



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

## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

**DATE:** June 2, 2022

**PROJECT:** McNeal Subdivision – Vesting Tentative Tract Map, Coastal Development Permit and Conditional Use Permit (P21-000050)

**APPLICANT NAME:** Fred and Tom McNeal

**ADDRESS:** 00 Beachcomber

**APN:** 010-144-025

**CONTACT PERSON:** Dave Watson (agent)

**EMAIL:** dave@watsonplanning.us      **TELEPHONE:** (805) 704-8728

**PROPOSED USES/INTENT:** A request for a Vesting Tentative Tract Map, Coastal Development Permit, and Conditional Use Permit for a 20-lot residential subdivision to construct twelve (12) townhomes in a duplex configuration, six (6) custom single-family residences, and two (2) residential oceanfront lots. Project includes dedication of a public park lot along the oceanfront to the City and a community garden lot located inland of Shell Beach.

**LOCATION:** The subject property is within the Planned Residential (PR) Zoning District and is located at the intersection of Beachcomber and Shell Beach Road.


**LEAD AGENCY:** City of Pismo Beach  
 Community Development Department  
 760 Mattie Road  
 Pismo Beach, CA 93449  
 Website: [www.pismo beach.org/planning](http://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/107/Environmental-Review> 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 July 1, 2022, AT 5 P.M.**

<b><u>Notice of Determination</u></b>		State Clearinghouse No. _____	
This is to advise that the City of Pismo Beach as <i>Lead Agency</i> 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. 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 ( <a href="mailto:mgruver@pismo beach.org">mgruver@pismo beach.org</a> )	6/2/2022	City of Pismo Beach
<b>Signature</b>	<b>Project Manager Name</b>	<b>Date</b>	<b>Public Agency</b>