

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2021010158**Project Title:** Pismo Beach General Plan/Local Coastal Plan (GP/LCP) Update

Lead Agency: City of Pismo Beach

Contact Person: Cindy Jacinth, Planning Manager

Mailing Address: 760 Mattie Road

Phone: (805) 773-7043

City: Pismo Beach

Zip: 93449

County: San Luis Obispo

Project Location: County: San Luis Obispo

City/Nearest Community: Pismo Beach

Cross Streets: n/a

Zip Code: 93449

Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: _____

Assessor's Parcel No.: n/a

Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: 1, 101

Waterways: Meadow Creek, Pismo Creek, Pismo Lake

Airports: Oceano County Airport

Railways: Union Pacific Railroad

Schools: Various

Document Type:CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☐ Mit Neg Dec

Other: Recirculated Draft EIR

☐ FONSI**Local Action Type:**☒ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☐ Land Division (Subdivision, etc.)☒ Other: LCP Update**Development Type:**☐ Residential: Units _____ Acres _____☐ Office: Sq.ft. _____ Acres _____ Employees _____☐ Commercial: Sq.ft. _____ Acres _____ Employees _____☐ Industrial: Sq.ft. _____ Acres _____ Employees _____☐ Educational: _____☐ Recreational: _____☐ Water Facilities: Type _____ MGD _____☐ Transportation: Type _____☐ Mining: Mineral _____☐ Power: Type _____ MW _____☐ Waste Treatment: Type _____ MGD _____☐ Hazardous Waste: Type _____☒ Other: Land Use Plan**Project Issues Discussed in Document:**☐ Aesthetic/Visual☐ Fiscal☐ Recreation/Parks☐ Vegetation☐ Agricultural Land☐ Flood Plain/Flooding☐ Schools/Universities☐ Water Quality☐ Air Quality☐ Forest Land/Fire Hazard☐ Septic Systems☐ Water Supply/Groundwater☐ Archeological/Historical☐ Geologic/Seismic☐ Sewer Capacity☐ Wetland/Riparian☐ Biological Resources☐ Minerals☐ Soil Erosion/Compaction/Grading☐ Growth Inducement☐ Coastal Zone☐ Noise☐ Solid Waste☐ Land Use☐ Drainage/Absorption☐ Population/Housing Balance☐ Toxic/Hazardous☐ Cumulative Effects☐ Economic/Jobs☐ Public Services/Facilities☐ Traffic/Circulation☒ Other: GP/LCP policy updates**Present Land Use/Zoning/General Plan Designation:**

n/a

Project Description: (please use a separate page if necessary)

See attachment

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☒ Air Resources Board	☒ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☒ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>5</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>3</u>
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☒ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>4</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☒ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☒ Water Resources, Department of
☐ General Services, Department of	☐ Other: _____
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date December 11, 2025 Ending Date February 11, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Rincon Consultants, Inc.</u>	Applicant: <u>City of Pismo Beach, Planning Division</u>
Address: <u>1530 Monterey Street, Suite D</u>	Address: <u>760 Mattie Road</u>
City/State/Zip: <u>San Luis Obispo, CA 93401</u>	City/State/Zip: <u>Pismo Beach, CA 93449</u>
Contact: <u>Jason Montague</u>	Phone: <u>805 773-7043</u>
Phone: <u>760-517-9146</u>	

Signature of Lead Agency Representative:  Digitally signed by Cindy Jacinth Date: 2025.12.09 15:51:40 -08'00' Date: 12/9/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Project 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.