GROVER BEACH LODGE EIR FACT SHEET

PROJECT INFORMATION

- City entered into a Joint Powers Agreement (JPA) with the California Department of Parks and Recreation (CDPR) in December 2006.

- CDPR is providing the property for the project and the City is acting as the lead agency responsible for processing the permits needed to develop the proposed project.

- The applicant is Pacifica Companies (Pacifica).

- Objective is to construct a hotel and conference center within Pismo State Beach at the end of West Grand Avenue.

- Project site is approximately 13 acres

- Three main buildings, with 150 rooms, totaling 119,770 square feet.

- Additional project components:
  - Landscaping;
  - 459 parking spaces;
  - Public amenities including a plaza, picnic area, walkways, restroom and shower facilities; and,
  - Beach drop-off areas.

- New golf course practice green and beach concessions building is proposed.

- Existing golf pro-shop adjacent to the project would remain.

- Relocation of the existing equestrian parking and sanitary dump station areas to a location immediately south of Grand Avenue

- Dune restoration areas integrated into the project plans.

EIR CONTENTS

Issues to be addressed in EIR:

- Aesthetic Resources
- Air Quality/Climate Change
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions and Adaptations
- Hydrology and Water Quality
- Land Use, Consistency with Plans and Policies
- Noise
- Transportation/Traffic
- Issue Areas with Less than Significant Impacts