Phone: (805) 473-5404

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CITY OF ARROYO GRANDE
300 EAST BRANCH STREET
ARROYO GRANDE, CA 93420
FAX #: 805 473-0386

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CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

*Talking Points - Grover Beach Lodge and Conference Center
Equestrian Staging Area
Page 2*

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###

*Thank you
Shayna Rockwell
1749 Calzada Ave
Santa Cruz
CA 93460*

RECEIVED

JAN 09 2013

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

January 3, 2013

Dear Ms. Mary Shallenberger:

I am writing regarding the Equestrian Staging Area at the South side of Grand Avenue in Grover Beach/Oceano area. I am an equestrian as well as a veterinarian and utilize this area frequently. I would like to state the reasons for having a dedicated parking area on the South side of West Grand Ave. for horses. One, it will provide a safe and reliable area for horse trailers to park, as it would a huge liability to attempt to mingle trailers/horses and patrons of a hotel all in one lot. Second, it would eliminate the necessity for equestrians crossing an often busy, and concrete road to gain access to the dunes, as this is an area that many horses tend to be a little frightened of due to both the traffic, change in substrate, and having to wait while vehicles with flags, barking dogs, etc. go by. Having a dedicated parking will allow restoration of adjacent degraded dunes to be enhanced.

The site now consists of severely degraded central dune scrub, dominated by non-native ice plant. Creating a dedicated safe parking area would enhance the area, as well as provide safety for the equestrians. Riding on the beach is a very popular place to ride. In winter, it is sometimes the only good footing for weeks, if we are experiencing multiple rain storms, and summer is always a busy time. The equestrian community is very willing to help maintain trails, and as a cross section of beach users, we are very ecologically minded and will do no damage to the trails. In addition every person that I know that rides sort of looks out for the welfare of the entire beach community and will report any illegal activity by other beach patrons to the appropriate sources.

I urge you to fully develop an all- weather surface that is safe, reliable and dedicated to the equestrians for parking for at least 15 truck/trailer combinations.

Thank you :

Janet Sally-Lee D.V.M.
Janet Sally-Lee D.V.M.

CENTRAL COAST EQUINE, INC.
SHAWN R. LEE, D.V.M.
JANET SALLY-LEE, D.V.M.
884 PRINTZ ROAD
ARROYO GRANDE, CA 93420
(805) 474-9661

RECEIVED

JAN 09 2013

January 5, 2013

Ms. Mary Shallenberger
Chair California Coastal Commission
45 Fremont Street
Suite 2000
San Francisco CA 94105

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Dear Ms. Shallenberger and Coastal Commissioners

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Thank You
Rob and Cherie Dodds
Nipomo, Ca

CC: Dan Carl
Deputy Director, Santa Cruz Office

Rob & Cherie Dodds
947 Calimex
Nipomo, Ca 93444

January 3, 2013
1747 Oak Hill Road
Arroyo Grande, Ca. 93420

RECEIVED

JAN 09 2013

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Ms. Mary Shallenberger
45 Fremont Street
Suite 2000
San Francisco, Ca. 94105

Re. Grove Beach Lodge and Conference Center

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This is very important to myself and fellow equestrians because we have lost access to many trails and riding areas due to development and loss of easements.

Thank you for your consideration.

Sincerely,



Sheryl Mitchem-Trost



Sheryl Trost
1747 Oak Hill Rd.
Arroyo Grande, CA 93420


RECEIVED

JAN 07 2013

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREACalifornia Coastal Commission
C/O Dan Carl
725 Front Street, Suite 300
Santa Cruz, CA 93060

January, 07, 2012

Dear Honorable Commissioners,

A copy of this letter will be provided via E-mail and Fax for consideration at the January 10, 2012 California Coastal Commission Meeting in Pismo Beach, California.

Thank you for the considerable amount of time you have spent reviewing the material, reports and correspondence regarding the Morro Bay/Cayucos jointly owned and operated waste water treatment plant (WWTP) and the proposed upgrade. It is a daunting task to decipher material using objective and open minds.

The Coastal Commission Staff Report is recommending denial of the WWTP upgrade project as proposed for the current site. I believe that, at this point no amount of comment will change the denial of the project therefore I would like to simply ask that you address my concerns.

The Dudek report offered 2 alternative sites as viable but did not consider the city and county owned properties located in the Chorro Valley outside of City limits off of Quintana Road. This site would be a superior environmental site for several reasons:

- Use of the Chorro Valley site - through solid design and a quality build - could allow in the end, a replenishment of our aquifers which provide water to the City wells.
- The Chorro Valley site could be largely fed by gravity which would help to eliminate the major pumping of raw sewage uphill. Pumping raw sewage uphill using electricity can have enormous negative environmental effects during outages as seen recently during a 100-year flood event or a "superstorm".

What I learned from researching several recent sewage spills was that they were caused not by flooding but by loss of power. As a result of super storm Sandy, the worst spill was a result of Baltimore Gas and Electric's inability to supply power to the pumps that moved the raw sewage to a new state of the art water reclamation plant in Savage, Maryland. The plants backup generators were insufficient to meet the demand resulting in several million gallons of raw sewage flowing into the Little Patuxent River. In the fall of 2011 when a large portion of San Diego County lost power there were several sewage spills causing closure of ten miles of beaches north of Scripps Pier.

By denying this permit you will be forcing the City of Morro Bay to add pumps run by electricity to pump raw sewage uphill versus good old gravity. Which is more likely to happen....a worst case scenario fifty year sea level raise or PGE inability to provide power to pump sewage uphill?

- o In Connecticut Digital First Media reported, "Millions of gallons of untreated or partially treated sewage spilled into Long Island Sound and other Connecticut waterways during flooding and power outages caused by Superstorm Sandy, officials said Tuesday.Discharges of untreated or partially treated sewage into waterways were reported in Branford, Bridgeport, East Lyme, Fairfield, Greenwich, Ledyard, New Hartford and New Haven, according to the Department of

Energy and Environmental Protection. Twenty-seven of the 89 treatment plants in the state and 264 sewage pumping stations were running on backup generators Tuesday, officials said."

- o The Examiner.com reported, from Howard County, Maryland - "officials say a power outage caused by what was Hurricane Sandy at a water reclamation plant has resulted in a sewage overflow of 2 million gallons per hour into the main stem of the Little Patuxent River. The Baltimore Sun reports the overflow began Monday night when a storm-induced power supply loss from both electrical feeders caused the overflow. Stephen Gerwin, the county's utilities bureau chief was quoted in the article as saying, "Power is used to pump waste water uphill into the treatment plant. Without it, the sewage flowing into the plant overflows."
- o Electricity dependent systems can fail even without a storm. KPBS reported, "The city of San Diego water system has lost power, causing two sewage pumps stations to spill raw sewage. One of the stations is located in Rancho Peñasquitos and is spilling water into a nearby lagoon. Another station in the South Bay also spilled some raw sewage into the nearby Sweetwater River."
- o The San Diego U-T reported, "The massive power outage in San Diego County also cut power to sewage pumps, causing more than 2 million gallons of sewage to spill and shuttering prime beaches. Mark McPherson, the county's chief of land and water quality, says **1.9 million gallons of raw sewage spilled into Los Peñasquitos Lagoon**. It forced officials to shut down about **10 miles of beaches** north of Scripps Pier through Del Mar and Solana Beach.
- o At the same time the San Diego U-T also reported, "A second spill of **120,000 gallons** into Sweetwater River, which flows into the southern part of San Diego Bay, closed Pepper Park and Bayside Park and the San Diego Bay area accessed from Silver Strand."

Additionally, consideration must be given to the economic impact to all rate payers, residents, renters and businesses. As a fifteen year resident of Morro Bay I have absolutely no problem paying my fare share for a WWTP. In order to fully understand what those costs will be, please consider the following important points:

- I believe that a comprehensive and complete study of the costs to relocate a WWTP to an alternative site including the Chorro Valley site should be conducted.
- The study should include information and rate structures for all tiers of rate holders for both Morro Bay and Cayucos.
- The rate portion of the study should be provided to everyone via the sewer bill, City and County websites posted at Morro Bay City Hall and the County Administration Building.
- Information regarding an offset or any revenue generated from the sale or lease of the current WWTP site should be included in the study.
- The costs of dismantling the current WWTP site should be included.
- The Cost of any additional capital expenses necessary to keep the existing plant operating safely until a new plant becomes operational should be included.

Finally I would ask that you address the concern that our beautiful coastal community may end up with two WWTP sites through this process. The Current site is jointly owned by the City of Morro Bay and the Cayucos Sanitary District.

The citizens of Morro Bay were told by members of the newly elected City Council that prior to any decisions being made, they would involve Cayucos – our partners – in conversations to insure a consensus driven approach to the WWTP was taken. Recently, our council voted (3-2) – without regard to the desires of our partners and without meeting with them - to suspend all contracts for work on the WWTP.

I want to make it clear that Cayucos is capable of operating the current WWTP and meeting the state mandated water quality levels even if Morro Bay is no longer a partner. If your Commission denies the WWTP project and Morro Bay seeks an alternative site it is highly likely that Cayucos - our partners and neighbors - will seek litigation as a solution. This concern is extremely palpable and could happen in very short order. The contentious nature of what would follow could make the 30 year Los Osos Sewer debacle look tame.

Therefore, rather than denying this project outright, I would respectfully ask that you intervene and send Morro Bay and Cayucos **back** with a message – **to work together** without emotion – and come back to the Commission with a project that has truly been designed with a full consensus and a united vision for a WWTP that BOTH communities can champion.

Please consider the neighborly spirit of the two communities involved.

I am grateful for your consideration and review and respect the considerable time and effort you are spending on the WWTP issue concerning our beautiful California coastal community(s).

Please feel free to contact me with any questions or comments or conversations.

Sincerely,



Joan Solu

365 Tulare Avenue

Morro Bay, California 93442

H – 805-772-9361

O – 805-772-9700

C – 805-459-3274

E-mail: Solujoan@aol.com

CC: San Luis Obispo County Supervisors
Morro Bay City Council
Morro Bay City Manager
Cayucos JPA

Dan Carl Deputy Director
Santa Cruz Office California Coastal Commission
724 Front Street Suite 300
Santa Cruz CA 95060-4508

RECEIVED

JAN 09 2013

California Coastal Commission,
Central Coast Area

January 6, 2013

RE: Grover Beach Equestrian Staging Area

My husband and I support the project.
The site will provide a safe, reliable, and separate staging area for equestrians.

I am a member of two of the horse clubs that have offered to assist with trail maintenance and policing.

The proposed staging area is on State Parks property and has been determined to be the most appropriate location by State Parks and their biological staff.

I like the fact that it is on the south side of Grand Avenue because I believe it is a safer area as opposed to having to cross Grand Ave.

It looks like there will be adequate room to saddle up the horses.

I was afraid we were going to lose the only access we have to the dunes and beach.

I urge you to stand up for this project. These trails are used by so many and it would be a tragedy to lose access.

Sincerely,



Christine and Jim Foglietta
930 Labrador Ln
Arroyo Grande, CA 93420

Mimi Applegate Elder, R.N.

1038 Via Bolzano

Goleta, CA 93117

Mobile Telephone: (805) 570-8468 Home: (805) 964-1085 Email: elders22@gmail.com

RECEIVED

JAN 10 2013

Mr. Dan Carl, Deputy Director
CA Coastal Commission, North Central Coast
725 Front Street, Suite 300
Santa Cruz, CA, 95060
FAX 831.427.4877

California Coastal Commission,
Central Coast Area

Re: Grover Beach Conference Center, Adverse Recreational Impact for Community and Equestrians

Dear Commissioner Carl,

It was with significant dismay that my family just learned of the final iteration of the proposed Grover Beach Lodge and Conference Center and the significantly adverse effect that it may have on our California Coast and on local Equestrians.

Although we reside in Goleta, our daughter has been a student at Cal Poly San Luis Obispo for over three years and hopes to reside there long-term. During this time, our family, our daughter, our horses and many friends have all enjoyed the significant recreational pleasure afforded to us in riding along the Pismo and Grover Beach coastlines. We especially treasure these opportunities because they are becoming significantly reduced in Santa Barbara County—in fact, all over the state of California. Our riders follow all existing safety rules, are highly respectful of others and of the environment they treasure, and do all that they can to promote mutual enjoyment of these stunning spaces among others of those recreating in this area of beauty and solitude.

Our specific concerns are as follows:

- That a conference center of this size and magnitude is considered in this location at all is a travesty. It is oversized and poorly sited, to say the least. The potential for environmental destruction should override the hoped-for (and dubious) economic benefits to the local community. We therefore would strongly support the "no project alternative" identified in the Environmental Impact Report—that this area would remain as "disturbed native habitat and with multiple equestrian/hiking trails".
- Construction of our local Bacara Hotel in Goleta with adjacent "improvements" (tennis courts, roads, paving, a beach house, etc.) has been a tragic loss of coastal creekside and beachside open and undeveloped space, which previously was harmoniously used by equestrians, hikers, surfers, families, tidepoolers, and those enjoying sunset beach walks. This once revered area is now covered with concrete playgrounds for the wealthy, and locals can enjoy their beloved "Haskell's Beach" no more. We urge you not to make the same mistake in the Pismo/Grover beach area.
- As we have seen locally with El Capitan State Beach (and in many other areas along our coast), should the property convert to partial or full State Beach status, we strongly fear that equestrian beach access and rights will be altogether lost. The history of the population of California by both Native and Non-Native peoples (and especially our central and southern coastline with its historic chain of missions), is predicated upon the use of the horse. Please allow it to remain so.
- If the Grover Lodge project is to proceed over these objections, we respectfully request that, although the public access for equestrians is stated as being "unaffected or perhaps enhanced", the proposal of reducing the space in which horse truck/trailer rigs have to park is unacceptable. Retention of an equivalent sized equestrian parking and staging area on the south side of Grand Avenue is requested. We firmly believe that "disturbance" of the dunes presently on the south side in order to create a

leveled area for equestrian parking would *not* constitute undue environmental discord, for the Iceplant on this area is a non-native species. Further, having trailers and horses park in the North area, along with conference and hotel guests, would be undesirable at best—or unsafe at worst. Members of various Equestrian Clubs and Groups have already committed to assisting with revegetation efforts and trail maintenance. Please consider these offers seriously when making your decision.

We realize that your jobs are difficult ones. Please listen to those of us who live, love, and recreate here—and do everything that you can to protect what remains of our undeveloped California Coast.

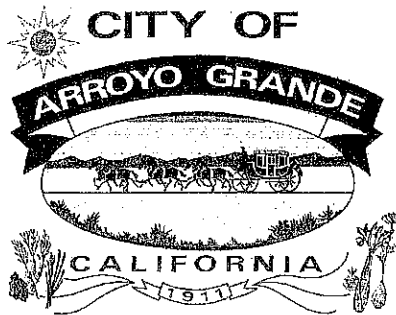
Sincerely,



Member,
Tecolote Pony Club, Santa Barbara, CA
United States Equestrian Federation
United States Eventing Association
Equestrian Land Conservation Resource

cc: D. Carl, Deputy Commissioner, Central Coast Region
L.J. Clarke, Pismo Beach Equestrian Advocacy Group
C. Moseley, District Commissioner, Tecolote Pony Club
L. Fischer, Regional Supervisor, Camino Real Region, United States Pony Club
A. Gibson, Director, Equestrian Land Conservation Resource

**OFFICE OF THE
MAYOR**



300 East Branch Street
Arroyo Grande, CA 93420
Phone: (805) 473-5404
FAX: (805) 473-0386
agcity@arroyogrande.org
www.arroyogrande.org

RECEIVED

January 7, 2013

JAN 10 2013

California Coastal Commission,
Central Coast Area

Mary Shallenberger, Chair
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

Dear Ms. Shallenberger:

I respectfully urge the Coastal Commission to approve the Local Coastal Plan Amendment for the proposed Grover Beach Lodge and Conference Center project. This project will provide an important economic benefit for our entire region. It will create important jobs, support local businesses, provide amenities for our residents, and generate revenues vital to providing critical public services.

As the Mayor of an adjacent community, I have witnessed the lengthy and comprehensive planning effort that the City of Grover Beach has led to ensure this project addresses all potential environmental and other issues. As you know, the project is a partnership with the State of California and the developer. The project has been envisioned in major planning documents for both the City and State for nearly 30 years, which include the Grover Beach General Plan, Land Use Element and Local Coastal Plan, and the State Parks General Plan.

The project has been designed to be LEED Silver certified, integrates well with the natural surroundings, and is sensitive to existing views. The project will provide an enhanced day use area, public open space, enhanced beach access, improved public access for equestrians, and interpretive displays to provide environmental education. It will also enhance the adjacent Meadow Creek riparian corridor and provide dune restoration.

Ms. Shallenberger

Page 2

Thank you for your consideration. Please feel free to contact me if you have questions or there is any assistance I can provide.

Sincerely,

A handwritten signature in cursive script, reading "Tony Ferrara". The signature is written in black ink and is positioned below the word "Sincerely,".

Tony Ferrara
Mayor

cc. Dan Carl, Coastal Commission Deputy Director
Arroyo Grande City Council
Debbie Peterson, City of Grover Beach Mayor
Bob Perrault, City of Grover Beach City Manager

January 7, 2013

Mr. Dan Carl

Deputy Director, Santa Cruz Office

California Coastal Commission

7242 Front Street, Suite 300

Santa Cruz, CA 95060-4508

RECEIVED

JAN 14 2013

**CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA**

Dear Mr. Carl,

I am writing concerning the Grover Beach Lodge Complex, and concerns as to the equestrian parking issues. I speak not only for myself, an avid trail rider, but for the Central Coast of CA Arabian Horse Association. I am in disbelief that the park area in question, one of few remaining with direct access to the beach and coastal waterfront, could be built out in such a manner. Placing a convention center, hotel and large parking lot, despite the inclusion of some walking paths, will in no way entice nor improve the access to the beach, of local citizens of CA, who own this park. Also, several other large hotel complexes already exist in nearby Shell Beach and Pismo Beach. This area could be left in its unimproved state, or with minor changes, could be a vibrant park.

Having said that, should this be approved, I urge you, in the strongest way possible, to approve the proposed equestrian parking area, on the south side of Grand Ave. I value the dune environment, but this site has been disturbed and no longer supports native vegetation. Also, location of the 37,500 square foot area there would improve the access and safety of the many pairs of riders and horses as they move to and from the local trails. All the involved groups have offered to help improve the other dune sites and assist in trail maintenance.

Equestrians, who are a large part of the local communities, have had access to this site for many years. When other sites were lost to our use, we were promised that this Grover Beach site would remain open to us, as a condition of other closures being approved. There is really no feasible way for us to use the conference center's lot, along with the many large RV's that may be required to park there. Due to the size of our rigs, parking and turning areas require the proposed parking lot, if we are to lose the current park land. If an adequate sized lot is not available, then for all intents and purposes, the area

would be closed to our use. After many meetings and consultations by all the staff and involved parties, no other suitable site could be found.

I appreciate your concerns for the optimal use of this park land, and for your time devoted to these issues. I hope the best uses of this coastal environment will prevail.

Yours truly,

A handwritten signature in cursive script, appearing to read "Pamela Krah".

Pamela Krah

1088 Hidden Springs Rd.

San Luis Obispo, CA 93401

Lynn Fischer
Regional Supervisor
Camino Real Region – United States Pony Club
1630 Fredensborg Way
Solvang, CA 93463

RECEIVED

JAN 14 2013

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Mr. Dan Carl, Deputy Director
CA Coastal Commission, North Central Coast
725 Front Street, Suite 300
Santa Cruz, CA, 95060
FAX 831.427.4877

Re: Grover Beach Conference Center, Adverse Recreational Impact for Community and Equestrians

Dear Commissioner Carl:

A United States Pony Club (USPC) member passed on the information regarding the proposed Grover Beach Lodge and Conference Center and the significantly adverse effect that it may have on our California Coast and on local Equestrians.

Although my daughter has had a horse for many years my husband and I have just recently started riding and have been actively searching for open space to ride. Several USPC members have shared with me their stories of riding at Grover Beach. USPC has as part of their program a Land Conservation component at each member's certification. USPC is trying to help private groups, communities and governments help protect land for horses both for grazing and riding. Public access for equestrian use is becoming significantly reduced in Santa Barbara County—in fact, all over the state of California.

Our specific concerns are as follows:

- That a conference center of this size and magnitude is considered in this location at all is a travesty. It is oversized and poorly sited, to say the least. The potential for environmental destruction should override the hoped-for (and dubious) economic benefits to the local community. We therefore would strongly support the "no project alternative" identified in the Environmental Impact Report—that this area would remain as "disturbed native habitat and with multiple equestrian/hiking trails".
- Construction of our local Bacara Hotel in Goleta with adjacent "improvements" (tennis courts, roads, paving, a beach house, etc.) has been a tragic loss of coastal creekside and beachside open and undeveloped space, which previously was harmoniously used by equestrians, hikers, surfers, families, tidepoolers, and those enjoying sunset beach walks. This once revered area is now covered with concrete playgrounds for the wealthy, and locals can enjoy their beloved "Haskell's Beach" no more. We urge you not to make the same mistake in the Pismo/Grover beach area.
- As we have seen locally with El Capitan State Beach (and in many other areas along our coast), should the property convert to partial or full State Beach status, we strongly fear that equestrian beach access and rights will be altogether lost. The history of the population of California by both Native and Non-Native peoples (and especially our central and southern coastline with its historic chain of missions), is predicated upon the use of the horse. Please allow it to remain so.
- If the Grover Lodge project is to proceed over these objections, we respectfully request that, although the public access for equestrians is stated as being "unaffected or perhaps enhanced", the proposal of reducing the space in which horse truck/trailer rigs have to park is unacceptable. Retention of an equivalent sized equestrian parking and staging area on the south side of Grand Avenue is requested. We firmly believe that "disturbance" of the dunes presently on the south side in order to create a leveled area for equestrian parking would *not* constitute undue environmental discord, for the iceplant

on this area is a non-native species. Further, having trailers and horses park in the North area, along with conference and hotel guests, would be undesirable at best--or unsafe at worst. Members of various Equestrian Clubs and Groups have already committed to assisting with revegetation efforts and trail maintenance. Please consider these offers seriously when making your decision.

We realize that your jobs are difficult ones. Please listen to those of us who live, love, and recreate here--and do everything that you can to protect what remains of our undeveloped California Coast.

Sincerely,

A handwritten signature in black ink, appearing to be "Shelley", with a long horizontal flourish extending to the right.

Member,

Vintage Horse Masters - USPC
United States Equestrian Federation
United States Eventing Association

Dan Carl
Deputy Director
Santa Cruz Office
California Coastal Commission
724 Front Street
Suite 300
Santa Cruz CA 95060-4508



Linda Walden
490 Saturn Ct.
Nipomo, CA 93444-9619

1 of 2

RECEIVED

JAN 14 2013

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Talking Points Grover Beach Lodge and Conference Center Equestrian Staging Area

Project Description - The Grover Beach Local Coastal Plan Amendment will enable the construction of the Grover Beach Lodge and Conference Center. The project will feature a 150-room lodging facility, restaurant, and an 11,000 sq. ft. meeting facility. The project will be a partnership between the State of California (owner of the property), the City of Grover Beach, and Pacifica Companies (project developer and concessionaire). Constructed on 13.4 acres, the project will include 5.1 acres of public amenities, including the location of an Equestrian Staging Area just south of West Grand Avenue in Grover Beach. Once completed, the project will act as an economic catalyst for the City of Grover Beach and will enhance public access to beachside public amenities for local residents and visitors alike.

- We support the project.
- The project will provide a multi-use facility that will include an enhanced day use area, public open space areas, enhanced beach access, lodging and conference facilities, and improved public access for equestrians.
- The project will be an economic catalyst for the region, providing local jobs and supporting regional retail and businesses.

Equestrian Staging Area:

- The site for the Equestrian Staging Area will consist of 37,500 sq. ft. and will be located south of West Grand Avenue.
- The Equestrian Staging Area will provide sufficient parking of up to fifteen (15) truck and trailer combinations.
- The Equestrian Staging Area will feature an all-weather surface for a parking area.
- The site will provide a safe, reliable, and separate staging area for equestrians.
- The site will preserve and enhance equestrian access to the beach, which was first established in 1982.

- The site will improve rider safety by eliminating the current practice of equestrians riding across a hard surface road to gain access to trails and the beach.

*Talking Points - Grover Beach Lodge and Conference Center
Equestrian Staging Area
Page 2*

- The site will establish an equestrian staging facility that is separate from all other park uses.
- The proposed site is immediately adjacent to the Grand Dune Trail Head and will provide direct access to the beach.
- Equestrians have offered to assist with trail maintenance and policing.
- The Equestrian Staging Area will encourage continued access and use of the beach by equestrians.
- The proposed Equestrian Staging Area consists of severely degraded central dune scrub. The project is dominated by non-native ice plant. Despite the presence of some native vegetation, the area does not function as a viable dune habitat. The dune topography is degraded by invasive vegetation and uncontrolled public access.
- The proposed Equestrian Staging Area is on State Parks property and has been determined to be the most appropriate location by State Parks and their biological staff.
- The area immediately adjacent to the Equestrian Staging Area would benefit from the implementation of a Dune Habitat Restoration Plan that would restore other degraded dune areas at a ratio of 2:1. Restoration of other degraded dune areas would enhance the habitat value of the dunes in the area.
- Trail redundancy adjacent to the Equestrian Staging Area would be eliminated.

###

Linda J. Walden



Linda Walden
490 Saturn Ct.
Nipomo, CA 93444-9619



Click here to [Reply](#) or [Forward](#)



January 4, 2013

Dan Carl
Deputy Director
Santa Cruz Office
Calif. Coastal Commission
724 Front St. – Suite 300
Santa Cruz, Ca 95060-4508

RECEIVED

JAN 14 2013

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Re: Grover Beach Lodge & Conference Center
Equestrian Staging Area

Dear Mr. Carl

I urge support of the Equestrian Staging Area for this project which consists of 37,500 sq. ft. & will be located on the south of West Grand Ave.

The Equestrian Staging Area will provide safe, reliable, and separate staging area for equestrians. The site will establish an equestrian staging facility that is separate from all other park uses.

The proposed Equestrian Staging Area consists of severely degraded central dune scrub. The project is dominated by non-native ice plant. Despite the presence of some native vegetation, the area does not function as a viable dune habitat. The dune topography is degraded by invasive vegetation and uncontrolled public access. The area immediately adjacent to the Equestrian Staging Area would benefit from the implementation of a Dune Habitat Restoration Plan that would restore other degraded dune areas at a ratio of 2:1. Restoration of other degraded dune areas would enhance the habitat value of the dunes in the area. Equestrians have offered to assist with trail maintenance and policing.

Thank you for your consideration.

Darcy Murphy

Ms. Mary Shallenberger
Chair California Coastal Commission
45 Fremont Street
Suite 2000
San Francisco CA 94105

✓

RECEIVED

JAN 14 2013

RE: Grover Beach Equestrian Staging Area

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

My husband and I support the project.

The site will provide a safe, reliable, and separate staging area for equestrians.

I am a member of two of the horse clubs that have offered to assist with trail maintenance and policing.


The proposed staging area is on State Parks property and has been determined to be the most appropriate location by State Parks and their biological staff.

I like the fact that it is on the south side of Grand Avenue because I believe it is a safer area as opposed to having to cross Grand Ave.

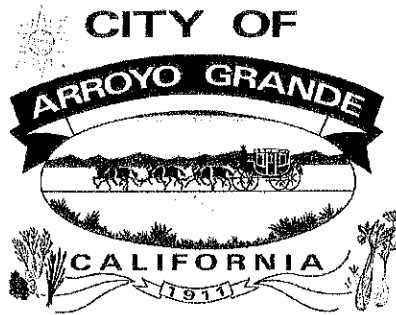
It looks like there will be adequate room to saddle up the horses.

I was afraid we were going to lose the only access we have to the dunes and beach.

I urge you to stand up for this project. These trails are used by so many and it would be a tragedy to lose access.

Sincerely, 
Christine and Jim Foglietta
930 Labrador Ln
Arroyo Grande, CA 93420

**OFFICE OF THE
MAYOR**



300 East Branch Street
Arroyo Grande, CA 93420
Phone: (805) 473-5404
FAX: (805) 473-0386
agcity@arroyogrande.org
www.arroyogrande.org

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January 7, 2013

JAN 11 2013

**California Coastal Commission,
Central Coast Area**

Mary Shallenberger, Chair
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

Dear Ms. Shallenberger:

I respectfully urge the Coastal Commission to approve the Local Coastal Plan Amendment for the proposed Grover Beach Lodge and Conference Center project. This project will provide an important economic benefit for our entire region. It will create important jobs, support local businesses, provide amenities for our residents, and generate revenues vital to providing critical public services.

As the Mayor of an adjacent community, I have witnessed the lengthy and comprehensive planning effort that the City of Grover Beach has led to ensure this project addresses all potential environmental and other issues. As you know, the project is a partnership with the State of California and the developer. The project has been envisioned in major planning documents for both the City and State for nearly 30 years, which include the Grover Beach General Plan, Land Use Element and Local Coastal Plan, and the State Parks General Plan.

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Ms. Shallenberger

Page 2

Thank you for your consideration. Please feel free to contact me if you have questions or there is any assistance I can provide.

Sincerely,

A handwritten signature in black ink that reads "Tony Ferrara". The signature is written in a cursive, flowing style with a long horizontal stroke at the end.

Tony Ferrara
Mayor

cc. Dan Carl, Coastal Commission Deputy Director
Arroyo Grande City Council
Debbie Peterson, City of Grover Beach Mayor
Bob Perrault, City of Grover Beach City Manager

RECEIVED

JAN 11 2013

California Coastal Commission,
Central Coast Area

Mimi Applegate Elder, R.N.
1038 Via Bolzano
Goleta, CA 93117

Mobile Telephone: (805) 570-8468 Home: (805) 964-1085 Email: elders22@gmail.com

Applegate

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JAN 10 2013

CALIFORNIA
COASTAL COMMISSION

Ms. Mary Shallenberger, Director
CA Coastal Commission, Headquarters
45 Fremont Street, Suite 2000
San Francisco, CA 94105
FAX 415.904.5400

Via Facsimile

Re: Grover Beach Conference Center, Adverse Recreational Impact for Community and Equestrians

Dear Director Shallenberger,

It was with significant dismay that my family just learned of the final iteration of the proposed Grover Beach Lodge and Conference Center and the significantly adverse effect that it may have on our California Coast and on local Equestrians.

Although we reside in Goleta, our daughter has been a student at Cal Poly San Luis Obispo for over three years and hopes to reside there long-term. During this time, our family, our daughter, our horses and many friends have all enjoyed the significant recreational pleasure afforded to us in riding along the Pismo and Grover Beach coastlines. We especially treasure these opportunities because they are becoming significantly reduced in Santa Barbara County—in fact, all over the state of California. Our riders follow all existing safety rules, are highly respectful of others and of the environment they treasure, and do all that they can to promote mutual enjoyment of these stunning spaces among others of those recreating in this area of beauty and solitude.

Our specific concerns are as follows:

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- As we have seen locally with El Capitan State Beach (and in many other areas along our coast), should the property convert to partial or full State Beach status, we strongly fear that equestrian beach access and rights will be altogether lost. The history of the population of California by both Native and Non-Native peoples (and especially our central and southern coastline with its historic chain of missions), is predicated upon the use of the horse. Please allow it to remain so.
- If the Grover Lodge project is to proceed over these objections, we respectfully request that, although the public access for equestrians is stated as being "unaffected or perhaps enhanced", the proposal of reducing the space in which horse truck/trailer rigs have to park is unacceptable. Retention of an equivalent sized equestrian parking and staging area on the south side of Grand Avenue is requested. We firmly believe that "disturbance" of the dunes presently on the south side in order to create a

leveled area for equestrian parking would *not* constitute undue environmental discord, for the iceplant on this area is a non-native species. Further, having trailers and horses park in the North area, along with conference and hotel guests, would be undesirable at best--or unsafe at worst. Members of various Equestrian Clubs and Groups have already committed to assisting with revegetation efforts and trail maintenance. Please consider these offers seriously when making your decision.

We realize that your jobs are difficult ones. Please listen to those of us who live, love, and recreate here--and do everything that you can to protect what remains of our undeveloped California Coast.

Sincerely,



Member,
Tecolote Pony Club, Santa Barbara, CA
United States Equestrian Federation
United States Eventing Association
Equestrian Land Conservation Resource

cc: D. Carl, Deputy Commissioner, Central Coast Region
L.J. Clarke, Pismo Beach Equestrian Advocacy Group
C. Moseley, District Commissioner, Tecolote Pony Club
L. Fischer, Regional Supervisor, Camino Real Region, United States Pony Club
A. Gibson, Director, Equestrian Land Conservation Resource

January 10, 2013

Dan Carl
Deputy Director
Santa Cruz Office
California Coastal Commission
724 Front Street
Suite 300
Santa Cruz CA 95060-4508

RECEIVED

JAN 15 2013

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Dear Mr. Carl,

I was at the meeting this morning with the Coastal Commission in Pismo Beach as part of the equestrian group who showed up to support the new Equestrian Staging Area. As someone who frequently rides Pismo Beach with my husband and sister, and many of my friends who were also there this morning, I share the same concerns. When it's rainy as it has been the last several weeks, we cannot ride on trails or in our own arena, and the beaches are our favored riding areas for that reason and many others. There are just not many beaches anyone can ride on in California and without the equestrian area relocation and access, we would lose a treasured opportunity to enjoy nature as we often do at Pismo. Although you'll have many such letters to read, I will try to make this a quick recap of our points.

Equestrian Staging Area

Project Description - The Grover Beach Local Coastal Plan Amendment will enable the construction of the Grover Beach Lodge and Conference Center. I don't need to belabor all the details of that.

The project will include 5.1 acres of public amenities, including the location of an Equestrian Staging Area just south of West Grand Avenue in Grover Beach. We support the project. The project will provide an improved public access for equestrians as well as others, pedestrians in the location of the lodge.

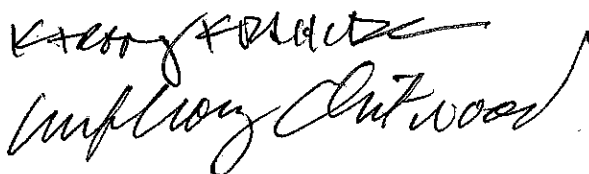
Equestrian Staging Area:

- The site for the Equestrian Staging Area will consist of 37,500 sq. ft. and will be located south of West Grand Avenue.
- The Equestrian Staging Area will provide sufficient parking of up to fifteen (15) truck and trailer combinations.
- The Equestrian Staging Area will feature an all-weather surface for a parking area.

- The site will provide a safe, reliable, and separate staging area for equestrians.
- The site will preserve and enhance equestrian access to the beach, which was first established in 1982.
- The site will improve rider safety by eliminating the current practice of equestrians riding across a hard surface road to gain access to trails and the beach.
- The site will establish an equestrian staging facility that is separate from all other park uses.
- The proposed site is immediately adjacent to the Grand Dune Trail Head and will provide direct access to the beach.
- Equestrians have offered to assist with trail maintenance and policing.
- The Equestrian Staging Area will encourage continued access and use of the beach by equestrians.
- The proposed Equestrian Staging Area currently consists of severely degraded central dune scrub. The project is dominated by non-native ice plant. Despite the presence of some native vegetation. Since the area does not function as a viable dune habitat the changes will improve the area. The dune topography has already been degraded by invasive vegetation and by uncontrolled public access.
- The proposed Equestrian Staging Area is on State Parks property and has been determined to be the most appropriate location by State Parks and their biological staff.
- The area immediately adjacent to the Equestrian Staging Area would benefit from the implementation of a Dune Habitat Restoration Plan that would restore other degraded dune areas at a ratio of 2:1. Restoration of other degraded dune areas would enhance the habitat value of the dunes in the area. •Trail redundancy adjacent to the Equestrian Staging Area would be eliminated.

Horseback riding in our community is something that even non-equestrians are enthusiastic about. Every time my husband and I ride at Pismo, we are greeted by children and adults who rarely if ever get to see a horse, or pet one. Nary a ride goes by without a baby or small child getting to pet one of our horses. Often people stop and take pictures of us galloping along at the water's edge. We were filmed by a family just the other day. There aren't very many trails that allow us to "get up to speed" on our mounts that are as safe to do so on, as Pismo Beach. It's where we really get to exercise our mounts. Although we share the beach with kite surfers and vehicles, most of the time we get along fine, but having a better equestrian staging area, and improving the dunes that have been degraded by invasive non-native species, would seem to be a win-win for everyone. Thanks for your attention and we hope, your approval.

Sincerely,



Krahl and Chitwood
 5057 Davenport Creek Rd. Exhibit J Correspondence
 San Luis Obispo, CA 93401 Page 69 of 97

January 7, 2013

Ms. Mary Shallenberger

Chair, California Coastal Commission

45 Fremont Street, Suite 2000

San Francisco, CA 94105

RECEIVED

JAN 15 2013

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Dear Ms. Shallenberger,

I am writing concerning the Grover Beach Lodge Complex, and concerns as to the equestrian parking issues. I speak not only for myself, an avid trail rider, but for the Central Coast of CA Arabian Horse Association. I am in disbelief that the park area in question, one of few remaining with direct access to the beach and coastal waterfront, could be built out in such a manner. Placing a convention center, hotel and large parking lot, despite the inclusion of some walking paths, will in no way entice nor improve the access to the beach, of local citizens of CA, who own this park. Also, several other large hotel complexes already exist in nearby Shell Beach and Pismo Beach. This area could be left in its unimproved state, or with minor changes, could be a vibrant park.

Having said that, should this be approved, I urge you, in the strongest way possible, to approve the proposed equestrian parking area, on the south side of Grand Ave. I value the dune environment, but this site has been disturbed and no longer supports native vegetation. Also, location of the 37,500 square foot area there would improve the access and safety of the many pairs of riders and horses as they move to and from the local trails. All the involved groups have offered to help improve the other dune sites and assist in trail maintenance.

Equestrians, who are a large part of the local communities, have had access to this site for many years. When other sites were lost to our use, we were promised that this Grover Beach site would remain open to us, as a condition of other closures being approved. There is really no feasible way for us to use the conference center's lot, along with the many large RV's that may be required to park there. Due to the size of our rigs, parking and turning areas require the proposed parking lot, if we are to lose the current park land. If an adequate sized lot is not available, then for all intents and purposes, the area would be closed to our use. After many meetings and consultations by all the staff and involved parties, no other suitable site could be found.

I appreciate your concerns for the optimal use of this park land, and for your time devoted to these issues. I hope the best uses of this coastal environment will prevail.

Yours truly,

A handwritten signature in black ink, appearing to read "Pamela Krah", with a long horizontal flourish extending to the right.

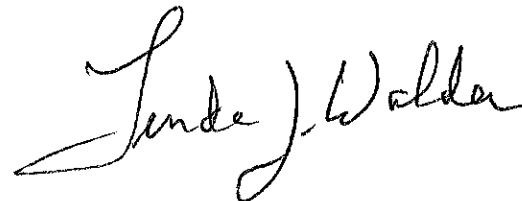
Pamela Krah

1088 Hidden Springs Rd.

San Luis Obispo, CA 93401

- The site will establish an equestrian staging facility that is separate from all other park uses.
- The proposed site is immediately adjacent to the Grand Dune Trail Head and will provide direct access to the beach.
- Equestrians have offered to assist with trail maintenance and policing.
- The Equestrian Staging Area will encourage continued access and use of the beach by equestrians.
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- Trail redundancy adjacent to the Equestrian Staging Area would be eliminated.

###

[Click here to Reply or Forward](#)



Northern Chumash Tribal Council

A Native American Corporation - NorthernChumash.org
67 South Street, San Luis Obispo, CA 93401 805-801-0347

Daniel Robinson
California Coastal Commission
Central Coast District Office
725 Front Street, Suite 300
Santa Cruz, CA 95060

January 15, 2013

Re: Grover Beach Hotel Project

Dear Daniel,

Please pass this letter to the appropriate person, thank you. During the last California Coastal Commission meetings a group of Grover Beach citizen led by the current mayor and the passed mayor touted the benefits of their hotel resort project, they brought a bunch of equestrian folks, business people and whomever else would come had them all stand up in support of this project. They all were very proud of their project.

NCTC wanted to speak to this project during public comment but time did not allow. NCTC has gone to the city of Grover Beach web page and learned as much as possible without the assistance of the FEIR or any other documents.

In our first review of the table of contents of the FEIR as we could not open any of their documents, Cultural Resources was completely omitted, usually it comes after Biological, but in this instance there is no Cultural Resources section. Not sure why, but I can imagine. After further review we did not receive notice of this draft EIR nor the FEIR and we believe this FEIR with its major changes to design and no California Native American Chumash meaningful consultation should go back to the public for review.

NCTC is requesting that the CCC take jurisdiction over this project and force the proper noticing of all stakeholders, which includes the California Native American Chumash Tribal Governments on the NAHC list of state tribal governments. This project is in the coastal zone of sensitivity, for environmental concern and California Native American Chumash cultural resources.

Thank you very much,

Fred Collins
NCTC

ENVIRONMENTAL & LAND-USE CONSULTING
EDUCATIONAL SERVICES TEACHING NATURE, NATIVE CULTURES &
FARMING

BOARD OF SUPERVISORS

1055 MONTEREY, ROOM D430 • SAN LUIS OBISPO, CALIFORNIA 93408-1003 • 805.781.5450



RECEIVED

FEB 04 2013

ADAM HILL
SUPERVISOR DISTRICT THREE

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

January 28, 2013

California Coastal Commission
Attn: Chairperson Shallenberger
45 Fremont Street Suite 2000
San Francisco, CA 94105-2219

**Subject: City of Grover Beach Local Coastal Program Amendment Number
GRB-1-12 (Grover Beach Lodge and Public Works Update)**

Dear Chairperson Shallenberger, Commissioners, and Staff,

I am writing to express my support of the City of Grover Beach ("City") Local Coastal Program Amendment, which would modify site standards to facilitate the proposed Grover Beach Lodge and Conference Center (the "Project").

The Grover Beach Lodge and Conference Center is a carefully envisioned project that will significantly benefit the community of Grover Beach, the surrounding areas, and visiting beachgoers.

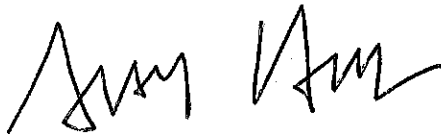
The Project consists of a LEED Silver Certified multi-use facility, featuring a 150 room lodging facility, a restaurant, a 11,000 sq. ft. meeting facility, and more than 5 acres of public amenities, including an enhanced day use area, public open space areas, and improved beach access. For nearly 30 years this Project has been carefully planned for by the City and State of California through multiple City and State land use documents (i.e. State Parks General Plan, City General Plan, City Land Use Element and Local Coastal Plan) and has been thoughtfully designed to fit with the natural surroundings, be sensitive to existing views and enhance public coastal access.

In addition to significantly enhancing public coastal access, this Project will also serve as a dearly needed economic catalyst for the community of Grover Beach and the surrounding region through job creation and increased tourism that will support retail and local businesses.

Furthermore, the Project will provide dune restoration adjacent to the Project site, enhance the adjacent Meadow Creek riparian corridor, as well as provide educational opportunities through environmental education displays.

For these reasons, I urge you to approve the City of Grover Beach's application for a Local Coastal Program Amendment. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Adam Hill', with a stylized, cursive script.

Adam Hill
Supervisor, District Three
County of San Luis Obispo Board of Supervisors



City of Grover Beach

Mr. G. SR
2/11 MC
D
CL

RECEIVED

FEB 08 2013

February 5, 2013

California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

SENT VIA FIRST-CLASS MAIL
WITH COPY TO COMMISSION STAFF ✓

SUBJECT: GROVER BEACH LODGE LCPA

Dear Honorable Chair Shallenberger and Commissioners:

Thank you so much for the opportunity to present testimony regarding the Grover Beach Lodge during public comment on Thursday, January 10, 2013 at your hearing in Pismo Beach. We had worked closely with your staff regarding our LCPA application, but were unfortunately unable to make the Pismo Beach agenda. Since this meeting was only minutes away from where many of the project's community live or work, we really appreciated the opportunity to speak to you then.

We have had a very positive experience working with your staff and they have assured us they will put us on the agenda as quickly as possible. We hope to see you in March or April at the latest.

As you know or learned from our testimony, planning for the Grover Beach Lodge has been a very long process. It is a unique collaboration that began with State Parks and the City of Grover Beach 30 years ago and then with Pacifica Companies joining the effort in 2007. We are very proud to have created a project together that enjoys broad support from a diverse range of stakeholders. We are happy to be able to say that this project has brought people together rather than creating division.

Some of the highlights of the Grover Beach Lodge project include:

- First LEED Silver project on the coast of California.
- Creation of five (5) acres of public amenities, including an enhanced day use area, public open space areas, enhanced beach access, lodging and conference facilities, and improved public access for equestrians.
- Enhancement of the adjacent Meadow Creek riparian corridor.
- Location adjacent to the Amtrak Station and the encouragement of alternative forms of transportation through preferential parking for low- and no-emission vehicles and provision of properly located bike racks.
- Creation or restoration of 40,775 square feet of dunes (not required for mitigation – simply a project feature).

154 South Eighth Street ♦ Grover Beach, California 93433 ♦ FAX (805) 489-9657 ♦ www.grover.org

Administrative Svs./Water (805) 473-4550 ♦ Community Development - Building, Planning & Public Works (805) 473-4520
Parks & Recreation (805) 473-4580 ♦ Human Resources (805) 473-4564 ♦ City Clerk (805) 473-4568
City Council/City Manager (805) 473-4567 ♦ Police Administration (805) 473-4511 ♦ Fire Administration (805) 473-4590

- Protection of important view sheds.
- A system of trails and interpretive signage to promote environmental education.
- A much needed visitor serving amenity in a City without a coastal hotel or any conference center.
- Landscaping consisting of non-invasive and native plants.
- An economic catalyst project that is expected to contribute \$14,569,000 to the regional economy annually and result in the creation of many new jobs.

One of the most important topics raised during the public comment period had to do with the equestrian staging area. The City, State Parks, and the equestrian users you heard from are united in their desire to see a staging area located south of West Grand Avenue as a part of this project. As you will recall from the bus tour, the area is 37,500 square feet and proposed to be located in the degraded dune area in the shoulder of West Grand Avenue. This site will provide sufficient parking for up to fifteen (15) truck and trailer combinations. The site will preserve and enhance equestrian access to the beach, which was first established in 1982, and the site will improve rider and public safety by eliminating the current practice of equestrians riding across a hard surface road to gain access to trails and the beach.

The proposed staging area consists of severely degraded dune scrub. The dune topography in this area along the road is degraded by invasive vegetation and uncontrolled access. We intend to address these issues by working with State Parks' biologists to develop a restoration package that will result in a significant net benefit to the environment. The restoration package will feature dune restoration in the adjacent area on a 4:1 ratio and will also eliminate the trail redundancy that is prevalent in the area. We look forward to the opportunity to get your input on this package.

We welcome the chance to discuss this issue as well as any others you might have as soon as possible. At a minimum, we will be sure to reach out to each of you once the staff report is mailed out. At this point, it looks like it might go out in the February 15th mailing. We will be in touch to schedule ex parte meetings with you as soon as we have confirmation of that date.

Thank you very much for your time and consideration. We look forward to seeing you soon.

Sincerely,



DEBBIE PETERSON
Mayor of Grover Beach

c: Dr. Charles Lester, Executive Director
✓ Dan Carl, Deputy Director, Central Coast District Office
State / City Joint Authority Representatives
City Council



City of Grover Beach

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FEB 11 2013

February 5, 2013

California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

SENT VIA FIRST-CLASS MAIL
WITH COPY TO COMMISSION STAFF

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Sincerely,



DEBBIE PETERSON
Mayor of Grover Beach

c: Dr. Charles Lester, Executive Director
Dan Carl, Deputy Director, Central Coast District Office
State / City Joint Authority Representatives
City Council



City of Grover Beach

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FEB 11 2013

February 5, 2013

California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

SENT VIA FIRST-CLASS MAIL
WITH COPY TO COMMISSION STAFF

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Sincerely,



DEBBIE PETERSON
Mayor of Grover Beach

c: ✓ Dr. Charles Lester, Executive Director
Dan Carl, Deputy Director, Central Coast District Office
State / City Joint Authority Representatives
City Council

Susan Wisberg

February 20, 2013

1232 Tiffany Ranch Road

Arroyo Grande, CA 93420

Ms. Mary Shallenberger

Chair California Coastal Commission

45 Fremont Street

Suite 2000

San Francisco CA 94105

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FEB 25 2013

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

West Grand Ave. Grover Beach, CA

Project Description - The Grover Beach Local Coastal Plan Amendment will enable the construction of the Grover Beach Lodge and Conference Center. The project will feature a 150-room lodging facility, restaurant, and an 11,000 sq. ft. meeting facility. The project will be a partnership between the State of California (owner of the property), the City of Grover Beach, and Pacifica Companies (project developer and concessionaire). Constructed on 13.4 acres, the project will include 5.1 acres of public amenities, including the location of an Equestrian Staging Area just south of West Grand Avenue in Grover Beach. Once completed, the project will act as an economic catalyst for the City of Grover Beach and will enhance public access to beachside public amenities for local residents and visitors alike.

- We support the project.
- The project will provide a multi-use facility that will include an enhanced day use area, public open space areas, enhanced beach access, lodging and conference facilities, and improved public access for equestrians.
- The project will be an economic catalyst for the region, providing local jobs and supporting regional retail and businesses.

Equestrian Staging Area:

- The site for the Equestrian Staging Area will consist of 37,500 sq. ft. and

will be located south of West Grand Avenue.

- The Equestrian Staging Area will provide sufficient parking of up to fifteen (15) truck and trailer combinations.
- The Equestrian Staging Area will feature an all-weather surface for a parking area.
- The site will provide a safe, reliable, and separate staging area for equestrians.
- The site will preserve and enhance equestrian access to the beach, which was first established in 1982.
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*Talking Points - Grover Beach Lodge and Conference Center
Equestrian Staging Area
Page 2*

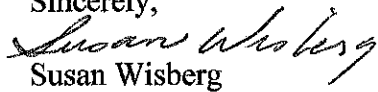
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other degraded dune areas would enhance the habitat value of the dunes in the area.

- Trail redundancy adjacent to the Equestrian Staging Area would be eliminated.

Thank you for your consideration. We would like to see private property utilization as well as saving the equestrian access available at this site.

Sincerely,


Susan Wisberg

Susan Wisberg

February 20, 2013

1232 Tiffany Ranch Road

Arroyo Grande, CA 93420

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FEB 25 2013

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Dan Carl

Deputy Director

Santa Cruz Office

California Coastal Commission

724 Front Street

Suite 300

Santa Cruz CA 95060-4508

West Grand Ave. Grover Beach, CA

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Talking Points - Grover Beach Lodge and Conference Center

Equestrian Staging Area

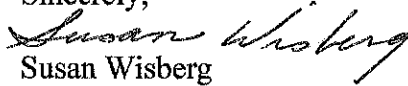
Page 2

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Sincerely,


Susan Wisberg

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FEB 27 2013

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Dan Carl
Deputy Director
Santa Cruz Office
California Coastal Commission
724 Front Street, Suite 300
Santa Cruz, CA 95060-4508

February 23, 2013
Dear Mr. Carl,

I am writing in strong support of the Equestrian Staging Area which is proposed as part of the Grover Beach Lodge and Conference Center project. As an active equestrian in this locale, I know how essential it is to have a safe, separate staging area away from other park uses. The proposed area provides access to the beach without the danger of crossing a heavily used street. It does not pose environmental damage since the proposed area is already severely degraded. In addition, the Dune Habitat Restoration Plan would restore other degraded dune areas.

I urge you to support this project.

Thank you,

Mindy Lorenz

176 County Hills Lane
Arroyo Grande, CA 93420

Pat Wagner
1448 Noyes Rd.
Arroyo Grande, California 93420
February 21, 2013

RECEIVED

FEB 27 2013

Dan Carl
Deputy Director
Santa Cruz Office
California Coastal Commission
724 Front Street
Suite 300
Santa Cruz CA 95060-4508

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA



Dear Mr. Carl:

And here we are! After months, many meetings, and presentations, the horse community is waiting the Coastal Commission decision about the Grover Beach Lodge project with both hope and dread about the future of access to the dunes and beach for us, our friends, and visitors. Soon one of our unique and valued uses of public park lands will be confirmed or lost perhaps for years in the future. The proponents of the Grover Beach Lodge project has paid staff to put forward their desire to use state lands for their business. The horse community has only volunteers dedicated to protect the enjoyment of the dunes and beach for themselves and the future. We have appreciated the opportunity for them to speak to you.

You have heard of the promise of providing continued equine access to the Oceano Dunes when the the equine use was disallowed at Oso Flaco dunes for the purpose of protecting that more pristine nature preserve. You hopefully understand how now the loss of the dune access at the Grover Beach entrance to a commercial enterprise for profit seems unacceptable. At the same time motorized vehicles are roaring about which seems almost an insult. The collateral damage is now unclear. What will happen to the ability to have the mounted park safety patrol for instance?

Some claim that motorized dune vehicles and tourists at a Lodge will be economic saviors for Grover Beach. The contribution of most of the horse owners who live here all year, year after year: buy fuel, food, eat out, and support the total business community should not be underestimated. With more rural lands are becoming unavailable, the availability of the dune and beach are of increasing importance to the support of horse ownership, breeders, feed and tack stores, trainers, etc. The tradition of riding organizations to volunteer for maintenance and the park mounted patrol should be considered as a plus for the park.

We believe horses are compatible with a healthy park and provide healthy activity for people. Various government entities are involved in all kinds of projects to promote an active life style in the effort to have a more healthy population. Removing invasive nonnative ice plant and putting in a surface for horse trailer parking seems a reasonable investment in the public interest.

Indeed, the Coastal Commission is accustomed to making decisions that affect peoples lives. The horse community has made a good case for retaining an equine staging area. Those of us in the Central Coast of California Arabian Horse Association and other riders' groups are looking forward enjoying the beach in the years to come. Thank you for your attention to our interests.

Sincerely, Pat Wagner

Ms. Mary Shallenberger
Chair, California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

RECEIVED

February 23, 2013

FEB 28 2013

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Dear Ms. Shallenberger,

I am writing in strong support of Equestrian Staging Area which is proposed as part of the grover Beach lodge and Conference Center project. As an active equestrian in this locale, I know how essential it is to have a safe, separate staging area away from other park uses. The proposed area provides access to the beach without the danger of crossing a heavily used street. It does not pose environmental damage since the proposed area is already severely degraded. In addition, the Dune Habitat Restoration Plan would restore other degraded dune areas.

I urge you to support this project.

Thank you,
Mindy Kora

176 County Hills Lane
Arroyo Grande, CA 93420



ORCUTT VETERINARY HOSPITAL
4869 S. Bradley Rd. Suite 125, Santa Maria CA 93455

Office 805-938-5362 Fax: 805-938-5009



"Where Your Animal Friends Are Family"

Brenda Forsythe, Ph.D, D.V.M

RECEIVED

MAR 04 2013

February 26, 2013

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Mr. Dan Carl
Deputy Director
Santa Cruz Office
California Coastal Commission
724 Front Street
Suite 300
Santa Cruz, Ca. 95060-4508

Dear Mr. Carl,

As a citizen of California's central coast and a frequent recreational user of the Grover Beach horse staging area on Grand Avenue for equestrian beach access, I am writing to express my concern over the staging area in the plans to develop the Grover Beach Lodge and Conference area at the site.

As avid equestrians, part of the reason my husband and I moved to this area is for equestrian access to the beach. There are very few California beaches available for use by horses and riders, and this is very important to those of us with horses. I urge you to protect this space, one of the few remaining areas of equestrian beach access remaining in our state.

Sincerely,

Brenda Forsythe, PhD, DVM



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Office 805-938-5362 Fax: 805-938-5009



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MAR 04 2013

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

February 26, 2013

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Chair California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

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Sincerely,

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RECEIVED

MAR 01 2013

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

February 22, 2013
Chair Mary Shallenberger
Coastal Commission
45 Fremont St.
Suite 2000
San Francisco, CA 94105

Dear Honorable Chair Shallenberger and Commissioners:

As a citizen of Grover Beach, I wholeheartedly support the Grover Beach Lodge project.

The Grover Beach Lodge is a unique collaboration that began with State Parks and the City of Grover Beach 30 years ago and then with Pacifica Companies joining the effort in 2007. They have created a project together that enjoys broad support from a diverse range of stakeholders.

Some of the highlights of the Grover Beach Lodge project include:

- First LEED Silver project on the coast of California.
- Creation of 5 acres of public amenities including an enhanced day use area, public open space areas, enhanced beach access, lodging and conference facilities and improved public access for equestrians.
- Enhancement of the adjacent Meadow Creek riparian corridor.
- Location adjacent to the Amtrak Station and the encouragement of alternative forms of transportation through preferential parking for low and no emission vehicles and provision of properly located bike racks.
- Creation or restoration of 40,775 square feet of dunes (not required for mitigation – simply a project feature).
- Protection of important view sheds.
- A system of trails and interpretive signage to promote environmental education.
- A much needed visitor serving amenity in a City without a coastal hotel or any conference center.
- Landscaping consisting of non-invasive and native plants.
- An economic catalyst project that is expected to contribute \$14,569,000 to the regional economy annually and result in the creation of many new jobs.

Thank you very much for your time and consideration. I am looking forward to seeing the new hotel and conference center break ground very soon.

Sincerely,



Andrea Seastrand
851 North 5th Street
Grover Beach, California 93433

San Luis Obispo Council of Governments



Regional Transportation Planning Agency
Metropolitan Planning Organization
Rideshare Program / Census Data Affiliate
Service Authority for Freeways and Expressways

Arroyo Grande
Atascadero
Grover Beach
Morro Bay
Paso Robles
Pismo Beach
San Luis Obispo
San Luis Obispo County

March 4, 2013
Chair Shallenberger
Coastal Commission
45 Fremont St.
Suite 2000
San Francisco, CA 94105

RECEIVED

MAR 15 2013

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Re: Grover Beach Lodge LCPA

Dear Honorable Chair Shallenberger and Commissioners:

Thank you for providing the opportunity to express support for the Grover Beach Lodge and Conference Center. San Luis Obispo Council of Governments (SLOCOG) is the Regional Transportation Planning Agency and Metropolitan Planning Organization, as such our board funds regionally significant transportation projects that enhance the economy, provide for access by all modes, and bring unique value to the region. The Grover Beach Lodge does all of these.

The Lodge is uniquely located adjacent to the Grover Beach train station, which is a stop for both the Coast Starlight and the Surfliner; it is also in the vicinity of two important trail corridors: the National Juan Bautista de Anza Trail corridor and the California Coastal Trail corridor.

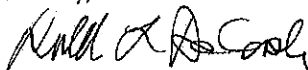
Presently SLOCOG has \$910,335 in regional transportation funding set aside for Grand Avenue adjacent to the lodge. Furthermore we have funding dedicated to improvements at the Amtrak train station near the lodge. These projects are consistent with many of the goals and policies outlined in our 2010 Regional Transportation Plan.

As an important partner in the project's development, SLOCOG participated the State Parks Design Review Committee advocating for many of the improvements that make this project so valuable. The project, as it stands today will provide many community and visitor benefits that SLOCOG supports, including:

- Multimodal tie to the train station with enhanced bicycle and pedestrian access.
- Encouragement of alternative forms of transportation through preferential parking for low and no emission vehicles and provision of properly located bike racks.
- Access to public amenities including an enhanced day use area, public open space areas, enhanced beach access, improved public access for equestrians
- Mixed use development of lodge area
- Protection of important view sheds
- A system of trails and interpretive signage to promote environmental education and consistency with the nationally significant trail corridors it encompasses

Thank you very much for your time and consideration. We look forward to seeing our new hotel and conference center break ground very soon.

Sincerely,



Ronald De Carli
Executive Director



RECEIVED

MAR 18 2013

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Economic Vitality Corporation
of San Luis Obispo County

735 Tank Farm Road, Suite 264
San Luis Obispo, CA 93401
(805) 788-2012 | FAX (805) 781-6293
www.sloevc.org | info@sloevc.org
501(c)(3) Non-Profit

March 12, 2013

Chair Shallenberger
Coastal Commission
45 Fremont St., Suite 2000
San Francisco, CA 94105

Re: Grover Beach Lodge LCPA

Dear Honorable Chair Shallenberger and Commissioners:

On behalf of the Economic Vitality Corporation of San Luis Obispo County ("EVC"), an economic development organization throughout San Luis Obispo County, its 36 Board of Directors, and its over 100 members, we want to urge your support for responsible and suitable projects that support one of the largest industries in this county -- tourism -- and the infrastructure that supports this vital sector in our local economy.

Although the EVC is prevented from endorsing any particular project, we recognize the importance of resources and infrastructure that helps this industry continue to thrive. This includes such important resources as hotels, conference centers, and the like. In 2008, the EVC commissioned an industry cluster study of this County's tourism industry. This report, written by a national tourism industry expert, recognized the importance and economic impact of this industry to SLO County, valued at over \$1 Billion dollars per year, and that there was not a large conference center in the county.

Thank you very much for your consideration.

Sincerely,

Michael Manchak
President & CEO
mmanchak@sloevc.org
(805) 788-2013

Cc: EVC Board of Directors
City Council, City of Grover Beach

Keeping SLO County Business Vital



RECEIVED

MAR 18 2013

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

pdf sent to SR 4/8/13

Economic Vitality Corporation
of San Luis Obispo County

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Michael Manchak
President & CEO
mmanchak@sloevc.org
(805) 788-2013

Cc: EVC Board of Directors
City Council, City of Grover Beach

Copy added to SR 3/15/13. DC

San Luis Obispo Council of Governments



Ronald L. DeCarli - Executive Director

Regional Transportation Planning Agency
Metropolitan Planning Organization
Rideshare Program / Census Data Affiliate
Service Authority for Freeways and Expressways

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Coastal Commission
45 Fremont St.
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