



City of Pismo Beach
 760 Mattie Road
 Pismo Beach, CA 93449
 (805)773-4658

NOTICE OF INTENT & MITIGATED NEGATIVE DECLARATION

DATE: August 26, 2021

PROJECT: 2141/2151 Shoreline – Construction of a concrete bluff tied-back wall / P20-000056

APPLICANT NAME: Dr. John P. Okerblom & Tony Hyman **Email:** okerjohn@gmail.com

ADDRESS: 2141 and 2151 Shoreline Drive, Pismo Beach, CA 93449

CONTACT PERSON: Rachel Kovesdi, Kovesdi Consulting

Email: rachel@kovesdiplanning.com **Telephone:** (805) 471-2948

PROPOSED USES/INTENT: A request for a Coastal Development Permit to construct a new 4,000 square-foot carved and colored shotcrete tied back bluff wall and install 27 drilled tiebacks. This project is necessary to protect the existing residence at 2151 Shoreline Drive and an existing seawall at 2141 Shoreline Drive from accelerated bluff failure due to a combination of existing subsurface springs, unique geologic conditions, inadequate drainage in the rear yard, and focused wave energy.

LOCATION: The subject property is within the Single-Family Residential (R-1) Zoning District and is located at 2141 and 2151 Shoreline Drive in the City of Pismo Beach.

LEAD AGENCY: **City of Pismo Beach**
Community Development Department
760 Mattie Road
Pismo Beach, CA 93449
Website: www.pismo-beach.org/planning

STATE CLEARINGHOUSE REVIEW: YES NO

OTHER POTENTIAL PERMITTING AGENCIES: California Coastal Commission

ADDITIONAL INFORMATION: Additional information pertaining to this Environmental Determination may be obtained by viewing the Draft Environmental Document at <https://pismo-beach.org/DocumentCenter/View/54435> or by contacting the Planning Division at 760 Mattie Road, Pismo Beach or by phone at (805)773-4658.

CITY “REQUEST FOR REVIEW” PERIOD ENDS AT SEPTEMBER 24, 2021 AT 5 P.M. (30 DAYS FROM ABOVE DATE BEGINNING AT THE TIME OF PUBLIC NOTIFICATION).

Notice of Determination

State Clearinghouse No. _____

This is to advise that the City of Pismo Beach _____ as *Lead Agency* approved/denied the above described project on _____, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures and monitoring were made a condition of approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration with comments and responses and record of project approval is available to the General Public at the ‘Lead Agency’ address above.

Michael Gruver (mgruver@pismo-beach.org)

City of Pismo Beach

Signature

Project Manager Name

Date

Public Agency