

# **Pismo Beach General Plan/Local Coastal Plan (GP/LCP) Update Project Notice of Completion – Attachment**

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## **Waterways within 2 Miles**

- Meadow Creek
- Arroyo Grande Creek
- Pismo Lake
- Pismo Creek
- Oceano Lagoon

## **Schools within 2 Miles**

- Fairgrove Elementary School
- Oceano Elementary School
- Ocean View Elementary School
- Harloe Elementary School
- Trivium Charter School
- Valley View Jr. Academy
- Paulding Middle School
- St. Patrick's Catholic School
- Coastal Christian School
- Coastal Christian Elementary
- Grover Beach Elementary School
- Grover Heights Elementary School
- Judkins Middle School
- Dandy Lion Montessori School
- Shell Beach Elementary School
- Happy Time Co-Op Preschool
- New Life Preschool
- Royal Oaks Christian School
- Arroyo Grande High School
- California State Preschool
- Grover Beach Preschool and Child Care
- A Child's Place Montessori School
- Village Preschool

- Arroyo Grande Montessori
- Little Oaks Preschool

## **Project Description**

The project is an update to the City of Pismo Beach GP/LCP, which includes updates to the Land Use, Safety, Conservation and Open Space, Noise, Facilities, and Parks, Recreation, and Access Elements of the City's GP/LCP. The GP/LCP Update does not include updates to the Circulation, Design, Growth Management, Housing Elements. The GP/LCP Update is an update of the City's 1992 GP/LCP and presents the community's vision for Pismo Beach through the GP/LCP horizon (year 2040). The GP/LCP Update was developed through an extensive public outreach and involvement process, including careful analysis by advisory committees, City staff, elected officials, and the community. Each element of the plan addresses different aspects of the community and identifies measurable actions to guide residents, decision-makers, businesses, and City staff toward achieving the community vision. Goals established in the GP/LCP Update are intended to maintain the City's small beach town character, manage growth effectively, provide a safe community, and enhance the City's tourist-based economy. The GP/LCP Update establishes overarching City policies and priorities that describe how the community intends to use and manage its physical, social, and economic resources. The GP/LCP Land Use Element guides the future development of Pismo Beach by establishing the allowable distribution, location, and extent of development across the city for residential, commercial, open space, public and semi-public facilities, and other uses. The LCP consists of two parts as required by the Coastal Act: a Land Use Plan, which was last updated in 1993, and the Implementation Plan, which was last updated in 1983, with several amendments to both documents occurring since. The Implementation Plan provides the zoning regulations that implement the LUP goals, policies and actions and serves as the City's Coastal Zoning Ordinance. Potential environmental effects include, but are not necessarily limited to, impacts related to air quality, biological resources, cultural and tribal cultural resources, energy, greenhouse gas emissions, hazards and hazardous materials, hydrology/water quality, land use, noise, and transportation.