
NOTICE OF PREPARATION AND SCOPING MEETING

Program Environmental Impact Report for the Arroyo Grande General Plan

Date: March 20, 2026

To: Reviewing Agencies, Organizations, and Interested Parties

Subject: Notice of Preparation (NOP) of a Program Environmental Impact Report (EIR) for the Arroyo Grande General Plan as well as Notice of EIR Scoping Meeting on April 7, 2026

The City of Arroyo Grande (City), as the lead agency under the California Environmental Quality Act (CEQA), is preparing an update to the Arroyo Grande General Plan that will guide growth and development through 2050 and has determined that preparation of a programmatic EIR is necessary to evaluate potential environmental impacts of the Arroyo Grande General Plan and associated Development Code amendments pursuant to the California Environmental Quality Act (CEQA). The City is the lead agency under CEQA and is requesting input on the scope of the EIR from responsible and trustee agencies, interested public agencies and organizations, and the general public (pursuant to CEQA Guidelines Section 15082).

This NOP provides a summary of the Arroyo Grande General Plan, the City's preliminary identification of the potential environmental issues to be analyzed in the Program EIR; and information on how to comment on the scope of the Program EIR. This NOP and background documents associated with the Arroyo Grande General Plan are available for review on the Arroyo Grande General Plan Update webpage at:

<https://planarroyogrande.com/documents.html>.

EIR NOP Public Review Period: March 25, 2026 to April 24, 2026

The City requests your review and consideration of this notice and invites input and comments from interested agencies, persons, and organizations regarding the preparation of the Arroyo Grande General Plan EIR. Comments in response to this notice must be in writing and submitted to the Lead Agency Contact below by **5:00 p.m. on Friday, April 24, 2026**. If applicable, please indicate a contact person for your agency or organization.

NOP Written Comments: Comments must be submitted via mail or email with "NOP Comments: Arroyo Grande General Plan EIR" in the subject line and the name and physical address of the commenter in the body of the comment to the Lead Agency Contact at the following address or e-mail by **5:00 p.m. on Friday, April 24, 2026**:

Andrew Perez, Planning Manager
Community Development Department
300 East Branch Street
Arroyo Grande, California 93420
aperez@arroyogrande.org

EIR Public Scoping Meeting: The City will hold a public EIR scoping meeting in-person and via video conference to provide an opportunity for agency staff and interested members of the public to submit verbal comments on the scope of the environmental issues to be addressed in the EIR. The scoping meeting will be held on **April 7, 2026 at 6:00 PM at City Council Chamber, located at 215 E Branch Street**.

Please join the meeting via Zoom: for web, visit, select "Join a Meeting" and enter Webinar ID: 867 5234 5420 (direct link: https://arroyogrande-org.zoom.us/webinar/register/WN_NRsyFrUIQ_6179_iBTyDVA). Use the Raise Hand feature to request to speak. For dial-in comments, call 669 444 9171 , enter Meeting ID: *9 to speak. Registration is required in advance.

Plan Location: The Arroyo Grande General Plan encompasses the entirety of the City of Arroyo Grande and its Sphere of Influence. Figure 1 shows the regional location, and Figure 2 shows the Arroyo Grande General Plan boundary

General Plan Update: As part of a comprehensive planning process, the City of Arroyo Grande (City) proposes to adopt an update the Arroyo Grande General Plan. It would serve as a long-term framework for future growth, reflect issues identified from community input and changes in State law, and update all elements of the General Plan, including the Land Use Element, Natural and Cultural Resources Element, Safety Element, Noise Element, Parks, Recreation, and Community Services Element, Circulation Element, Economic Development Element, and Health and Equity Element. The update to the General Plan would include, but is not limited to, revisions to policies, narratives, data, and figures to reflect the new buildout period through 2050. The General Plan would also identify specific areas--referred to as Focus Areas, including the East Grand Corridor, North Fair Oaks, Frederick,--as having the potential to accommodate growth and development through 2050. The General Plan would also include updates to the existing noise contours and an update to the City’s 2013 Climate Action Plan. The Development Code would also be amended in concurrence with the update to the General Plan to ensure consistency with the Arroyo Grande General Plan.

EIR Environmental Impact Areas: The EIR will provide a programmatic evaluation of potential environmental impacts of the plan. The EIR will also evaluate the cumulative impacts of the Arroyo Grande General Plan when considered in conjunction with other related past, present, and reasonably foreseeable future projects. The City anticipates that the Arroyo Grande General Plan could result in potentially significant environmental impacts with regard to the following topic areas, which will be further evaluated in the EIR.

- Air Quality
- Biological Resources
- Cultural/Tribal Cultural Resources
- Greenhouse Gas Emissions
- Noise
- Transportation

Topic areas that are not listed above will be addressed in the Effects Found Not to be Significant section of the EIR. If impacts are determined to be significant during the evaluation of a topic area, the topic area will be analyzed in its own section of the EIR.

EIR Plan Alternatives: The EIR will also evaluate a reasonable range of plan alternatives that could reduce or avoid potential environmental effects identified in the EIR, including a required “No Plan” Alternative.

When the Draft EIR is completed, it will be available for review at the City’s offices located at 300 East Branch street, Arroyo Grande, California 93420 and online at: <https://planarroyogrande.com/>. The City will issue a Notice of Completion and Notice of Availability of a Draft EIR at that time to inform the public and interested agencies, groups, and individuals regarding how to access the Draft EIR and provide comments. Additional information about the proposed plan can be accessed at the <https://planarroyogrande.com/> webpage and the City website at <https://arroyogrande.org/>.

If you have questions regarding this NOP or the EIR public scoping meeting, please contact the Lead Agency Contact Andrew Perez at (805) 473-5425 or via email at aperez@arroyogrande.org.



Andrew Perez, Planning Manager

March 20, 2026

Date

Attachment 1 Project Description

Figure 1 Regional Location

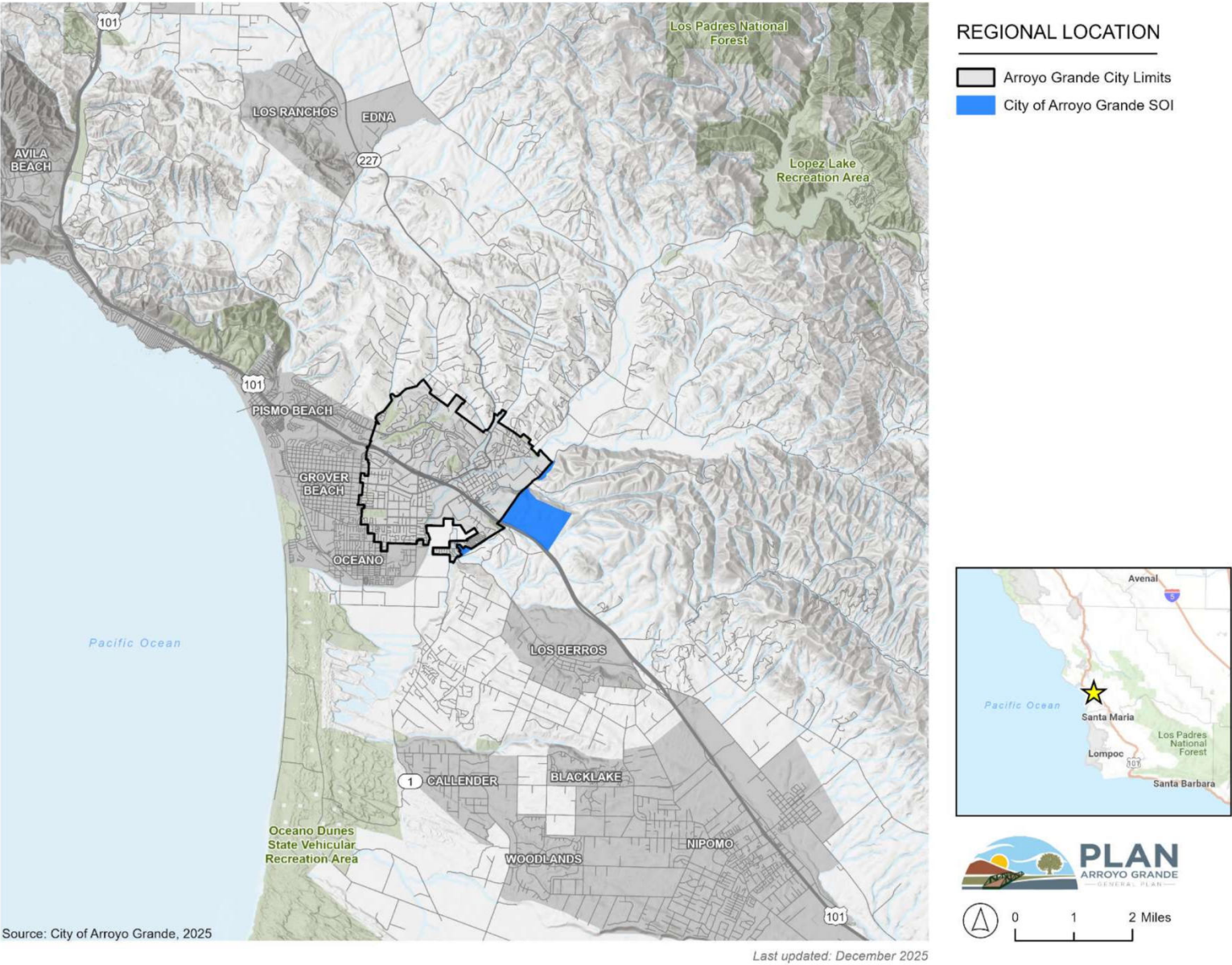
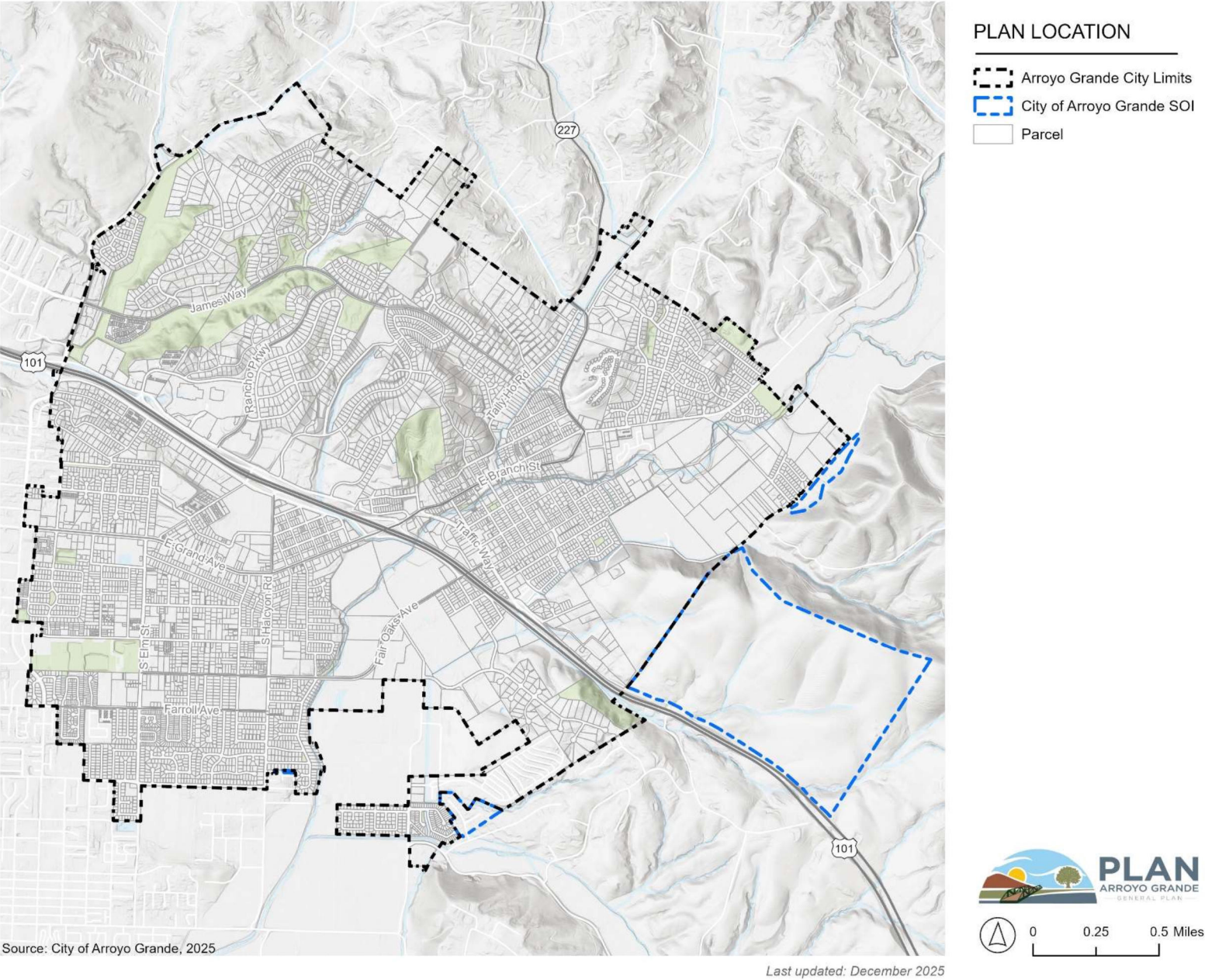


Figure 2 General Plan Boundary



2 Project Description

As part of a comprehensive planning process, the City of Arroyo Grande (City) proposes to adopt an update to the Arroyo Grande General Plan (“General Plan”), including eight respective General Plan elements, an updated Climate Action Plan (CAP), and updates to the Arroyo Grande Development Code (collectively referred to in this EIR as “General Plan” or “General Plan Update”). The General Plan includes the following elements: Land Use; Natural and Cultural Resources; Safety; Noise; Parks, Recreation, and Community Services; Circulation; Economic Development; and Health and Equity. The City will update its Development Code after the adoption of the General Plan Update to ensure consistency between the documents.

The General Plan serves as the long-term blueprint for development for the Planning Area. The Planning Area, shown in Figure 2-2, encompasses the City Limits and the City’s Sphere of Influence (SOI). A Local Agency Formation Commission (LAFCO) adopts a Sphere of Influence and its boundaries to identify the probable physical limits and service area of a city. In accordance with California Government Code Section 56430, a n SOI typically includes both incorporated and unincorporated areas; however, a city typically assumes primary responsibility for providing public facilities and services to only the incorporated area. The Arroyo Grande SOI boundary matches the Planning Area boundary. This chapter provides an overview of the General Plan area location and setting as well as the General Plan goals, policies, and implementation programs. Intended uses of this EIR by agencies with permitting and approval authority over the General Plan, in addition to required permits and approvals, are also discussed.

2.1 General Plan Area Location and Setting

2.1.1 Regional Location

The City of Arroyo Grande is located in San Luis Obispo County. Arroyo Grande shares borders with the neighboring cities of Pismo Beach to the northwest and Grover Beach to the west, the unincorporated community of Oceano to the south, and unincorporated San Luis Obispo County to the east and north (see Figure 2-1 for regional location). Rural residential and suburban development characterize the unincorporated areas to the north and southeast, while agricultural uses predominantly occupy the Arroyo Grande Valley to the northeast and the Cienega Valley to the south of the city.

Regional access to Arroyo Grande is provided via U.S. Highway 101 (U.S. 101) which runs through the center of the city in a northwest to southeast direction. Regional access to the city via transit is provided by Amtrak. The nearest Amtrak station is located near the intersection of West Grand Avenue and State Route (SR) 1 in the City of Grover Beach, approximately 1.2-miles west of the city. Bus service is provided by South County Transit (SoCoTransit) and provides connections to other cities in the region. The San Luis Obispo County Regional Airport is located approximately seven miles north of the Arroyo Grande.

2.1.2 Local Setting

The City of Arroyo Grande is characterized by its small-town character and suburban setting. The city is positioned close to major urban centers, approximately 10 miles south of San Luis Obispo, 175 miles north of Los Angeles, and approximately 250 miles south of San Francisco. Arroyo Grande is

part of the “Five Cities” area of the Central Coast, which also includes the neighboring cities of Pismo Beach, Grover Beach, and the unincorporated communities of Oceano and Shell Beach. The surrounding area features a landscape of rolling hills, agricultural fields, and vineyards, particularly along the Arroyo Grande Creek. Arroyo Grande Creek flows through the eastern part of the city in a generally north-south direction. The area also offers access to the coastline, providing relatively close beach access and a variety of recreational opportunities (see Figure 2-2 for the General Plan location). There are 350 acres of open space land in the northern and southeastern portions of the city, most of which is adjacent to residential neighborhoods and U.S. 101. Of the 350 acres of open space, only the 73-acre James Way Oak Habitat and Wildlife Preserve is publicly accessible. The climate in Arroyo Grande consists of mild winters and warm summers due to its proximity to the coast (City of Arroyo Grande 2024).

Hazards in the area generally consist of zones designated by CAL FIRE as High and Moderate Local Responsibility Areas in the northwestern and eastern portion of the city; moderate liquefaction potential in areas south of Branch Street and west of U.S. 101; and high landslide susceptibility (Class 9 -10) in the northwestern portion of the city, along Tally Ho Road and U.S. 101.

2.2 Existing General Plan Area Characteristics

The Arroyo Grande Planning Area encompasses 4,188 acres (6.5 square miles). The City Limits encompass 3,789 acres (5.9 square miles) and represent the political boundary that defines land that has been incorporated into the city.

Approximately 18,043 residents live within the Planning Area as of 2025. The SOI includes the entirety of the City Limits of Arroyo Grande and unincorporated areas in the northeastern portion of the city, a square area east of the City Limits but north of U.S. 101 and south of Newsom Canyon; and two small non-contiguous areas abutting the southeastern and southern City Limits. There are approximately 7,649 housing units within the Planning Area (City of Arroyo Grande 2026).

2.3 Existing Land Use Designations

The current Arroyo Grande General Plan Land Use Element establishes 14 land use designations to provide a range of land uses in the city. Land use designations define how a city looks and how residents and visitors experience the physical environment; guide what types of development could occur (e.g., commercial, residential); and contribute to the community character of neighborhoods, corridors, and the city as a whole. The City’s existing Land Use Designations Map is shown in Figure 2-3.

The General Plan is a comprehensive update to the City of Arroyo Grande’s existing General Plan, which was adopted in 2001 and referred to hereinafter as the “2001 General Plan.” The City has not comprehensively updated the General Plan since 2001, however some elements (“Elements”) have been updated over the years including:

- Agriculture Conservation, and Open Space Element (2007);
- Economic Development Element (2012);
- Circulation Element (2021); and
- Housing Element (2021)

Figure 2-1 Regional Location

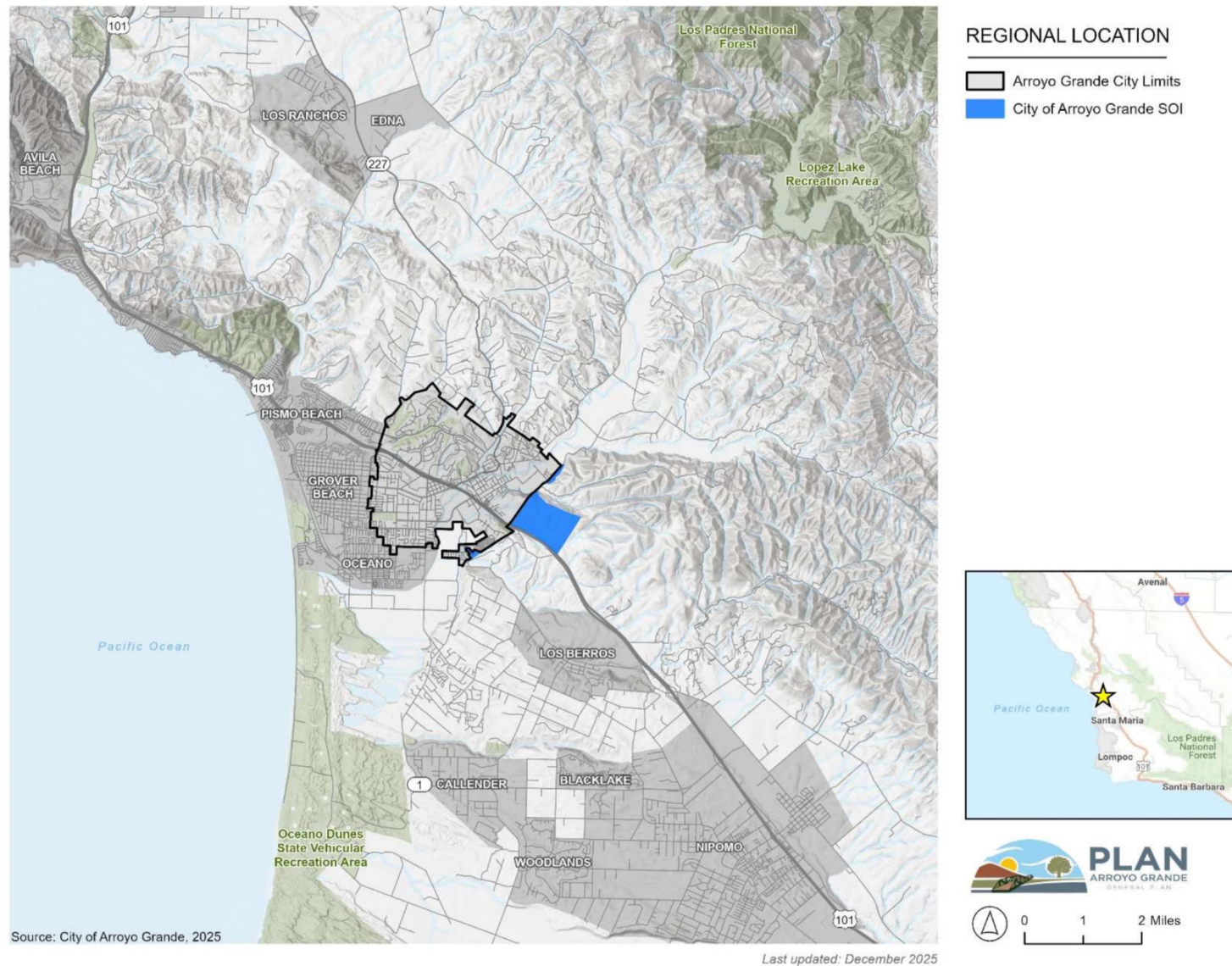


Figure 2-2 Plan Location

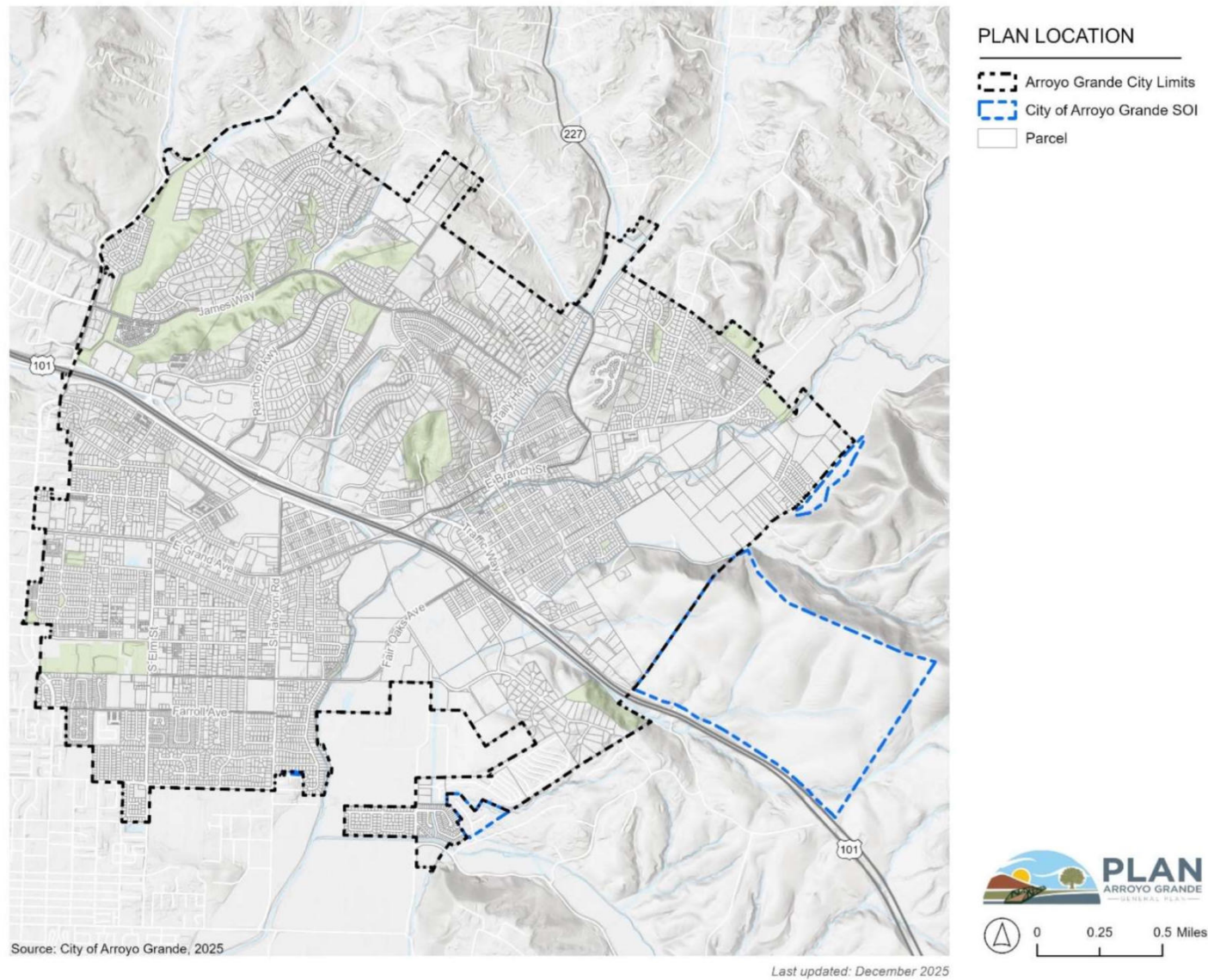
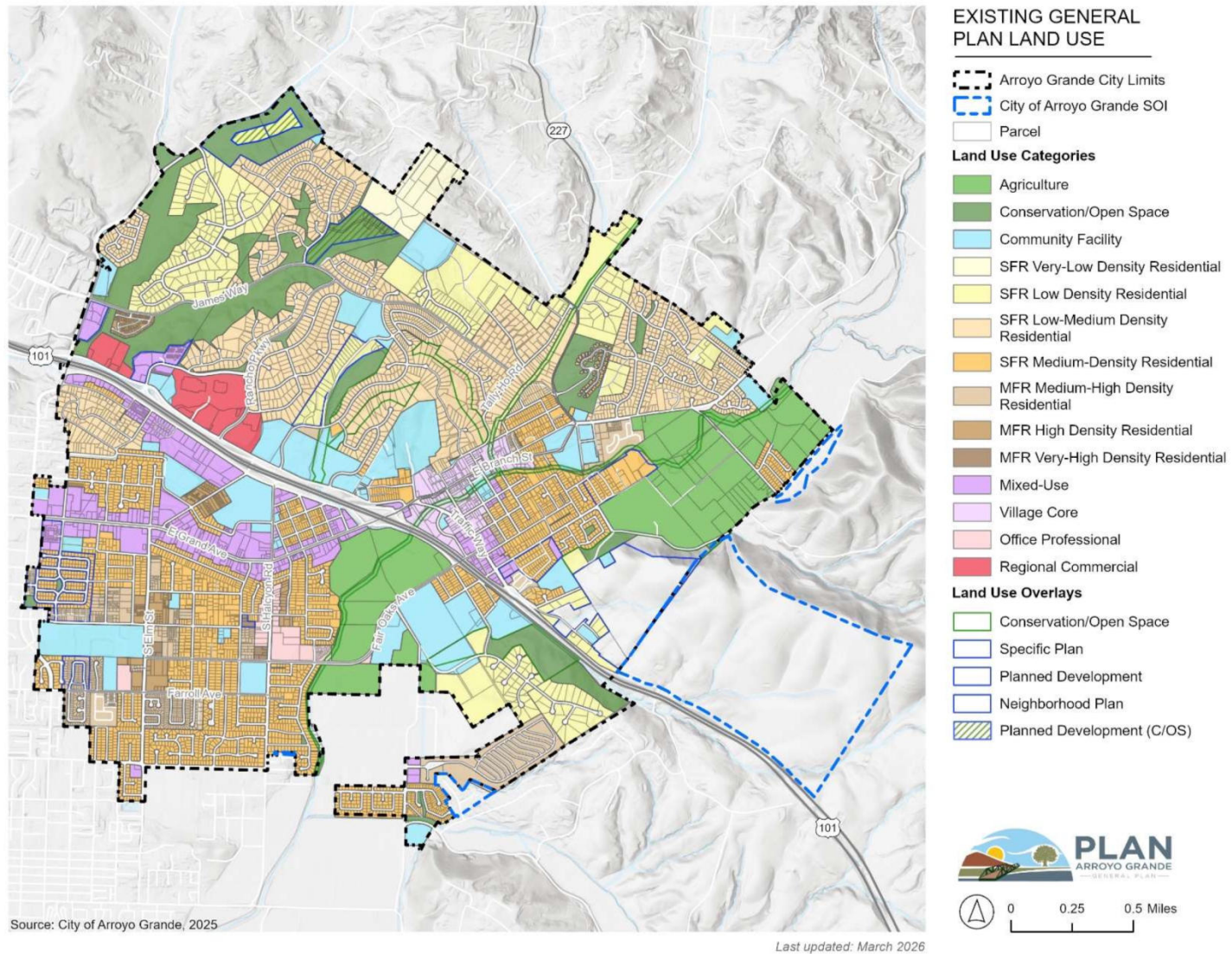


Figure 2-3 Existing General Plan Land Use Map



2.4 Regulatory Setting

Government Code Sections 65300 through 65303.4 requires each municipality to adopt and periodically update its General Plan, and requires that a General Plan include the following Elements: Land Use, Circulation, Housing, Open Space, Conservation, Noise, Safety, and Environmental Justice. Municipalities may also prepare optional elements that can be organized or combined at the municipality's discretion.

The General Plan has been organized into the following Elements: Land Use; Natural and Cultural Resources; Safety; Noise; Parks, Recreation, and Community Services; Circulation; Economic Development; and Health and Equity. Together with the already adopted 6th Cycle Housing Element, these elements cover all topics required to be included in a General Plan under State law. The City of Arroyo Grande City Council adopted the 6th Cycle Housing Element on January 26, 2021. Generally, comprehensive General Plan updates may require updates to an adopted Housing Element for the sake of consistency between each element, however no such updates are anticipated to be necessary.

Under State law a property's zoning is required to be consistent with its General Plan land use designation (Government Code Section 65860). Section 65860(c) of the Government Code requires that when a General Plan is amended or updated in a way that makes the Zoning Ordinance inconsistent with the General Plan, "the zoning ordinance shall be amended within a reasonable time so that it is consistent with the general plan as amended." Updates to the General Plan may also result in concurrent updates to the Municipal Code for consistency with the General Plan.

2.5 Plan Objectives

The General Plan presents a vision for the future of the City and a set of major strategies for how the City plans to achieve the vision. This vision and its major strategies capture the City's key values and aspirations for the future, and reflect the collective ideas from community members and City leaders that provided input to help shape the General Plan Update.

The General Plan vision statement is as follows:

Arroyo Grande is a welcoming and vibrant community that cherishes its historic charm, agrarian character, and diversity. We promote a healthy lifestyle through walkable and bike-friendly spaces, ensure inclusive recreational facilities for all, and foster strategic growth to meet the varied needs of our citizens and visitors.

The following guiding principles are embedded throughout the General Plan and link the vision statement and the policy framework of the General Plan:

1. **Preservation of Community Pride and Identity:** Prioritize the preservation of historic resources and landmarks to recognize the unique history, character, and agricultural heritage of Arroyo Grande. Promote community events, education, and engagement to foster a strong sense of pride. Encourage quality local businesses, restaurants, and cultural events that incorporate the City's small-town feel with the need for inclusivity, equity, and growth.
2. **Recreation and Community Spaces:** Invest in public parks, community gathering spaces, and recreational facilities to provide inclusive spaces for all ages and abilities. Expand and

maintain safe bike lanes and interconnected walking and biking trails to promote healthy, active lifestyles and reduce car reliance.

3. **Infrastructure and Smart Growth:** Implement strategies to balance economic growth opportunities with the preservation of natural resources. Prioritize infrastructure investments and maintenance of roads, public transportation, and community facilities to support our community's quality of life. Support diverse housing options, catering to different income levels and living situations.
4. **Economic Development and Local Business:** Foster a welcoming community by ensuring that all residents have access to business growth opportunities, jobs, and housing, including multifamily and missing middle housing types. Promote an environment in which citizens and visitors thrive.
5. **Environmental Sustainability:** Encourage sustainable practices in all community sectors, including energy efficiency, waste reduction, and renewable energy use. Balance resource conservation with economic growth and equity to ensure that meeting today's needs does not compromise the ability of the community to meet future needs.

2.6 General Plan Characteristics

2.6.1 General Plan Update Organization

The elements included in the General Plan Update are further described in this section.

- **Land Use Element.** The Land Use Element contains the Land Use Designation descriptions and map as well as the policies and standards that directly shape land use decisions and guide physical development of Arroyo Grande. The Land Use Element addresses the type and intensity of development allowed on a site, the mix of uses permitted within Arroyo Grande, the general location of uses, and the character of the community. This Element balances land use issues, opportunities, and constraints with other community needs and desires.
- **Natural and Cultural Resources Element.** The Natural and Cultural Resources Element describes Arroyo Grande's natural and cultural resources and sets forth the goals, policies, and programs the City will use to protect them. Goals, policies, and programs in the Natural and Cultural Resources Element would protect, conserve, and manage the city's natural resources, water and air quality, and cultural and historical sites while guiding long-term environmental stewardship.
- **Safety Element.** The Safety Element outlines goals, policies, and programs aimed at reducing environmental and material hazards associated with extreme heat, flooding, wildfire, seismic activity, and exposure to hazardous materials. Goals, policies, and programs in this Element will help strengthen community resilience and reduce community risk from natural and human-caused hazards through enhanced emergency preparedness, strengthened emergency response, and improved evacuation planning.
- **Noise Element.** The Noise Element aids in managing noise through careful planning of land use and circulation patterns, and ensures noise-generating land uses and activities are located away from noise sensitive areas such as homes, schools, and hospitals. Goals, policies, and programs in the Noise Element regulate noise throughout the Planning Area.
- **Parks, Recreation, and Community Services Element.** The Parks, Recreation, and Community Services Element outlines goals, policies, and programs to maintain and expand Arroyo Grande's parks, recreational opportunities, and essential public services. This Element guides the

development, enhancement, and long-term management of parks, open spaces, recreational programs, and community services to meet the needs of current and future residents.

- **Circulation Element.** The Circulation Element, in tandem, with the Land Use Element, outlines goals, policies, and programs to provide safe and easy travel within and through the city for pedestrians, bicyclists, and motor vehicles. The Circulation Element provides the framework for prioritizing transportation improvements and securing funding for those improvements.
- **Economic Development Element.** The Economic Development Element supports the creation of a healthy economy that creates employment opportunities, supports local businesses, funds essential public services, and fosters vibrant places for people to live, work, and gather. Goals, policies, and programs in the Economic Development Element support the retention, expansion, and attraction of businesses to support economic development and fiscal health of the city.
- **Health and Equity Element.** The Health and Equity Element provides an overview of health and equity in Arroyo Grande, including pollution exposure, healthy food access, public facilities, safe housing, and civic engagement. Goals, policies, and programs in the Health and Equity Element integrate environmental justice principles and policies to support social, environmental, and economic well-being in the city.

The City adopted its current 6th Cycle Housing Element on January 26, 2021, covering the period from December 31, 2020, to December 31, 2028. The General Plan Update incorporates any revisions to the 6th Cycle Housing Element as required by the California Department of Housing and Community Development. No changes are proposed to the Housing Element as part of its incorporation into the General Plan Update.

2.6.2 Land Use Designations

The General Plan includes 16 land use designations that define the types, intensity, and density of land uses allowed throughout the city. Each land use designation defines the intended character and function of areas within the City of Arroyo Grande, guiding the built environment to achieve the community's vision. Changes to land use designations include the addition of the Parks and Corridor Mixed Use land use designations. Also, the existing land use map includes a Specific Plan overlay, but the updated plan includes the Specific Plan as a new land use designation. Land use designations are implemented through the City's Development Code and correspond to one or more zoning districts that establish specific permitting, development, and design requirements.

The specific proposed land use designations in the Land Use Element are shown in Table 2-1. Figure 2-4 shows the proposed City of Arroyo Grande Land Use Designations.

Table 2-1 Description of Proposed Arroyo Grande Land Use Designations

Land Use Designation	Description	Maximum Residential Density	Intensity (Floor Area Ratio)
Residential			
Low Density Residential	This designation allows for semi-rural single-family homes and light agricultural uses (e.g., keeping of farm animals, orchards, vineyards) on larger, estate sized lots with a maximum density of one dwelling unit per acre.	1.0 unit/acre	n/a
Low-Medium Density Residential	This designation allows for detached single-family homes on moderate sized lots, maintaining large front setbacks with a maximum density of four dwelling units per acre.	4.0 units/acre	n/a
Medium Density Residential	This designation allows detached single-family homes of moderate density on smaller lots and low density multi-family residential (e.g., duplexes). The maximum allowed density is eight dwelling units per acre.	8.0 units/acre	n/a
Medium-High Density Residential	This designation allows for attached and detached single-family homes as well as small-scale multi-family residential developments (e.g., duplexes, triplexes, cottage courts) while maintaining the character of a single-family neighborhood. The maximum allowed density is 12 dwelling units per acre.	12.0 units/acre	n/a
High Density Residential	This designation allows a variety of multi-family residential developments, ranging from duplexes and quadplexes to small apartment complexes, while still incorporating single-family homes. Front and side setbacks should be smaller than in lower-density neighborhoods but maintain a sense of space and separation from the street. The maximum density is 16 dwelling units per acre.	16.0 units/acre	n/a
Very High Density Residential	This designation is predominantly for larger scale multi-family residential developments, such as apartment buildings or townhomes. Development should be more urban in character, with greater height limits and minimal front setbacks. The maximum allowed density is 28 dwelling units per acre.	28.0 units/acre	n/a
Mixed Use			
Mixed Use	This designation allows higher-density residential and commercial uses including general retail, restaurants, personal services, cafes, and small professional offices. Buildings are set at or near the sidewalk. The maximum residential density is 30 dwelling units per acre and a maximum non-residential intensity of 1.75 floor area ratio (FAR).	30.0 units/acre	1.75
Corridor Mixed Use	This designation allows higher-density housing integrated with commercial uses to support businesses, expand housing choices, and create active streetscapes. The maximum residential density is 36 dwelling units per acre and a nonresidential intensity of 2.5 FAR.	36.0 units/acre	2.5
Village Core	This designation allows for a diverse mix of medium density residential, commercial, and office uses. Buildings should follow urban design standards that complement the historic character of Arroyo Grande and create activated public spaces. The maximum residential density is 26 dwelling units with a maximum non-residential intensity of 2.0 FAR.	26.0 units/acre	2.0

Land Use Designation	Description	Maximum Residential Density	Intensity (Floor Area Ratio)
Commercial			
Office Professional	This designation allows professional and medical offices, as well as larger health care facilities that are compatible with nearby residential development. This designation is generally applied along Halcyon Road between East Grand Avenue and Fair Oaks Avenue. The maximum intensity of development is 1.0 FAR.	n/a	1.0
Regional Commercial	This designation allows for larger commercial or light industrial uses such as gas stations, large shopping centers, restaurants, car dealerships, or big box stores. This designation applies to parcels along the U.S. 101 freeway corridor with adequate access to the freeway and adjacent arterial roads. The maximum intensity of development is 1.0 FAR.	n/a	1.0
Conservation			
Agriculture	This designation allows for a variety of agricultural uses (e.g., the raising of animals, crop production, management of orchards or vineyards), limited single family residential, and agriculture-related accessory uses and structures (e.g., agricultural product processing and packaging, storage, barns, silos). The maximum residential density is one dwelling unit per 10 acres.	1.0 unit/10 acres	n/a
Conservation/Open Space	This designation is meant to preserve non-agricultural natural resources such as creeks, forests, and hillsides. Uses appropriate in this designation include vista areas, wildlife habitats, and light recreational activity. Built improvements are limited to accessory uses and structures (e.g., trails, caretaker units, restrooms).	n/a	n/a
Other			
Community Facilities	This designation allows for uses such as schools, libraries, government buildings, police and fire stations, community centers, and public utilities. The maximum intensity of development is 0.5 FAR.	n/a	0.5
Parks and Recreation	This designation allows for a variety of recreational uses such as public parks, dog parks, sports fields and courts, public pools, and playgrounds.	n/a	n/a
Specific Plan	A Specific Plan is a comprehensive planning tool authorized by State law (Government Code Sections 65450– 65457) that implements the General Plan for a defined geographic area. A Specific Plan provides detailed policies, land use designations, development standards, and implementation measures to guide future growth in a coordinated and consistent manner. A Specific Plan can include a mix of land uses— such as residential, commercial, office, and parks and recreation—to create a cohesive, well-planned development that supports the community’s long-term vision. The Specific Plan land use designation allows the City to identify locations for focused, master-planned development while providing flexibility for property owners and developers regarding the mix, density, and intensity of land uses. Through the Specific Plan process, the City can ensure that the development addresses infrastructure needs, public services, circulation, open space, and community design in an integrated way that aligns with General Plan goals and State planning requirements.	Project specific	Project specific

Source: Arroyo Grande, City of. 2025. Arroyo Grande Draft General Plan Land Use Element.

2.6.3 Focus Areas

Specific areas of the city were identified for their potential to accommodate growth and development. These areas are referred to as Focus Areas. Each Focus Area has unique characteristics, opportunities, and challenges related to future development. Specific Focus Areas in the city are identified as East Grand Corridor, North Fair Oaks, and Frederick. These Focus Areas are shown in Figure 2-5 and brief descriptions of these Focus Areas are as follows.

East Grand Corridor

The East Grand Corridor Focus Area encompasses the parcels along and around East Grand Avenue within the City Limits. This Focus Area emphasizes the infill and redevelopment potential of East Grand Avenue, envisioning a lively, vibrant, walkable, and safe corridor that provides abundant housing and economic opportunities. Key priorities for this area include development of complete streets, infill development, and a diverse mix of uses including affordable housing, retail, office, community facilities, and public spaces.

North Fair Oaks

The North Fair Oaks Focus Area is located in the southern portion of the city on Fair Oaks Avenue, across from Arroyo Grande High School and southwest of the Village and U.S. 101. Due to the large parcel sizes of the existing agricultural land, development of the North Fair Oaks Focus Area is likely to occur as one or more larger planned developments. As such, any new development within this Focus Area may require the adoption of a Specific Plan. Key priorities in this Focus Area include neighborhood-scale development, neighborhood transitional areas, family-centric design, and providing recreational opportunities adjacent to Arroyo Grande Creek.

Frederick

The Frederick Focus Area is located in the eastern portion of the city, southeast of the Village and adjacent residential neighborhoods and northeast of U.S. 101. Undeveloped land in this Focus Area is envisioned to accommodate future residential development that complements surrounding existing neighborhoods. Due to the large parcel sizes of the existing agricultural and open space land, development of the Frederick Focus Area is likely to occur as one or more larger planned developments. As such, any new development within this Focus Area may require the adoption of a Specific Plan. Key priorities in this Focus Area include diverse housing opportunities and open space and recreational opportunities.

Figure 2-4 Proposed Land Use Map

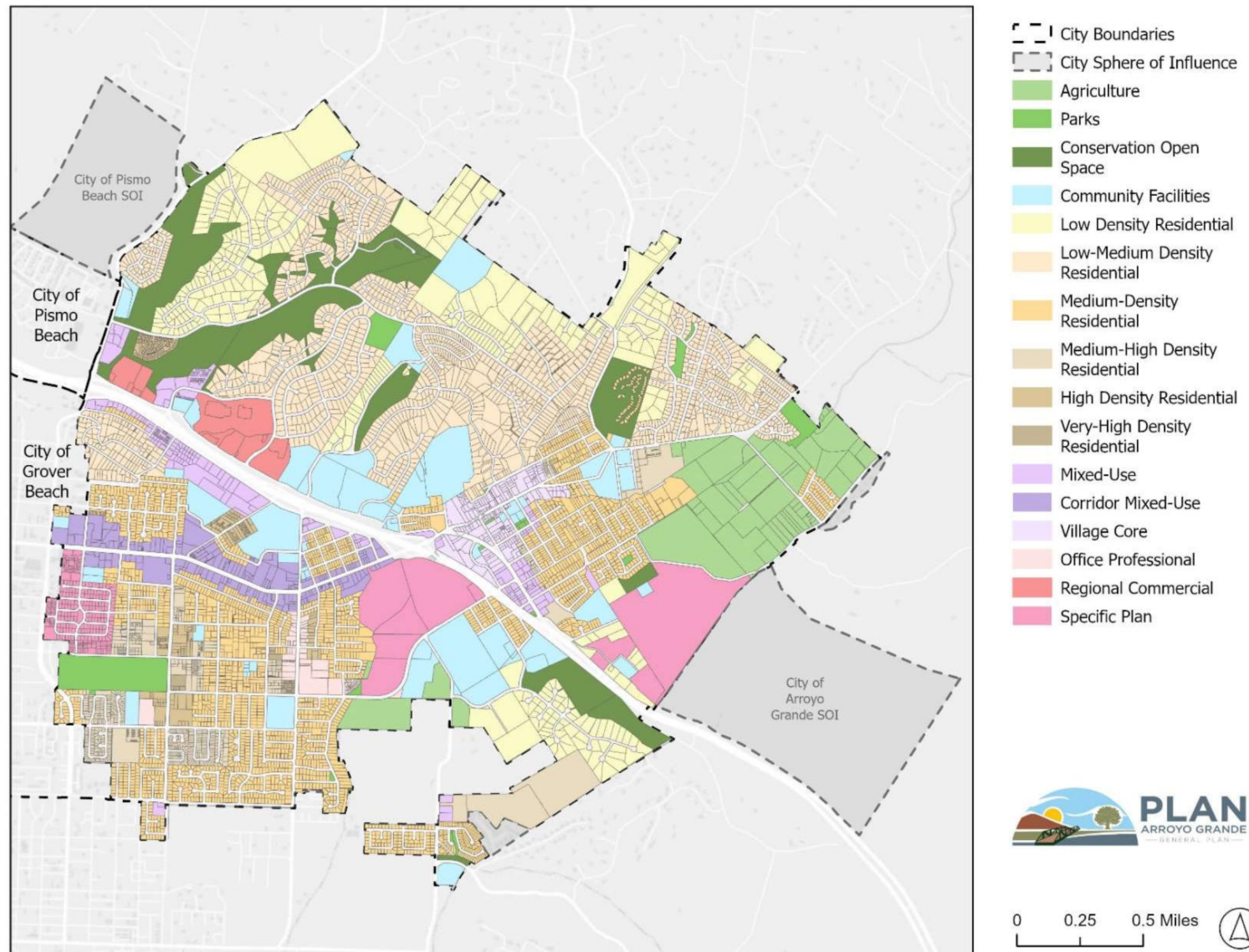
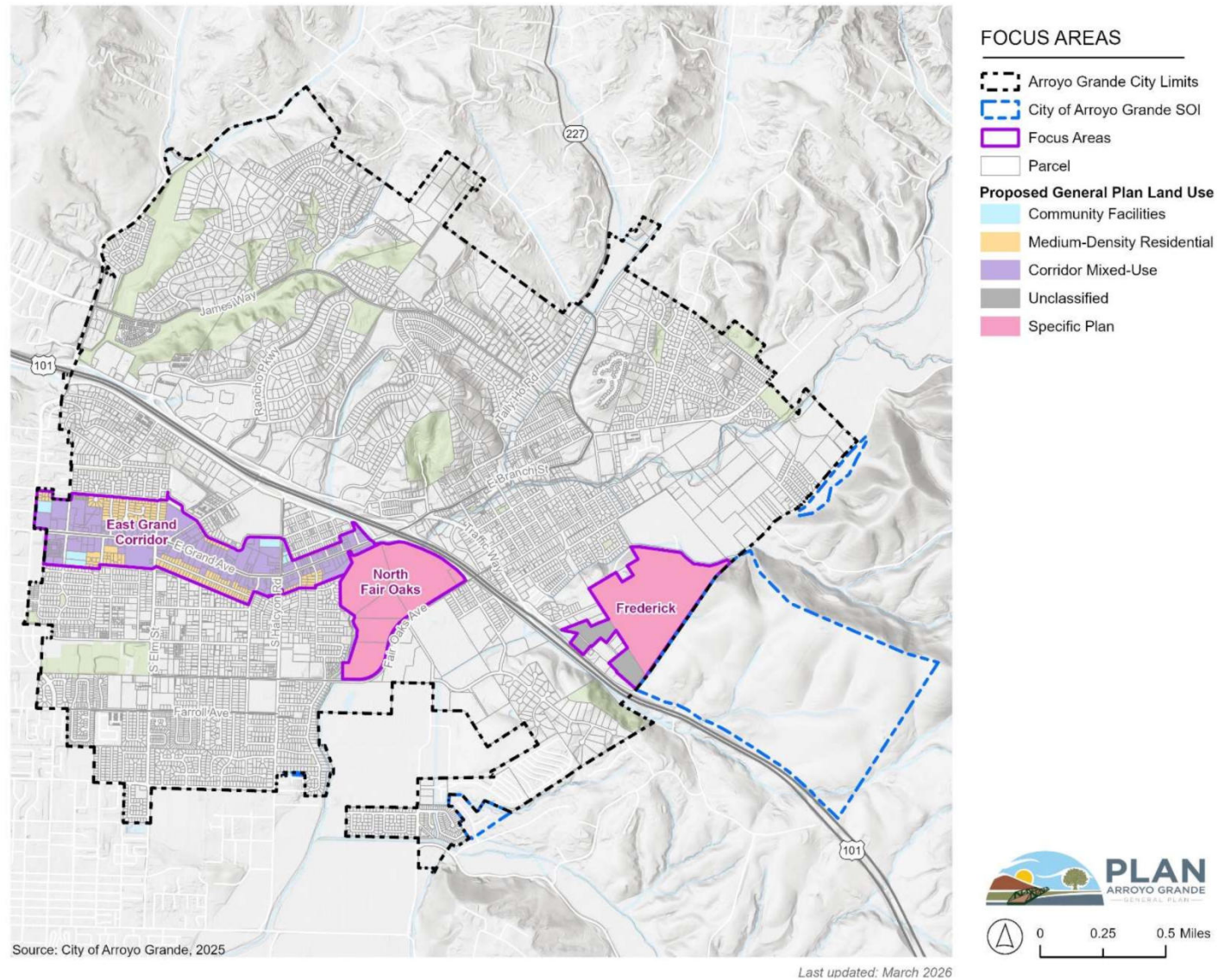


Figure 2-5 Focus Areas



2.6.4 Noise Contour Revisions

The City of Arroyo Grande noise characteristics are described in the General Plan Noise Element, including descriptions of common sources of noise as well as goals and policies to lessen noise for sensitive land uses (e.g., residences, schools, medical facilities). As required pursuant to the Governor's Office of Land Use and Climate Innovation (LCI) Guidelines, the Noise Element would also include a map of noise contours depicted via lines that represent equal levels of noise exposure across the city. Noise contours information informs planning decisions, including siting of potential future sensitive land uses. Future noise contours developed as part of the General Plan Noise Element are shown in Figure 2-6.

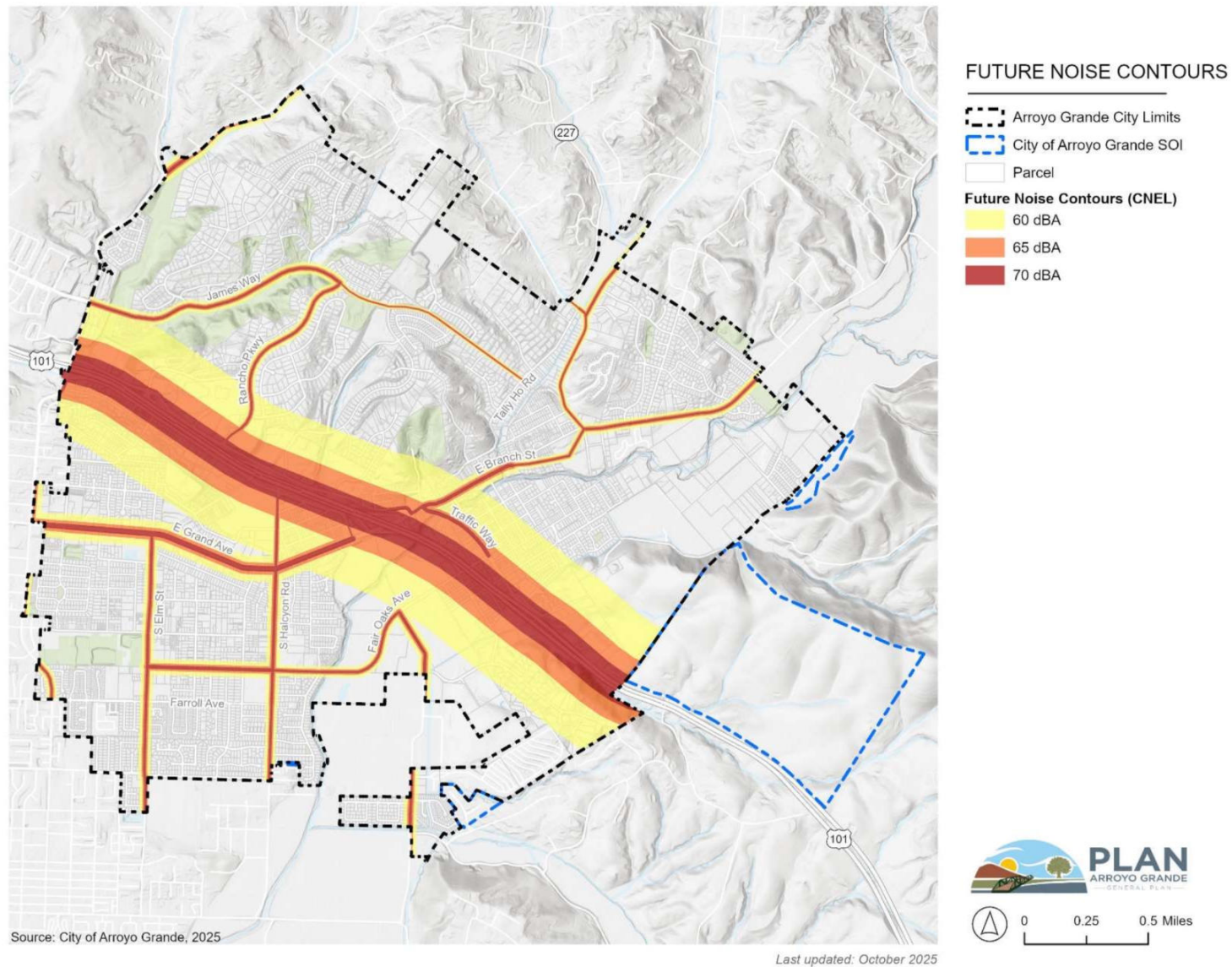
2.6.5 Climate Action Plan

The City of Arroyo Grande is in the process of updating its 2013 CAP. The 2013 CAP is built on a 2005 greenhouse gas (GHG) emissions inventory, which serves as the baseline for reduction planning. Total community-wide emissions in 2005 were estimated at 84,399 metric tons of carbon dioxide equivalent (CO₂e). The largest source of CO₂e was transportation (44 percent), followed by residential energy use (30 percent) and commercial/industrial energy use (14 percent). Smaller contributions came from solid waste (7 percent) and off-road equipment (5 percent). City government operations were a small portion of the total, approximately 1,227 metric tons (MT) CO₂e, or roughly 2 percent of community-wide emissions, with the largest sources being the municipal vehicle fleet, water delivery, employee commuting, and energy use in buildings and facilities.

The 2013 CAP evaluated a 2020 business-as-usual (BAU) emissions forecast, which projected emissions would increase to 93,513 MT CO₂e, about 11 percent above 2005 levels, primarily due to growth in transportation and off-road emissions. After accounting for State-mandated measures (such as cleaner fuels and energy efficiency standards) and existing local actions already underway, the City developed an adjusted 2020 forecast of 75,653 MT CO₂e, representing a significant reduction from the BAU scenario. Consistent with California's AB 32 framework, Arroyo Grande adopted a GHG reduction target of 15 percent below 2005 levels by 2020, equivalent to a community-wide emissions level of 71,739 MT CO₂e. This left a remaining reduction gap of about 3,914 MT CO₂e below the adjusted forecast. The 2013 CAP identifies a package of City operations and community-wide measures focused on energy, transportation and land use, solid waste, off-road equipment, and tree planting, designed to close this gap and meet or slightly exceed the 2020 target while supporting long-term climate planning.

The updated CAP will include a community-wide GHG inventory of emissions, a GHG emissions forecast based on current activities and projected growth and change, GHG emission reduction targets, and the development of specific actions to reach those targets. The CAP will also address climate change adaptation through measures such as collaboration with State agencies.

Figure 2-6 Future Noise Contours



2.7 Proposed General Plan Growth Projections

As a basis for the environmental analysis in this EIR, the City assumes the plan’s complete buildout (of both residential and non-residential uses) within the city would occur by 2050.¹ In the context of this EIR, “buildout” of the plan is assumed to be a locally appropriate projection of development within the Planning Area based on updated land use designations rather than development of every parcel within the city. While complete buildout of the City is not anticipated to occur by 2050, this complete buildout assumption has been used for this EIR to represent the most conservative approach to evaluating the plan’s potential environmental effects and satisfying the requirements of the CEQA Guidelines.

To streamline future projects under this EIR, this program-level EIR analyzes the possible potential growth allowed under the General Plan, pursuant to CEQA Guidelines Section 15168. As shown in Table 2-2, the environmental review of the General Plan will evaluate a development potential of 10,905 new housing units and approximately 8.5 million square feet of non-residential development in Arroyo Grande. In 2025, Arroyo Grande had a population of 18,043 persons and 7,649 housing units (City of Arroyo Grande 2026). Therefore, the growth projections evaluated in this EIR would increase the total number of housing units in Arroyo Grande to 18,554. Table 2-2 describes the increase in new development by land use.

Table 2-2 Development Potential Under the General Plan

Unit Type	Estimated New Residential Units (2025-2050)	Estimated New Non-Residential Square Footage (2025-2050)
Single Family (detached and attached)	4,895	N/A
Multifamily	6,010	N/A
Retail	N/A	7,417,175
Office	N/A	(384,502) ¹
Public	N/A	1,564,328
Industrial	N/A	(28,018)
Total	10,905	8,568,983

¹ Numbers shown within parentheses indicate a reduction in square footage

Source: City of Arroyo Grande, 2026

Specific land use designations proposed for the Planning Area are designed to ensure consistency with the updated Housing Element and existing land uses. These land use changes would allow for increased residential density in Focus Areas, as well as on opportunity sites with a high potential for redevelopment. Areas of the City with the most potential for change are concentrated in identified Focus Areas. The plan serves as the City’s long-term development blueprint through 2050, contains goals and policies guiding land use and infrastructure decisions through 2050, and brings the

¹ Establishing a clear assumption of the General Plan Updates buildout year satisfies the CEQA requirement for the EIR to evaluate reasonably foreseeable environmental impacts of adopting the General Plan Update, because the analysis is tied to the General Plan Update’s density and intensity of land use. The buildout year defines buildout assumptions and align forecasts for land use, circulation, and infrastructure in Arroyo Grande.

General Plan up to date in response to latest State and regional plans and regulations related to climate-related hazards,² emergency evacuation routes and access, water supply, and mobility.

2.8 Intended Use of this EIR

This EIR provides a programmatic environmental review of implementing the General Plan. Subsequent activities falling under the General Plan will use this EIR to focus the environmental review of these consequent activities and to determine their effects. If a new project is proposed that is not anticipated by the General Plan, or that may result in project-level environmental effects not addressed in this program-level EIR, the future project would be evaluated as required under CEQA. This EIR is not intended to prohibit consideration of future projects or CEQA analysis of future projects.

Agencies that may use this EIR include:

- San Luis Obispo Local Agency Formation Commission (LAFCO)
- California Department of Transportation (Caltrans)
- California Department of Fish and Wildlife (CDFW); and
- Any other public agencies which may own land within the City of Arroyo Grande boundaries.

2.9 Plan Implementation

Following adoption of the General Plan by the City Council, all subsequent activities and development within the city would be guided by the goals and policies in the General Plan. Therefore, the plan provides specific policy guidance for implementation of General Plan concepts. The City would also need to coordinate with San Luis Obispo County, the San Luis Obispo Local Agency Formation Commission (LAFCO), and other public agencies to implement policies that affect their respective jurisdictions or would affect the region. Implementing these policies in accordance with new development (residential, commercial, or public) would be subject to the City's established review and approval processes, with final review and approval by the appropriate departmental staff, and/or the appointed and elected officials. The principal responsibilities that City officials and staff have for plan implementation are briefly summarized below:

- Updating the City of Arroyo Grande Development Code to achieve consistency with the adopted plan.
- Rezoning properties, as dictated by future development proposals.
- Approval of tentative maps, specific plans, planned development and conditional use permits, and other land use permits and entitlements.
- Approval of development agreements and issuance of related permits and approvals consistent with the plan.
- Analyzing and planning for public infrastructure such as roadway improvements, other capital improvements, and natural/capital resource preservation and/or restoration.
- Conducting or considering further focused planning studies, as appropriate to future development in the city.

² Pursuant to SB 379, which amended California Government Code Section 65302.

Action items to achieve specific policies listed in the General Plan are included as implementation programs at the end of each General Plan Element. Implementation programs are tied to specific timeframes and are assigned to a responsible department in the City to complete during the specified timeframe. The General Plan Annual Progress Report, as required by Government Code Section 65400 and 65700, mandates that all cities and counties submit an annual report on the status of the General Plan and progress in its implementation to their local legislative bodies, the Office of Land Use and Climate Innovation, and the Housing and Community Development Department annually. The General Plan Annual Progress Report serves as a tool to ensure implementation of the General Plan, its goals, policies, and implementation programs.

2.10 Required Discretionary Approvals

With recommendations from the Planning Commission, the City Council would need to take the following discretionary actions to adopt the proposed General Plan:

- Certification of the Final EIR and adoption of required findings, including required findings under CEQA Guidelines Sections 15090, 15091, and 15093
- Adoption of the Mitigation and Monitoring Reporting Program
- Adoption of the General Plan
- Adoption of Climate Action Plan
- Adoption of any ordinances, guidelines, programs, actions, or other mechanisms that implement the General Plan Update

2.11 References

Arroyo Grande, City of. 2024. Existing Conditions and Trends Workbook. February 2024.
https://planarroyogrande.com/images/AGGPU_ECTW_Final%20Draft_Reduced_2024%2002%2021%20MG.pdf (accessed February 2026)

_____. 2026. Arroyo Grande Land Use Alternatives: Summary Statistics Report. February 10, 2026