



City of Pismo Beach
Community Development Department
760 Mattie Road
Pismo Beach, California 93449
T: (805) 773-4657

www.pismo beach.org

Notice of Preparation

TO: Responsible Agencies & Interested Parties

SUBJECT: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

NOTICE IS HEREBY GIVEN that the City of Pismo Beach will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the project identified below. We need to know your views as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project. The City is issuing this Notice of Preparation to notify public agencies and the public to request input regarding the scope and content of the Draft EIR for this project.

The public review and comment period for this Notice of Preparation begins Friday, January 15, 2021 and ends Monday, February 15, 2021 at 5:00 p.m. A detailed project description with a project location map is available online at <http://www.pismo beach.org/905/DOCUMENTS>. No Initial Study is attached because the lead agency has already determined that an EIR is clearly required for the project and is therefore not required to prepare an Initial Study per CEQA Guidelines Section 15063(a).

Written comments may be submitted to City of Pismo Beach, Attn: Jeff Winklepleck, 760 Mattie Road, Pismo Beach, California 93449. In addition, because the project is of regional and areawide significance, a scoping meeting will be held by the City of Pismo Beach on Thursday, January 28, 2021 at 5:30 p.m. via video conference. This videoconference will be held in accordance with the provisions of Executive Order N-29-20, which authorizes local legislative bodies to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically to all members of the public seeking to observe and to address the local legislative body during the period in which state or local public health officials have imposed or recommended social distancing measures. Executive Order N-29-20 (extended by Executive Order N-80-20) also waives all requirements in the Brown Act requiring the physical presence of personnel of the legislative body or of the public as a condition of participation in or quorum for a public meeting during the period in which state or local public health officials have imposed or recommended social distancing measures. To access the video conference, visit <https://dudek.zoom.us/j/96637299844?pwd=bVQyR0g5bWduRHIHOWdyRGVEbENFQT09> or use the call-in number 669-900-6833 and enter the meeting ID 966-3729-9844# on Thursday, January 28, 2021 at 5:30 p.m.

Project Title: Pismo Beach General Plan/Local Coastal Plan (GP/LCP) Update

State Clearinghouse #: *Pending*

Project Location:

The project focuses on the land area of the City of Pismo Beach, which is located on the Central Coast of California, midway between San Francisco and Los Angeles. Pismo Beach lies within the San Luis Bay Planning Area of the San Luis Obispo County General Plan. Pismo Beach has a total area of 13.5 square miles, the majority of which is located in the Coastal Zone. 9.9 square miles of the City is water and the remaining 3.6 square miles is land area. Pismo Beach is one of seven incorporated cities within San Luis Obispo County. Pismo Beach is bordered by the beach and ocean on the southwest and hills to the northeast. The Cities of Grover Beach and Arroyo Grande are south and east of Pismo Beach and the unincorporated community of Avila Beach is just north of Pismo Beach.

Project Sponsor: City of Pismo Beach, Planning Division
760 Mattie Road, Pismo Beach, CA 93449

Brief 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.

Consulting firm retained to prepare draft EIR:

Firm Name: Rincon Consultants, Inc.
Address: 1530 Monterey Street, Suite D, San Luis Obispo, California 93401
Contact: Christopher Bersbach, Senior Environmental Planner

Date: January 15, 2021

Signature:



Jeff Winklepleck

Title: Senior Management Analyst, City of Pismo Beach
Phone: (805) 773-4658
