



NOTICE OF AVAILABILITY
RECIRCULATED 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: Cindy Jacinth, Planning Manager

Telephone: (805) 773-7043

SUBJECT: Notice of Availability of a Recirculated 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 Recirculated Draft EIR for the proposed project described below and that it is available for public review.

Project Background and Description:

The Draft EIR for the Pismo Beach General Plan/Coastal Land Use Plan (GP/LCP) Update was circulated for a 45-day public review period that began on February 1, 2022 and ended on March 18, 2022. Following the end of the public review period for the Draft EIR, the City prepared an Administrative Draft Final EIR. In addition to addressing public comments, the Administrative Draft Final EIR reflected removal of the Facilities Element from the GP/LCP Update and incorporation of Facilities Element policies into other elements. The Planning Commission hearings for the Final EIR were held on July 25 and August 22, 2023. The City Council hearing for the Final EIR was scheduled for October 2023. However, prior to the City Council hearing, the City determined that the Safety Element would also be removed from the GP/LCP Update.

In accordance with Public Resources Code Section 21092.1 and California Environmental Quality Act (CEQA) Guidelines Section 15088.5, the City of Pismo Beach (City) has elected to recirculate a portion of the Pismo Beach General Plan/Local Coastal Plan Update (GP/LCP Update) Draft Program Environmental Impact Report (SCH #2021010158).

The changes disclosed within this Recirculated Draft EIR are made to address changes that have occurred following the closure of the 45-day public review period of the Draft EIR in March 2022, including: (1) the removal of the Facilities Element and incorporation of Facilities Element policies into other elements, (2) the removal of the Safety Element from the GP/LCP Update, and (3) changes to the GP/LCP Update, including to the goals, policies, and actions within the GP/LCP Update.

The changes to the policies and actions within the GP/LCP Update are primarily changes made to their numbering and lettering as a result of the reordering of policies and actions within the GP/LCP Update to more clearly define which policies and actions are applicable to the Local Coastal Program. These changes also include minor language changes to specific goals, policies, and actions within the GP/LCP. In addition, these changes include the addition of new goals, policies, and actions added to the Conservation and Open Space Element as a result of Senate Bill 1425 and the addition of new goals, policies, and actions added to the Circulation Element as a result of the reorganization of the GP/LCP Update. Language changes to existing policies and additional goals, policies, and actions within the GP/LCP are intended to provide a similar, and in some cases enhanced, level of environmental protection as the goals, policies, and actions within the GP/LCP Update at the time of the release of the Draft EIR. Accordingly, the changes to the goals, policies, and actions do not result in new or substantially more severe environmental impacts than what was evaluated within the Draft EIR.

The project analyzed is the proposed City of Pismo Beach GP/LCP Update, which includes updates to the Land Use, Conservation and Open Space, Noise, 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, Safety Element, and Housing Element. The Facilities Element is being eliminated and incorporated into other elements. The Design Element is being eliminated and incorporated into the Land Use Element. The Growth Management Element is being removed due to updates to California Housing Element Law and implementation of Senate Bill 330. With the GP/LCP Update, the City GP/LCP will consist of the following seven elements: 1) Circulation, 2) Conservation and Open Space, 3) Housing, 4) Land Use, 5) Noise, 6) Parks, Recreation, Access, and 7) Safety. Figure 1 illustrates the project's location in a regional setting. Figure 2 illustrates the proposed land use plan.

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 Recirculated Draft EIR will be from December 11, 2025 to February 11, 2026. The Recirculated Draft EIR is available for review at the Community Development Department at the following location:

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

In addition, the Recirculated Draft EIR is available for review at the Shell Beach Library at the following location:

Shell Beach Library
230 Leeward Avenue, Pismo Beach California 93449

The Recirculated Draft EIR is also available for public review on the City of Pismo Beach website at:
<https://pismo beach.org/995/Public-Hearing-Documents>

Written comments may be submitted to the City during the public review period to the contact person below. Comments should be limited to the materials included within the Recirculated Draft EIR. Comments will be accepted until 5:00 p.m. on February 11, 2026.

City of Pismo Beach Planning Division
Attn: Cindy Jacinth, Planning Manager- City of Pismo Beach General Plan/Local Coastal Plan (GP/LCP)
Recirculated Draft Program EIR
760 Mattie Road, Pismo Beach, CA 93449
(805) 773-7043
cjacinth@pismo beach.org

Figure 1: Regional Location



 Project Location

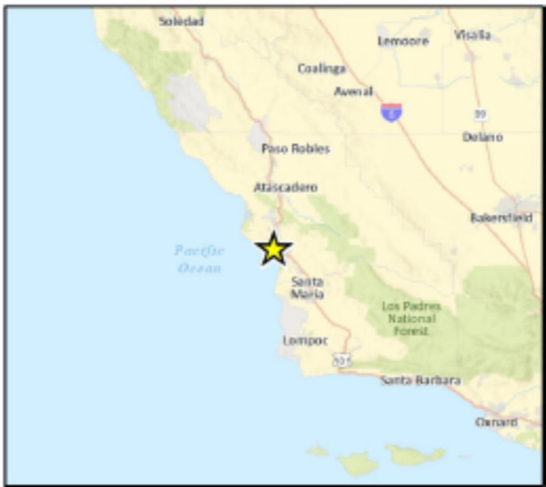


Figure 2: Proposed Land Use Designations

