



City of Pismo Beach
Community Development Department
760 Mattie Road
Pismo Beach, CA 93449
Telephone: (805) 773-4658 Fax: (805) 773-4684

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

The City of Pismo Beach has completed the Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed Pismo Beach General Plan 2014-2019 Housing Element Update Project. The Draft IS/MND found the following environmental factors to be less than significant with mitigation incorporated: Air Quality, Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Noise, Transportation/Traffic, Tribal Cultural Resources, and Utilities/Service Systems.

Impacts to Aesthetics, Agriculture & Forestry Resources, Energy, Geology/Soils, Greenhouse Gas Emissions, Land Use and Planning, Mineral Resources, Population/Housing, Recreation, and Wildfire were found to be less than significant and did not require mitigation measures.

APPLICANT: City of Pismo Beach

PROJECT LOCATION: The project location includes the incorporated City of Pismo Beach in San Luis Obispo County, California.

PROJECT DESCRIPTION:

The City of Pismo Beach proposes to update the Housing Element of the City's General Plan. The City's 2014 - 2019 General Plan Housing Element Update (GPHEU) policies will provide the overall direction to meet the requirements of the State of California Housing and Community Development (HCD) agency.

The project includes four components: 1) adoption of the 2014-2019 Housing Element; 2) adoption of revisions to the General Plan (GP) Land Use Element text and General Plan Map; and 3) adoption of revisions to the Zoning Ordinance text and Zoning Map. 4) Adoption of a Very High Density Residential Overlay Zone.

Two 'opportunity' sites totaling 2.2 acres are identified for land use and zoning changes from commercial to very high density residential. Both of the sites are located on 4th street. Opportunity site #1 (APN 005-242-019) located at 855 4th street is 1.2 acres in size and is fully developed with an existing medical building, parking, and landscaping. Opportunity site #2 (APN 005-242-027) is a 1.0 acre vacant parcel, located adjacent to the Pismo Lakes Ecological Reserve. The parcel is owned by the City of Pismo Beach.

The proposed update to the Housing Element was developed through a land inventory analysis, collaboration with HCD, and public input. The policies and programs contained in the document are intended to streamline housing production in Pismo Beach in accordance with the latest state housing requirements.

The proposed 2014-2019 Housing Element consists of the following major components:

1. Introduction to the Housing Element, including the planning context in Pismo Beach, General Plan consistency, and the public participation process (Chapter 1).
2. An analysis of the city's population and housing characteristics and trends, including special housing needs (Chapter 2).
3. A review of potential governmental, market, and environmental constraints which impact the City's ability to address housing needs in Pismo Beach (Chapter 3).
4. An evaluation of land and financial resources available to address Pismo Beach's housing goals (Chapter 4).
5. An evaluation of the previous 2010 Housing Element, its effectiveness, progress in implementation, and appropriateness of goals, objectives, and policies (Chapter 5).
6. Housing goals, policies, and programs to address the city's identified housing needs (Chapter 6).

HAZARDOUS WASTE/SUBSTANCES: Based on a search of the California Department of Toxic Substance Control's (DTSC) EnviroStor database and the SWRCB Geotracker system, there are several closed leaking underground storage cleanup sites in the City and one open underground injection control site located on Price Canyon Road, north of US 101, none of which are located on the proposed opportunity sites.

PUBLIC REVIEW PERIOD: Comments on the Draft IS/MND may be received in writing between July 18, 2019 and August 16, 2019. Written comments should be sent to the City of Pismo Beach, Community Development Department, 760 Mattie Road, Pismo Beach, CA 93449, or by email: BSchwartz@pismo-beach.org

AVAILABILITY OF ENVIRONMENTAL DOCUMENTATION: The Draft IS/MND is available for public review during regular business hours at the City of Pismo Beach at the address listed above and online at www.pismo-beach.org/environmental-review