



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: 117 Indio Drive – Construction of a concrete bluff tied-back wall / P20-000059

APPLICANT NAME: James Gentilecore **Email:** jim4617@yahoo.com

ADDRESS: 117 Indio Drive, Pismo Beach, CA 93449

CONTACT PERSON: Walter F. Crampton, Terra Costa Consulting

EMAIL: wrcrampton@terracosta.com **TELEPHONE:** (858) 573-6900

PROPOSED USES/INTENT: A request for a Coastal Development Permit to construct a new 4,800 square-foot carved and colored shotcrete tied back bluff wall and install 23 drilled tiebacks. This project is necessary to protect the existing residence at 117 Indio Drive and will tie into existing seawalls at 113 Indio Drive and 121 Indio Drive to protect the existing structures from accelerated bluff failure and scouring 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 117 Indio 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/54436> 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.

Signature	Project Manager Name	Date	Public Agency
Michael Gruver (mgruver@pismo-beach.org)			City of Pismo Beach