



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:

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

