



**NOTICE OF AVAILABILITY  
DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)**

**Lead Agency:**

**Agency Name:** City of Pismo Beach

**Street Address:** 760 Mattie Road

**City/State/Zip:** Pismo Beach, CA, 93449

**Contact:** Brian Schwartz, Urban Planning Concepts

**Telephone:** (805) 934-5760

**SUBJECT:      Notice of Availability of a Draft Program Environmental Impact Report (EIR)  
City of Pismo Beach General Plan/Local Coastal Program and Zoning Code Update  
State Clearinghouse No. 2021010158**

Pursuant to Section 15085 and 15087(a), Title 14, California Code of Regulations, this Notice is provided to announce that the City of Pismo Beach has completed a Draft EIR for the proposed project described below and that it is available for public review.

**Project Description and Location:**

The project analyzed is the proposed City of Pismo Beach General Plan/Local Coastal Plan (GP/LCP) Update, which includes updates to the Land Use, Safety, Conservation and Open Space, Noise, Facilities, and Circulation Elements of the City's 1992 GP/LCP. The GP/LCP Update does not include updates to the Parks, Recreation, and Access Element and Housing Element. The Design and Growth Management Elements are being eliminated and incorporated into the Land Use and Community Design Element. With the GP/LCP Update, the City GP/LCP will consist of the following eight elements: 1) Circulation, 2) Conservation and Open Space, 3) Facilities, 4) Housing, 5) Land Use and Community Design, 7) Noise, 7) Parks and Recreation, and 8) Safety.

The GP/LCP Update presents the community's vision for Pismo Beach through the GP/LCP horizon (year 2040). The land use classifications included in the GP/LCP define the basic categories of land use allowed in the City and are the basis for the zoning districts established in the City Municipal Code, which contain more specific regulations and standards governing development on individual properties. Figure 1 illustrates the project's location in a regional setting. Figure 2 illustrates the proposed land use plan.

To maintain consistency with the GP/LCP Update, the project includes a Zoning Code Update which includes the Coastal Implementation Plan.

The City of Pismo Beach determined that there was no substantial evidence that the project would cause or otherwise result in significant environmental effects in the resource areas of agricultural resources and mineral resources. The substantiation for determining that these issues would result in no impact is described in Section 6, Effects Found to be Less than Significant.

Impacts that were determined to be less than significant include:

- Aesthetics
- Air Quality (exposure of sensitive receptors to substantial pollutant concentrations and odors)
- Biological Resources
- Cultural and Tribal Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards, Hazardous Materials, and Wildfire
- Hydrology and Water Quality
- Land Use
- Noise
- Population and Housing
- Public Services and Recreation
- Transportation (conflict with circulation programs, plans, or ordinances; increased hazards due to design features; and inadequate emergency access)
- Utilities and Service Systems

Impacts that were determined to be less than significant with mitigation included:

- Air Quality (cumulative net increase in criteria pollutants)

Impacts that were determined to be significant and unavoidable and would require a statement of overriding considerations to be made per Section 15093 of the State CEQA Guidelines if the project is approved include:

- Air Quality (project-level and cumulative impacts related to conflict with an air quality plan)
- Transportation (project-level and cumulative VMT impacts)

**Hazardous Substances or Wastes Site Listing:** The project site is not listed on any of the sites enumerated under Section 65962.5 of the California Government Code which identify sites known to contain hazardous waste facilities, land designated as hazardous waste property, hazardous waste disposal sites and others.

**Public Review:** The public review and comment period for the Draft Program EIR will be from February 1, 2022 to March 18, 2022. The Draft EIR for the City of Pismo Beach General Plan/Local Coastal Plan

(GP/LCP) Update, is available for review at the Community Development Department at the following locations:

City of Pismo Beach City Hall, Community Development Department  
760 Mattie Road, Pismo Beach, CA 93449

Shell Beach Library  
230 Leeward Avenue Pismo Beach, CA 93449

The Program Draft EIR for the City of Pismo Beach General Plan/Local Coastal Plan (GP/LCP) Update is also available for public review on the City of Pismo Beach website at: [DOCUMENTS | Pismo Beach, CA - Official Site](#)

Written comments may be submitted to the City during the public review period to the contact person below. Comments will be accepted until 5:00 p.m. on March 18, 2022.

City of Pismo Beach Planning Division  
Attn: Brian Schwartz, Contract Planner- City of Pismo Beach General Plan/Local Coastal Plan (GP/LCP)  
Draft Program EIR  
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(805) 934-5760  
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Figure 1: Regional Location



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 Project Location



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**Figure 2: Proposed Land Use Designations**

