September 2020 | Public Review Draft Initial Study

INITIAL STUDY FOR GROVER BEACH 2020 – 2028 HOUSING ELEMENT UPDATE AND OPPORTUNITY SITE REZONING

City of Grover Beach

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PLACEWORKS

INITIAL STUDY FOR GROVER BEACH 2020 – 2028 HOUSING ELEMENT UPDATE AND OPPORTUNITY SITE REZONING, GROVER BEACH

DETERMINATION

On the basis of this Initial Study:

☒ I find that the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project and mitigation measures have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT will be required.

_____ _____

Bruce Buckingham, Community Development Director — Date

Project Title:	Grover Beach 2020 – 2028 Housing Element Update and Opportunity Site Rezoning, Initial Study, Grover Beach
Lead Agency Name and Address:	City of Grover Beach 154 South 8th Street Grover Beach, CA 93433
Project Location:	Citywide
Proponent's Name and Address:	City of Grover Beach Community Development Department 154 South 8th Street Grover Beach, CA 93433
General Plan:	Citywide – various
Zoning:	Citywide – various
Authority:	City of Grover Beach

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ATTACHMENT

1. Draft 2020 – 2028 Grover Beach Housing Element (available on the City Website: https://www.grover.org/370/Housing-Element-Update)

Project Description

Under the requirements of state law, every city and county in California must prepare a housing element as part of its general plan. The housing element must document in detail existing conditions and projected needs in accordance with state housing law provisions. The element is also required to contain goals, policies, programs, and quantified objectives that address housing needs over the next eight-year period. The proposed 2020–2028 Housing Element will serve as the City of Grover Beach's (City's) guiding policy document to meet future needs of housing for all the City's economic groups. The proposed 2020–2028 Housing Element will replace the existing 2014 Housing Element.

Unless stated otherwise in the following analysis, the terms "project" and "proposed project" refer to the adoption of the 2020–2028 Housing Element Update *and* the changes to the Land Use Element Map and Development Code Zoning Map shown in Table 1-1, *Opportunity Sites with Proposed Rezoning*.

In addition to the Housing Element Update, the proposed project includes a General Plan Land Use Element Map Amendment and Development Code Zoning Map Amendment to help meet the Regional Housing Needs Assessment (RHNA). The amendments will affect Assessor's Parcel Numbers (APNs) 060-309-002, 060-156-011, 060-156-031, 060-242-044, and 060-242-45 (Table 1-1). Rezoning will be completed prior to the start of the planning period, which is December 31, 2020.

As shown in Table 1-1, *Opportunity Sites with Proposed Rezoning*, the maximum unit capacity on these sites allowed under current zoning is 10. However, the proposed rezoning would increase the total maximum unit capacity of these sites to 56. Therefore, the proposed project would result in a potential increase of 46 new housing units. All development in Grover Beach is required to comply with the General Plan, Grover Beach Municipal Code (GBMC), and City Standards and Specifications.

California Government Code, Section 65588(a)(2), Review and Revision, requires that a proposed 2020–2028 Housing Element review the goals, policies, and programs of the existing housing element, and report on the attainment and disposition of the programs. In some instances, the programs from the previous housing element are continued through to the proposed 2020–2028 Housing Element. Many existing programs have been amended and continued to reflect current conditions in the City. Table 1-2 includes changes in goals, policies, or programs between the existing housing element and the proposed 2020–2028 Housing Element.

Table 1-1 Opportunity Sites with Proposed Rezoning

Site Number	APN	Address	Acres	Under-utilized/ non-vacant?	Current Land Use	Current Zoning	Current Max. Density (units/ acre)	Current Max. Unit Capacity	Proposed Land Use	Proposed Zoning	Proposed Max. Density (units/ acre)	Proposed Max. Unit Capacity
3	060-309-002	191 S. Oak Park Blvd.	0.89 (vacant portion/entire site is 1.78 acres)	Yes	Retail and Commercial Services	RC	9	8	Central Business – Mixed-Use	CBO	20	18
4	060-156-031	809 Ramona Ave.	0.57	Yes	Public/ Quasi-Public	PF	1/lot	1	High-Density Residential	R3	20	11
5	060-156-011	247 N. 9th St.	0.42	Yes	Public/ Quasi-Public	PF	1/lot	1	High-Density Residential	R3	20	8
6 and 7	060-242-044 and -45	164 S 13th St (Cleaver Property)	0.93	No	Parks and Recreation	PR	No residential	0	Central Business – Mixed-Use	CBO with a PD Overlay to allow an affordable housing project only	20	19
Total	—	—	**1.92**	—	—	—	—	**10**	—	—	—	**56**

Notes:
CBO = Central Business Open; PF = Public Facility; PR = Parks and Recreation; R3 = High-Density Residential; RC = Retail Commercial

Table 2-2 Summary of Policy Changes Between Existing Housing Element and 2020–2028 Housing Element

2014–2019 Housing Element Programs	Status/Effectiveness	Continue/Amend/ Delete in 2020–2028 Housing Element
Program 1.1 The City shall prepare an inventory of state, federal, and City-owned land and shall analyze that land for possible housing sites. If appropriate sites are identified, the City shall approach developers and funding agencies to facilitate development of the sites for affordable housing and provide priority permit processing. *(Policy 1.1)* **Responsible Department:** Community Development **Time Frame:** Update the database of vacant and underutilized land annually **Funding:** General Fund **Housing Objective:** Not applicable	The City maintains an inventory of City-owned sites and updates the inventory as needed.	Amend to address updates to state law and continue.

2014–2019 Housing Element Programs	Status/Effectiveness	Continue/Amend/ Delete in 2020–2028 Housing Element
Program 1.2 The City has a Planned Development Overlay Zone that applies City-wide. The purpose of this overlay zone is to facilitate better-designed projects (e.g., innovative site planning, superior design) by allowing flexible and relaxed development standards, beyond what is permitted in the underlying zone. *(Policy 1.1)* **Responsible Department:** Community Development **Time Frame:** As development applications are submitted **Funding:** General Fund **Housing Objective**: Not applicable	An application for a Planned Development Overlay was submitted for a horizontal mixed-use project located at 1598 El Camino Real. The Planned Development Overlay would provide flexible development standards to allow up to nine residential units that would not have been possible because the Retail Commercial zone has no residential development standards.	Continue.

2014–2019 Housing Element Programs	Status/Effectiveness	Continue/Amend/ Delete in 2020–2028 Housing Element
Program 1.3 The City shall continue to work with other agencies and nonprofits that meet the needs of extremely low-income households, including financial assistance and affordable housing projects. Potential local partnership opportunities include, but are not limited to, the Housing Authority of San Luis Obispo (HASLO), the San Luis Obispo County Housing Trust Fund, and Peoples' Self-Help Housing. *(Policy 1.1)* **Responsible Department:** Community Development **Time Frame:** Meet with agencies and nonprofits annually and ongoing **Funding:** General Fund **Housing Objective:** Assist other agencies and nonprofits in providing financial assistance and affordable housing for the extremely low-income households.	The City has partnered with nonprofit organizations to provide funding for rapid rehousing and eviction prevention programs for eligible households, including extremely low-income households.	Combine with Program 4.2 and continue.
Program 1.4 The City shall consider revising the Planned Unit Development standards to encourage development of small, underutilized parcels in the R-3 zone. The process to determine whether revisions to the standards are needed shall include review of development standards, including guest parking and lot coverage. *(Policy 1.2)* **Responsible Department:** Community Development **Time Frame:** Within two years of Housing Element adoption **Funding:** General Fund **Housing Objective:** Not applicable	In December 2018, guest parking spaces were reduced from one per unit to 0.5 per unit. In March 2019, the City adopted an ordinance in which minimum lot sizes were eliminated. This eliminated a barrier to developing three small lot residences on a standard city lot. In addition, maximum lot coverages were increased and minimum landscape areas were reduced. This program has been addressed.	Delete.

2014–2019 Housing Element Programs	Status/Effectiveness	Continue/Amend/ Delete in 2020–2028 Housing Element
Program 1.5 To remove constraints associated with only allowing a density of 20 units per acre, the City shall amend the allowed density on parcel 060-031-005 in the 1700 block of Atlantic City to allow the range of density allowed in the R-3 zone of 10 to 20 units per acre. *(Policy 1.1)* **Responsible Department:** Community Development **Time Frame:** Within two years of Housing Element adoption **Funding:** General Fund **Housing Objective**: Not applicable	This site is no longer being proposed as a housing site in the Housing Element. This program will not be continued.	Delete.
Program 2.1 Multifamily housing developments shall be reviewed during the development review process for consistency with Policy 2.1. *(Policy 2.1)* **Responsible Department:** Community Development **Time Frame:** As multifamily housing applications are submitted **Funding:** General Fund **Housing Objective:** Not applicable	All multifamily housing developments are reviewed for consistency with this policy.	Delete.
Program 3.1 The City shall update the Affordable Housing Development Guidebook identifying funds available and the process for applying to use any City funds available for affordable residential projects, as needed. This guidebook shall be made available at City Hall and on the City website. *(Policy 3.1)* **Responsible Department:** Community Development **Time Frame:** Update guidebook when information included needs updating **Funding:** General Fund **Housing Objective:** Not applicable	The City's Affordable Housing Development Guidebook is available on the City's website.	Amend to reflect current City practice and continue.

2014–2019 Housing Element Programs	Status/Effectiveness	Continue/Amend/ Delete in 2020–2028 Housing Element
Program 3.2 The City shall provide support and assistance when feasible for new affordable housing to be developed by affordable housing developers. If any City funds become available, the City shall prioritize funding for developments that incorporate extremely low-income units. Developers who receive financial assistance from the City for their project shall be required to record a covenant on the project deed(s) that requires the units to be rented or for resale at below-market, affordable rates, as established in the County of San Luis Obispo Affordable Housing Standards. *(Policy 3.1)* **Responsible Department:** Community Development **Time Frame:** When applications are submitted **Funding:** Project applicant and/or City **Housing Objective:** Eight extremely low-, very low- or low-income dwelling units	The City continues to be supportive of affordable housing projects but there were no affordable housing developers that elected to move forward with a project since adoption of the previous Housing Element.	Combine with Program 1.3.
Program 4.1 The City shall encourage residential developers of five or more dwelling units to offer an optional accessible design to homebuyers whose households include one or more disabled persons. *(Policy 4.1)* **Responsible Department:** Community Development **Time Frame:** As development applications are submitted **Funding:** Project applicant **Housing Objective:** Five accessible units	Since the previous Housing Element, the City had three projects of five or more dwellings and the projects complied with the requirements of the California Building Code for adaptable and accessible units.	Delete.

2014–2019 Housing Element Programs	Status/Effectiveness	Continue/Amend/ Delete in 2020–2028 Housing Element
Program 4.2 Underutilized motels or other commercial structures located in appropriate areas that are in need of rehabilitation that have the potential to be converted and/or upgraded for permanent special-needs housing that could serve disabled, elderly, extremely low income-, and very low-income persons shall continue to be identified. City staff shall annually provide nonprofit housing developers with a list of potential properties. *(Policy 4.1)* **Responsible Department:** Community Development **Time Frame:** Annually **Funding:** General Fund **Housing Objective:** Not applicable	Provided as part of the annual meetings with nonprofit housing developers and upon request.	Combine with Program 1.3 and continue.
Program 4.3 The City shall publish informational handouts for those seeking a reasonable accommodation from the strict interpretation of the zoning regulations. These informational handouts shall be made available at City Hall and on the City website. *(Policy 4.3)* **Responsible Department:** Community Development **Time Frame**: Within one year of Housing Element adoption **Funding:** General Fund **Housing Objective:** Not applicable	Information regarding seeking a reasonable accommodation is available on the City's website.	Continue.

2014–2019 Housing Element Programs	Status/Effectiveness	Continue/Amend/ Delete in 2020–2028 Housing Element
Program 4.4 The City shall amend the Development Code to allow transitional and supportive housing in all zones allowing residential uses and define transitional and supportive housing as residential uses subject to the same restrictions that apply to other housing (including design/architectural review). The City shall also amend the standards for the emergency shelter overlay in the Development Code to comply with state law regarding the minimum distance between emergency shelters. *(Policy 4.4)* **Responsible Department:** Community Development **Time Frame:** Within one year of Housing Element adoption **Funding:** General Fund **Housing Objective:** Not applicable	The City amended the Development Code in March 2019 to allow transitional and supportive housing in all zones allowing residential uses, defined transitional, and supportive housing as residential uses, and amended the standards for the emergency shelter overlay to comply with state law.	Delete.

2014–2019 Housing Element Programs	Status/Effectiveness	Continue/Amend/ Delete in 2020–2028 Housing Element
Program 4.5 The City shall work with housing providers to ensure that special housing needs and the needs of lower-income households are addressed for seniors, large families, female-headed households with children, persons with disabilities (including developmental disabilities), extremely low-income households, and homeless individuals and families. The City shall seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, and supportive services programs. The City shall promote market-rate and affordable housing sites, housing programs, and financial assistance available from the City, County, state, and federal governments. In addition, as appropriate, the City shall apply for or support others' applications for funding under state and federal programs designated specifically for special needs groups. *(Policy 4.1)* **Responsible Department:** Community Development, City Council **Time Frame:** Seek funding opportunities beginning in 2014–2015 and annually thereafter; meet annually with housing and special needs providers; all program components are ongoing. **Funding:** Federal Housing Opportunities for Persons with AIDS, California Child Care Facility Financing Program, and other state and federal programs designated specifically for special needs groups **Housing Objective**: Apply for or support at least two funding opportunities serving special needs groups	Met with local nonprofit housing developers/advocacy groups upon request to discuss opportunities and constraints for all types of affordable housing. Have not yet applied to Federal Housing Opportunities for Persons with AIDS, California Child Care Facility Financing Program, and other state and federal programs designated specifically for special needs groups.	Amend and continue.

2014–2019 Housing Element Programs	Status/Effectiveness	Continue/Amend/ Delete in 2020–2028 Housing Element
Program 4.6 The City shall amend the Development Code to allow farmworker housing without a use permit in the Urban Reserve (UR) zone per Health and Safety Code Section 17021.6. *(Policy 4.4)* **Responsible Department:** Community Development **Time Frame:** Within one year of Housing Element adoption **Funding:** General Fund **Housing Objective:** Not applicable	The City amended the Development Code in March 2019 to allow farmworker housing without a Use Permit in the UR zone.	Delete.
Program 5.1 The City shall continue seeking funds for loans and grants through the Community Development Block Grant program to assist in financing and rehabilitating affordable residential projects (extremely low-, very low-, and low-income). In addition, the City shall conduct a housing condition survey prior to the beginning of the sixth Housing Element planning period. The City shall continue to distribute information on the rehabilitation program to citizens in the City Seabreeze newsletter and on the City's public access cable channel when funds are available. *(Policy 5.1)* **Responsible Department:** Community Development **Time Frame:** Apply for funding annually; conduct housing condition survey prior to June 30, 2019 **Funding:** Community Development Block Grant (CDBG), HOME Program **Housing Objective:** 20 rehabilitated units	Since adoption of the previous Housing Element, the City has received $645,000 in CDBG funds to assist low-income households with subsistence payments and security deposits, and $3.2 million in CDBG funds to replace under-sized water system infrastructure. As a result of the funding, the costs were not borne by the water customers. The City also received $247,000 in HOME funds for one Owner-Occupied Rehabilitation project and one First-Time Homebuyer Loan during the planning period. These programs are currently inactive. The City has applied for 2019/2020 CDBG funds for additional funding. The housing condition survey was completed in 2020. The City continues to distribute information on its active programs.	Amend to create separate programs, update information, and continue.

2014–2019 Housing Element Programs	Status/Effectiveness	Continue/Amend/ Delete in 2020–2028 Housing Element
Program 5.2 The City shall identify existing owner-occupied housing that received financial subsidy(ies) through programs such as CDBG for gap financing and track the term remaining on the financing. If funds are received at the end of financing terms, the City shall develop a program to reallocate the funds into new affordable housing units or programs to assist lower and moderate-income families. **Responsible Department:** Community Development **Time Frame:** Ongoing as funds become available **Funding:** CDBG program, **Housing Objective**: Not applicable	In December 2014, program income of $44,000 was received and allocated to a waterline project in a low-income Census block. The City will continue to evaluate program income when received.	Amend and continue.
Program 5.3 Housing that provides living accommodations for low- and moderate-income households shall not be demolished unless any of the following criteria apply: It is necessary to demolish the structure for health and safety reasons, as evidenced by the determination of the Building Official that it is substandard (in accordance with the criteria set forth in Chapter 10 of the Uniform Housing Code as amended from time to time) and that the cost of remediating the code violations would: (1) result in housing that is not affordable to low- and moderate-income households; or (2) exceed 50 percent of the assessed value of the structure in its present condition; It is necessary to carry out a public project that would improve coastal access or other direct public benefit; The unit to be demolished is owner-occupied housing; The unit to be demolished is a non-conforming use according to the requirements of the General Plan or Development Code; The unit to be demolished shall be replaced with a rental unit available to low- or moderate-income households. *(Policy 5.2)* **Responsible Department:** Community Development **Timeframe:** Ongoing **Funding:** General Fund **Housing Objective:** Not applicable	The City requires applicants for demolition permits to provide information in compliance with this program.	Continue and modify to ensure compliance with Senate Bill 330.

2014–2019 Housing Element Programs	Status/Effectiveness	Continue/Amend/ Delete in 2020–2028 Housing Element
Program 6.1 When updates are needed to respond to regulation and policy amendments, the City shall update housing, planning, and building public handout materials. These handouts shall be made available at City Hall and on the City website. *(Policy 6.1)* **Responsible Department:** Community Development **Time Frame:** As zoning regulations are amended **Funding:** General Fund **Housing Objective:** Not applicable	Ongoing. The City updates documents on an as-needed basis. Specific updates needed are referenced in other programs and this program will not be continued.	Delete.
Program 6.2 The City shall consider revising parking standards to remove potential constraints and provide incentives for the development of affordable housing, including: • Reducing parking for one-bedroom dwellings. • Reducing guest parking standards. • Reducing parking standards for affordable dwellings consistent with state standards. *(Policy 6.1)* **Responsible Department:** Community Development **Time Frame:** Within two years of Housing Element adoption **Funding:** General Fund **Housing Objective**: Not applicable	In December 2018, parking requirements for multifamily developments were revised from two per unit plus one guest space per two units regardless of the size/type of unit to: one guest space per four units plus the following, dependent upon unit size/type: one space per studio/one bedroom, one and a half spaces per two plus bedrooms if for extremely low-, very low-, or low-income households or if located in commercial zone, or two spaces per two-plus bedroom units.	Combine with Program 6.3 and continue.

2014–2019 Housing Element Programs	Status/Effectiveness	Continue/Amend/ Delete in 2020–2028 Housing Element
Program 6.3 The City shall monitor housing development as part of the annual General Plan review and identify if there are potential standards, procedures, or fees constraining affordable housing development. *(Policy 6.1)* **Responsible Department:** Community Development **Time Frame:** Annually **Funding:** General Fund **Housing Objective:** Not applicable	The City Council has approved several Development Code amendments focused on removing barriers to housing production, including Planned Unit Development standards and parking requirements. In June 2018, the City Council directed staff to make improvements to the development review and building permit processes as recommended by an outside consultant. In July 2018, the Council waived development impact fees for accessory dwelling units (ADUs) to incentivize development/remove barriers. The City has been awarded $160,000 in Senate Bill 2 funds that will go toward further removing barriers to housing production.	Combine with Program 6.5 and continue.

2014–2019 Housing Element Programs	Status/Effectiveness	Continue/Amend/ Delete in 2020–2028 Housing Element
Program 6.4 To remove potential constraints for the entitlement of multifamily housing projects associated with the findings required for a Development Permit, the City shall remove the terms "density" and "public interest" from the findings in Development Code Section 6.20.060. The City shall also consider adding language to clarify what is meant by the term "location" in the findings. Clarifying language the City shall consider includes safe ingress and egress, whether the site has existing access or is landlocked, and the proposed locations of buildings on the site. Alternatively, if the term "location" cannot be sufficiently clarified, the term "location" shall also be removed from the findings. *(Policy 6.1)* **Responsible Department:** Community Development **Time Frame:** Within two years of Housing Element adoption **Funding:** General Fund **Housing Objective:** Not applicable	The City amended the Development Code in March 2019 to amend the findings in the Development Code, removing the terms "density," "public interest," and "location."	Delete.
Program 6.5 The City shall continue to evaluate the City's development fee structure and consider the reduction of fees for affordable housing units where possible. *(Policy 6.2)* **Responsible Department:** Community Development **Time Frame:** Within two years of Housing Element adoption **Funding:** General Fund **Housing Objective:** Not applicable	In July 2018, the Council waived Development Impact Fees for ADUs to incentivize development/remove barriers. Other fees have not yet been considered.	Combine with Program 6.3 and continue.

2014–2019 Housing Element Programs	Status/Effectiveness	Continue/Amend/ Delete in 2020–2028 Housing Element
Program 6.6 The City shall continue to encourage the development of second units as affordable housing and report new second units as part of the Annual Housing Element Report. The City encourages and promotes second units by providing information on the City's website about second unit standards and options, and informing people at the public counter of second units as an option and informing property owners with an existing unpermitted second unit of the option to bring the unit up to code as a legal second unit. *(Policy 6.3)* **Responsible Department:** Community Development **Time Frame:** Annually **Funding:** General Fund **Housing Objective:** Five second units	The City is in the process of updating its ADU ordinance. Following adoption, the City will enhance its website to further promote the development of ADUs. Senate Bill 2 funding received by the City will allow the development of ADU prototype plans.	Continue and modify to ensure compliance with all recent ADU-related state legislation.
Program 7.1 The City shall continue to provide information about water conservation programs, energy rebates, and water retrofits, and low-income assistance energy programs available through local utility providers. This information shall be available to the public at City Hall and/or on the City website. *(Policy 7.1)* **Responsible Department:** Community Development **Time Frame:** Ongoing **Funding:** Not applicable **Housing Objective:** Not applicable	The City continues to provide this information on their website	Amend and continue.

2014–2019 Housing Element Programs	Status/Effectiveness	Continue/Amend/ Delete in 2020–2028 Housing Element
Program 8.1 The City shall continue to disseminate information in Spanish and English on Housing Program assistance available from HASLO and the Department of Fair Employment and Housing regarding fair housing laws. The City shall post fair housing information on the City website. The City has acted and shall continue to act as an information station for people who experience housing discrimination, referring them to HASLO, the Department of Employment and Housing, and the California Rural Legal Assistance center for assistance. *(Policy 8.1)* **Responsible Department:** Community Development **Time Frame:** Ongoing **Funding:** General Fund **Housing Objective:** Not applicable	The City continues to provide this information on their website and refers people to the state and California Rural Legal Assistance center.	Amend and continue.

As shown in Table 1-2, the proposed 2020–2028 Housing Element consolidates many goals and policies from the previous Housing Element to aid in implementation and to eliminate redundancy. The following 13 policies are new to the City and are included in the proposed 2020–2028 Housing Element:

- **Program 1.3: Emergency Shelter Overlay Zone.** Review the Emergency Shelter Overlay Zone for continued compliance with state law; evaluate the need to expand the overlay zone to other appropriate areas subject to the development standards in the Development Code.

- **Program 1.5: No Net Loss.** California Government Code Section 65863 stipulates that a jurisdiction must ensure that its Housing Element inventory can accommodate its share of the RHNA by income level throughout the planning period. If a jurisdiction approves a housing project at a lower density or with fewer units by income category than identified in the Housing Element, it must quantify at the time of approval the remaining unmet housing need at each income level and determine whether there is sufficient capacity to meet that need. If not, the city must "identify and make available" additional adequate sites to accommodate the jurisdiction's share of housing need by income level within 180 days of approving the reduced-density project.

  The City will evaluate residential development proposals for consistency with goals and policies of the General Plan and the 2020–2028 Housing Element sites inventory and make written findings that the density reduction is consistent with the General Plan and that the remaining sites identified in the Housing Element are adequate to accommodate the RHNA by income level. If a proposed reduction of residential density will result in the residential sites inventory failing to accommodate the RHNA by income level, the City will identify and make available additional adequate sites to accommodate its share of housing need by income level within 180 days of approving the reduced-density project.

- **Program 1.6: Rezone to Meet RHNA.** To address the 2020–2028 RHNA, the City shall amend the General Plan and the Development Code, as needed, and as detailed in Section TR – 2, Resources and Opportunities, to provide adequate site(s) for 29 very low- and low-income units and allow 20 dwelling units per acre or greater on certain sites or in certain zones. The City intends to amend the General Plan and the Development Code, per this program, for APNs 060-309-002, 060-156-031, 060-156-011, 060-242-044, and 060-242-45. Rezoning will be completed prior to the start of the planning period, which is December 31, 2020.

- **Program 1.7: State Employee Housing Act.** To comply with the State Employee Housing Act (Health and Safety Code Section 17021.5, the City will review the Development Code and amend it as necessary. Section 17021.5 requires the Development Code to treat employee housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone in all zones allowing single-family residential uses.

- **Program 1.8: Senate Bill 2 Implementation.** As part of the City's Senate Bill (SB) 2 grant workplan, the City plans to amend the Land Use Element and Development Code to allow more residential development without discretionary review (i.e., by right), which will include preparing objective design standards for residential uses allowed by right and mixed-use projects if allowed by right. This will also include the elimination of subjective development standards/policies, which shall be replaced with objective design standards as required by Government Code Section 65589. The City will analyze how and where that should happen through a public process. In addition, the City will consider establishing an inclusionary housing ordinance and/or increased allowances for density bonuses above and beyond what is required by state law. The results of the input received during the public process will guide the approach to the changes to City regulations to achieve the goal of allowing and permitting more housing and a wider variety of housing.

    - The City plans to develop the following products and planning processes using this funding:Three prototype ADU building plans consistent with the 2019 Residential Code that would fit on a typical City lot.

    - Development Code Updates

        - Review of current Development Code

        - Public Outreach Workshops and Hearings

        - Draft Ordinance

        - CEQA Document

- **Program 3.2: Density Bonus.** The City will continue to offer density bonuses to developers and promote the density bonus through informational brochures, which will be available at City Hall and on its website. The City will review its Development Code and update its density bonus ordinance to be compliant with current state law.

- **Program 3.3: Resources to Address Homelessness.** Continue to partner with regional agencies and organizations to address homelessness challenges in the city and region. Continue to support local programs that provide resources to prevent evictions and rehouse those that are evicted or in need of housing through use of Section 8 vouchers, emergency solution grants, and other programs.

- **Program 4.2: Low Barrier Navigation Centers.** Per Assembly Bill 101 (2019), the City will review its Development Code and make revisions if necessary, to allow low barrier navigation centers for the homeless per Government Code 65660-65668.

- **Program 4.4: Public Facilities (PF) Zone.** Presently one single family dSingle Family welling per lot is allowed in the PF zone; however, per the City's Development Code, Section 2.50.010, the PF zone applies to areas of the City appropriate for government

owned facilities, schools and quasi-public uses. The City shall amend the Development Code to disallow all residential uses in the PF zone.

- **Program 5.2: Housing Rehabilitation.** The City will offer support and resources as available to assist local private organizations to serve elderly, disabled, and disadvantaged persons in the repair and rehabilitation of their housing.

- **Program 6.1: Development Impact Fees.** To encourage affordability by design, the City will modify development impact fees to index fees based on size of unit, providing lower fees for small units where there is a demonstrated nexus. The City will continue to monitor development impact fees to identify constraints to housing development and consider a policy for fee deferrals for affordable housing units. If constraints are identified, the City shall revise the fee schedule accordingly while balancing infrastructure needs to support housing development.

- **Program 6.3: Streamline Housing Development Process.** Establish a written policy or procedure and other guidance as appropriate to specify the Senate Bill 35 (2017) streamlining approval process and standards for eligible projects, as set forth under Government Code Section 65913.4.

- **Program 8.2: Affirmatively Further Fair Housing.** The City will develop a plan to Affirmatively Further Fair Housing (AFFH). The AFFH Plan shall take actions to address disparities in housing needs and in access to opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 [commencing with Section 12900] of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. Specific actions to consider in the AFFH Plan include:

  - Provide dedicated staff that investigates fair housing complaints and enforces fair housing laws.

  - Facilitate public education and outreach by creating informational flyers on fair housing in Spanish and English that will be made available at public counters, libraries, and on the City's website. City Council meetings will include a fair housing presentation at least once per year.

  - Ensure environmental hazards are not disproportionately concentrated in low-income communities.

  - Develop a proactive code enforcement program that holds property owners accountable and requires that they proactively plan for resident relocation, when necessary.

Project Location, Environmental Setting, and Surrounding Land Uses

The City of Grover Beach General Plan was adopted by the City Council in February 2010. This document was designed to serve as a long-term guide for orderly growth and development in Grover Beach. The General Plan also forms the foundation for zoning, subdivision regulation, and other planning decisions. The General Plan includes eight elements, one of which is the Housing Element. The Housing Element has been periodically updated though the years. The 2020–2028 Housing Element is a continuance of this update process and, if adopted by the City, will require an amendment to the General Plan for the inclusion of the 2020–2028 Housing Element. Additionally, the proposed Housing Element includes programs, as indicated previously, that will require amendments to the City's Development Code (Title IX of the Grover Beach Municipal Code). The way in which these changes impact the physical environment in the city is the basis of the analysis provided in this Initial Study.

The proposed project affects land within Grover Beach, which is in southern San Luis Obispo County adjacent to State Route 1 and U.S. Highway 101 (see Figure 1, *Opportunity Sites and Opportunity Sites with Proposed Rezoning*). Opportunity sites 1 and 2 (see Figures 2 and 3) do not include proposed rezoning whereas opportunity sites 3 – 7 (see Figures 3, 4 and 5) include sites that are proposed for rezoning. The city covers 2.25 square miles and is bounded by the Pacific Ocean to the west, Pismo Beach to the north, Arroyo Grande to the east, and the unincorporated urban area of Oceano to the south. Grover Beach is located approximately 10 miles south of San Luis Obispo and 15 miles north of Santa Maria.

Figure 1. Opportunity Sites and Opportunity Sites with Proposed Rezoning



Figure 2. Opportunity Site 1



Figure 3. Opportunity Sites 2, 6, and 7



Figure 4. Opportunity Site 3



Figure 5. Opportunity Sites 4 and 5



1. Land Use and Planning

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☐	☒
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

Discussion

a-b) **No Impact**. The proposed project is consistent with the land uses detailed in the City's General Plan; the proposed project would not remove policies that protect environmental resources. The proposed Housing Element is a policy-level document that encourages the provision of various housing types and affordability levels. The proposed project does not include any specific development proposals. With the exception of the opportunity sites identified for rezoning, the proposed project anticipates land uses that are consistent with the current land use designations of the General Plan Land Use Element and Land Use Map.

As shown in Figure 1, *Opportunity Sites and Opportunity Sites with Proposed Rezoning*, the parcels identified for rezoning are within an urbanized, built-up environment. While rezoning of these parcels would result in an increase in the amount of housing units, the proposed project would not physically divide the community as the rezoned parcels are located within areas already developed with commercial and residential uses. Future residential projects resulting from the proposed project would be required to comply with the policies in the General Plan regarding land use and Municipal Code requirements associated with zoning districts, allowable uses, and development standards. All future residential development occurring within the city would be required to be evaluated in accordance with local regulations, including the General Plan and Development Code. The addition of 46 new residential units would not result in new significant environmental impacts from what is analyzed in the current Land Use Element Environmental Impact Report. Future by-right development would still be subject to federal, state, and local policies regarding land use. Moreover, the City maintains a thorough building permit review process prior to the issuance of any building permit. This requirement is independent of the CEQA process and would be unaffected by the change to by-right zoning. Thus, the implementation of the proposed project would have no impact to physically dividing a community or conflicting with a land use plan, policy, or regulation.

2. Population and Housing

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Discussion

a) **No Impact.** The proposed Housing Element Update contains housing goals intended to encourage housing to meet the City's housing needs. The expectation is that as growth occurs consistent with the existing General Plan, housing would serve all income levels of the City, including both moderate- and low-income residents. The proposed Housing Element is a policy-level document that encourages, but does not require, the provision of a range of housing types and affordability levels. The proposed Housing Element Update does not include specific development proposals. Due to the rezoning of sites, there is a potential increase of 46 new housing units. Based on the average household size in Grover Beach of 2.59 persons per household, the rezoning of these sites has the potential to increase the City's population by approximately 119 if all of the 46 units were constructed, and all of the residents were also new to the city (U.S. Census 2019). It is also possible that existing residents that are currently sharing homes may locate to new units. The population of the City is projected to increase to 13,751 in 2020, which represents an increase of 1.59 percent from the 2019 population. By 2050, the population is expected to increase to 15,091, which is an increase of 11.51 percent from the 2019 population. If all 46 new units are occupied by new residents, the change in population represents 0.88 percent of the 2019 population of the City, which is 13,533 people. This increase in population from 46 new housing units remains less than the 2020 population projection of 13,751 and 2050 population projection of 15,091.

While the rezoning increases the amount of land available for multiple family housing, all development must be consistent with the existing General Plan. Thus, subsequent development is considered consistent with the projected growth in the City's General Plan. The rezoning of sites would not induce substantial unplanned population growth within the city; therefore, there is no impact on population growth.

b) **Less Than Significant Impact.** The proposed Housing Element is a policy-level document that encourages, but does not require, the provision of a range of housing types and affordability levels. The proposed Housing Element Update does not include specific development proposals. Due to the rezoning of sites, there is a potential increase of 46 new housing units. Any removal of existing units on these sites would be replaced with new units. Implementation of the proposed project is unlikely to displace existing people or housing within these locations; therefore, impacts are less than significant.

3. Geology and Soils

Would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☐	☒
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	☒
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

Setting

The city is in the Santa Maria Basin-San Luis Range (SMB-SLR) seismotectonic domain. The SMB-SLR is one of four distinct seismotectonic domains within San Luis Obispo County, as defined by rock type and the nature of faulting and folding (GSA 1994). This domain's surface geology consists of Quaternary and Holocene sediments of alluvium and dune deposits underlain by Jurassic-age Franciscan basement (GSA 1994). The coastal topography of Grover Beach is predominantly flat to gently rolling.

San Luis Obispo County is located within the Southern Coast Ranges Province, which is characterized by a number of subparallel structural blocks bounded by several on- and off-shore faults. Earthquake-related hazards have the potential to result in public safety risks and property damage in Grover Beach. Several secondary seismic hazards are associated with strong seismic shaking, including fault rupture, liquefaction, and ground shaking.

Discussion

a-f) **No Impact.** Construction of new housing could have the ability to increase exposure for people and structures to seismic hazards, including rupture of a fault, strong seismic shaking, and seismic-related ground failure. Similarly, future development could result in construction on expansive or erosive soils, or be proposed in areas subject to landslide or collapse. The General Plan addresses geology and soils as part of the Safety Element, and the City has adopted the 2019 edition of the California Building Code (CBC) that includes provisions for construction in seismically active areas, and on different soil types. The City ensures compliance with these requirements occurs at the time of building permit issuance and would therefore continue even after the change in process that would allow some units to be developed by-right. The by-right provisions of the proposed project do not change the requirement that all existing and future development in the City must comply with the General Plan policies and the CBC. While compliance with these policies may alter design by requiring additional strengthening, over excavation of soil, or other project-specific design elements, the proposed project has no impact on these requirements.

4. Hydrology and Water Quality

Would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☐	☒
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on- or off-site?	☐	☐	☐	☒
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	☐	☐	☐	☒
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff;	☐	☐	☐	☒
iv) impede or redirect flood flows?	☐	☐	☐	☒
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

Setting

The project area is within the jurisdictional boundaries of the Central Coast Regional Water Quality Control Board (RWQCB), one of nine regional boards in the state. The Central Coast RWQCB develops and enforces water quality objectives and implementation plans that safeguard the quality of water resources in its region. Specifically, the RWQCB identifies potential water quality problems, confirms, and characterizes water quality problems through assessments, remedies problems through imposing or enforcing appropriate measures, and monitors problem areas to assess effectiveness of remedial measures. Remedies for problems include prevention and cleanup. Common means of prevention are the issuance of National Pollutant Discharge Elimination System (NPDES) permits, waste discharge requirements (WDRs), and discharge prohibitions and restrictions. Cleanup is implemented through enforcement measures such as Cease and Desist Orders and Cleanup and Abatement Orders.

The city encompasses two areas with a potential of 100-year flooding, or areas with a flood elevation that has a one percent chance of being exceeded each year. These flood zones, designated by the Federal Emergency Management Agency (FEMA) for inclusion in its Flood Insurance Rate Map program, are in the northern and western portions of the city adjacent to Meadow Creek (FEMA 2017).

Discussion

a-e) **No Impact.** Future residential development within the City could result in construction and operational impacts to water quality and discharge standards. Potential impacts during construction include grading and vegetation removal that could expose soil to erosion during construction activities, and operational impacts may include the use of fertilizers, herbicides, and pesticides as well as motor vehicle operation and maintenance. As required by state law, all new residential development projects within the City would be subject to the City's National Pollutant Discharge Elimination System (NPDES) Stormwater Permit (No. CA-0047881) enforced by the RWQCB. The NPDES Stormwater Permit requires that the City impose water quality and watershed protection measures for all development projects and prohibits discharges from causing violations of applicable water quality or from resulting in conditions that create a nuisance or water quality impairments in receiving waters.

Compliance with the provisions of the NPDES and best management practices (BMPs), such as covering soil, jute bales, and protection of drainages, would reduce erosion and siltation impacts of future development. New development would be required to implement construction and post-construction BMPs, in accordance with the City's Stormwater Management Program. Compliance with the NPDES and the implementation of BMPs such as erosion, runoff, and sediment control would ensure that the proposed Housing Element Update would not conflict with or obstruct implementation of a water quality

control plan or sustainable groundwater management plan. The NPDES requirements are determined at the time of building permit issuance and are unaffected by the by-right provisions of the proposed project.

The FEMA flood map for Grover Beach indicates that three residential streets (Nacimiento, Mono, and Owens) in the city are in a high-flood hazard zone. Flood vulnerability relating to sea-level rise is also likely to increase in severity as a result of climate change in the future. While the potential to expose structures or people to flood hazards, or inundation by seiche or mudflow exists, the FEMA flood map shows that the sites identified for rezoning are within Zone X, indicating minimal risk of flood. Moreover, these sites are not within a 100- or 500-year flood zone (FEMA 2017). The proposed project does not include site-specific design or development proposals. All future development within the city would be required to comply with local regulations, including the General Plan and Development Code. Environmental impacts resulting from new development would be considered pursuant to CEQA on a case-by-case basis. Thus, the implementation of the proposed Housing Element Update would have no impact on hydrology and water quality.

5. Air Quality

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard)?	☐	☐	☐	☒
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☐	☒

Setting

Grover Beach is located within the San Luis Obispo County portion of the South Central Coast Air Basin, which is under the jurisdiction of the San Luis Obispo County Air Pollution Control District (APCD). APCD regulates air quality through its Clean Air Plan (CAP), Particulate Matter (PM) Report, and construction monitoring, among other measures. Throughout the county, ozone and particular matter 10 microns or less (PM_{10}) are the pollutants of primary concern, since exceedances of state health-based standards for those pollutants are experienced in the county during most years. San Luis Obispo County is designated as a nonattainment area for the state PM_{10} standards. Sources of PM_{10} emissions include agricultural operations, construction activities, and vehicular emissions, of which, vehicular emissions are the primary source of precursors to ozone. The county's local air quality conditions have been increasingly adversely affected by air pollution from the San Joaquin Valley. APCD is required to monitor criteria air pollutant levels to ensure that air quality standards are met and, if they are not met, to develop strategies to meet the standards. Depending on whether the standards are met or exceeded, the local air basin is classified as being in attainment or nonattainment. According to APCD's Air Quality Report (2017), in April 2018, the Environmental Protection Agency designated the eastern portion of the county as a marginal non-attainment zone. However, the western portion of the county that encompasses Grover Beach retained its attainment status (SLOAPCD 2017).

Discussion

a-d) **No Impact.** If a project is inconsistent with the growth assumptions of the regional air quality attainment plans, then it would conflict with or obstruct the implementation of such plans. Projects that result in an increase in population growth, as identified in local general plans and/or community plans, would be considered inconsistent with the air quality attainment plan (AQAP). As described in Section 2, *Population and Housing*, the rezoning of sites would not induce substantial unplanned population growth within the city as the construction of 46 new housing units remains consistent with future population projections. Therefore, the proposed project remains consistent with growth projections used by APCD for its AQAP.

Future development consistent with the General Plan could result in an increase in criteria pollutants during construction activities, such as excavation and grading, and operational activities, which could also contribute to the nonattainment status of the South Central Coast Air Basin. Moreover, future residential development would potentially increase population in the City and add sensitive receptors that could be exposed to pollutant concentrations; residential developments are not considered a source of emission, such as odors, that would adversely affect a substantial number of people. Future development would be required to comply with local regulations such as the General Plan policies related to air quality, conform with the AQAP, and meet the thresholds of the National Ambient Air Quality Standards (NAAQS) and APCD during construction and operation. While the CEQA process lists the air district policies that apply to each project, compliance with the policies is part of the construction rather than entitlement process. Measures such as dust control and equipment type are applied to grading or clearing permits. As such, even with the proposed zone changes, these measures would continue to apply. Therefore, the Housing Element would have no potential to result in the emission of air pollutants or objectionable odors or otherwise affect air quality. There would be no impact.

6. Transportation

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, or roadway, bicycle, and pedestrian facilities?	☐	☐	☐	☒
b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
d) Result in inadequate emergency access?	☐	☐	☐	☒
e) Adversely affect rail, waterborne or air traffic?	☐	☐	☐	☒

Setting

Grover Beach is served by State Route 1, U.S. Highway 101, and a series of arterial and secondary streets. The city is also served by a regional transit station and an Amtrak station. Transit service is provided by Regional Transit Authority South County Area Transit (RTA/SCAT) with four routes. Ride-On Transportation operates a Transportation Management Association with a fleet of 90 vans and buses countywide, some of which serve Grover Beach. The City has an adopted Bicycle Master Plan. The flat terrain and layout of Grover Beach is favorable for bicycle and pedestrian circulation. Additionally, most sidewalks are present along streets and have sufficient width and low traffic volumes, permitting safe use by bicyclists.

Discussion

a) **No Impact.** New development in the city consistent with the General Plan could result in increased vehicle traffic in Grover Beach, potentially degrading the performance of the roadway system. The proposed project does not include any site-specific designs or proposals. Additionally, prior to issuance of any building permit, a project applicant is required to pay development impact fees that would address potential traffic impacts. This requirement is independent of the CEQA process and would be unaffected by the change

to by-right zoning. Therefore, the proposed project would not conflict with any program, plan, ordinance, or policy addressing the circulation system; no impact would occur.

b) **Less Than Significant Impact.** The proposed Housing Element Update does not provide for specific development or design proposals. As described in Section 2, *Population and Housing*, the proposed rezoning of sites would not induce substantial unplanned population growth within the city as the construction of 46 new housing units remains consistent with future population projections. Moreover, these sites are within an urbanized, built-up environment with existing infrastructure that would service and accommodate population growth of these areas. Therefore, impacts would be less than significant.

c-d) **No Impact.** The proposed Housing Element is a policy-level document that does not provide for specific development or design proposals such as emergency access, site design, or parking. Future development would be required to comply with General Plan policies and City Standards and Specifications related to traffic and circulation, as well as City development standards for roadway improvements and driveway design. Compliance with these requirements is verified at the time of development permit approval (i.e., grading, building) and would therefore remain unaffected by the proposed project. Additionally, all the sites proposed for rezoning are currently served by public roadways that would be unchanged by development. As a result, the proposed project would have no impact related to increasing hazards due to design features and incompatible uses or resulting in inadequate emergency access.

e) **No Impact.** The proposed Housing Element is a policy-level document and does not include specific development or design proposals. None of the sites proposed for rezoning are adjacent to railroads, waterways, or airports, and all future development must be within a private property. Therefore, the proposed project would not impact rail, waterborne, or air traffic in the city.

7. Biological Resources

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Setting

Land use within the city limits consists almost entirely of residential and commercial/industrial areas. However, there are several designated Open Space zones that provide suitable habitat for special-status species. Plant communities and habitat types observed include willow riparian woodland, riparian scrub, coastal dunes, coast live oak woodland, freshwater/brackish marsh, coastal scrub, dune scrub, non-native (ruderal) grassland, seasonal wetlands, tree groves/windrows, and open water habitat. A total of 38 special-status plant species and 19 special-status wildlife species were identified as occurring in the region (Grover Beach 2010) and have the potential to occur in the city. Most of these areas are within the designated Open Space zones that are protected from future development.

The United States Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW), and California Native Plant Society (CNPS) document species that may be rare, threatened, or endangered. Federally listed species are fully protected under the mandates of the federal Endangered Species Act (ESA). "Take" of listed species incidental to otherwise lawful activity may be authorized by either the USFWS or the National Marine Fisheries Service (NMFS), depending on the species.

Under the California Endangered Species Act (CESA), the CDFW has the responsibility for maintaining a list of threatened and endangered species. The CDFW also maintains lists of candidate species and species of special concern, which serve as "watch lists." State-listed species are fully protected under the mandates of the CESA. Take of protected species incidental to otherwise lawful management activities may be authorized under Section 2081 of the California Fish and Game Code.

Under Section 3503.5 of the California Fish and Game Code, it is unlawful to take, possess, or destroy any birds in the orders of Falconiformes or Strigiformes (raptors) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto.

The Native Plant Protection Act (California Fish and Game Code Sections 1900–1913) prohibits the taking, possessing, or sale within the state of any rare, threatened, or endangered plants, as defined by CDFW.

Discussion

a-f) **No Impact**. The proposed Housing Element Update does not include specific development designs or proposals. The proposed project does not propose policies or programs that would conflict with the existing policies regarding the protection of biological resources in the General Plan. Except for by-right projects, future development would be required to analyze environmental impacts and comply with the environmental reporting requirements pursuant to CEQA, on a case-by-case basis. With the exception of opportunity site 6, the by-right zoning will occur on sites with existing development, as shown in Figure 1, *Opportunity Sites and Opportunity Sites with Proposed Rezoning*. All of the sites identified for rezoning are within a developed area of the city. Future by-right development would

still be subject to federal, state, and local policies regarding biological resources. These would include the Migratory Bird Treaty Act, the ESA, and CESA. Because of the developed nature of the sites, it is very unlikely that any biological impacts would result from implementation of the proposed project. Compliance with federal and state law is required regardless of whether there is a CEQA process and is therefore unaffected by the proposed project.

Future development resulting from implementation of the proposed project could result in adverse impacts to sensitive natural communities, such as riparian habitat and federally protected wetlands. However, as the proposed Housing Element Update is a policy-level document and there are no sensitive natural communities within the boundaries of parcel APNs 060-309-002, 060-156-011, 060-156-031, 060-242-044, and 060-242-45, no impacts would occur. Moreover, implementation of the proposed project would not cause adverse impacts to special-status species. There are no adopted habitat conservation plans (HCPs) or natural community conservation plans (NCCPs) within the city. Therefore, the proposed Housing Element would not conflict with any such plans. Thus, there would be no impacts to biological resources.

8. Mineral Resources

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Setting

The State Mining and Geology Board has the responsibility to inventory and classify mineral resources and could designate such mineral resources as having statewide or regional significance. If this designation occurs, the local agency must adopt a management plan for such identified resources. Grover Beach does not contain any areas identified as having substantial mineral resources and has no operating mine or quarry operations.

Discussion

a-b) **No Impact.** The proposed project involves rezoning of parcels to allow for 46 new housing units. However, these sites are within a developed area of the city. Furthermore, the city does not contain areas for mineral extraction, nor does it have operating mines or quarry operations. Therefore, the proposed project would have no impact on mineral resources and mineral resource recovery sites.

9. Hazards and Hazardous Materials

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

Setting

A material is considered hazardous if it appears on a list of hazardous materials prepared by a federal, state, or local agency, or if it has characteristics defined as hazardous by such an agency. A hazardous material is defined in Title 22 of the California Code of Regulations, Section 662601.10, as follows:

> *A substance or combination of substances which, because of its quantity, concentration, or physical, chemical or infectious characteristics, may either (1) cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness; or (2) pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported or disposed of or otherwise managed.*

Most hazardous material regulation and enforcement in San Luis Obispo County is managed by the San Luis Obispo County Environmental Health Department, which refers large cases of hazardous materials contamination or violations to the Central Coast Regional Water Quality Control Board (RWQCB) and the California Department of Toxic Substances Control (DTSC). When issues of hazardous materials arise, it is not at all uncommon for other agencies to become involved, such as the applicable air pollution control district and both the federal and state Occupational Safety and Health Administrations (OSHA).

Under Government Code, Section 65962.5, both the DTSC and the State Water Resources Control Board (SWRCB) are required to maintain lists of sites known to have hazardous substances present in the environment. Both agencies maintain up-to-date lists on their websites. A search of the DTSC and SWRCB lists did not identify any open case hazardous material sites in Grover Beach that are associated with a hazardous material–related release or occurrence (DTSC 2020; SWRCB 2020). None of the sites included in the proposed project shown in Table 1-1, *Opportunity Sites with Proposed Rezoning*, are listed on the Cortese list.

Discussion

a-d) **No Impact.** The proposed Housing Element is a policy-level document that encourages the provision of a range of housing types and affordability levels and does not include specific development proposals. However, future development of residential units constructed consistent with the proposed project could create a significant hazard to future residents through the exposure to the routine transport, use, or disposal of hazardous materials; through exposure to reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; through the exposure of the handling or emission of hazardous materials, or by locating residential development on a site included on a list pursuant to Government Code Section 65962.5.

All businesses in the city handling hazardous materials are subject to the hazardous materials and regulations of the San Luis Obispo County Environmental Health Department. The San Luis Obispo County Environmental Health Department, which is the Certified Unified Program Agency (CUPA) for the City of Grover Beach, issues permits

to and conducts inspections of businesses that use, store, or handle quantities of hazardous materials and/or waste greater than or equal to 55 gallons, 500 pounds, or 200 cubic feet of compressed gas at any time (San Luis Obispo County 2020). The Hazardous Material Management Plans, that include an inventory of hazardous materials used, handled, or stored at any business in the City, are implemented by CUPA. The department also issues permits to and inspects businesses that handle acutely hazardous materials.

The City and other state and local agencies, such as the Department of Toxic Substances Control and San Luis Obispo County Environmental Health Department, regulate hazardous materials in coordination with one another. The County enforces Title 26, Division 6, *California Highway Patrol*, of the California Code of Regulations (CCR) to reduce impacts associated with accidental release from the transportation of hazardous materials on roads in the County, and the potential for an increased demand for incident emergency response. Moreover, the San Luis Obispo County Environmental Health Department enforces workplace regulations that are applicable to businesses and public facilities addressing the use, storage, and disposal of flammable and hazardous materials, pursuant to Title 8, *California Occupational Safety and Health Regulations (Cal/OSHA)*, of the CCR. Additionally, the Environmental Health Department also enforces leak prevention measures for underground storage tanks.

Generally, residential developments do not include routine transportation, use, or disposal of hazardous materials that could create a significant hazard to the public. Businesses that handle hazardous materials must comply with the regulations of the San Luis Obispo County Environmental Health Department. Therefore, there would be no impacts from implementation of the proposed project.

e) **No Impact.** Airport-related hazards are generally associated with aircraft accidents, particularly during takeoffs and landings. Airport operation hazards include incompatible land uses, power transmission lines, wildlife hazards (e.g., bird strikes), and tall structures that penetrate the imaginary surfaces surrounding an airport. The proposed project does not provide site-specific design or development proposals. The southwestern portion of the city is located within the Oceano County Airport Land Use Plan (2007) planning area and is classified as Review Area TP-2 due to aircraft traffic arriving at the Oceano County Airport. Area TP-2 is defined as properties within the Airport Planning Area that are expected to be exposed to very low safety impacts (SLOCRA 2007). However, as shown in Table 1-1, *Opportunity Sites with Proposed Rezoning*, none of the sites are within Area TP-2, as indicated by the Airport Land Use Planning Areas map of the Oceano County Airport Land Use Plan (2007). Therefore, the implementation of the proposed project would result in no impacts associated with airport-related hazards.

f) **No Impact**. The proposed project does not identify specific development proposals. Future development within the city would be required to comply with local regulations, including the General Plan and Development Code. The City consults and advises police, fire, and the 911 system of any road construction that may affect use of area roadways. Because all construction that would affect emergency use of the roadways will be reported to the appropriate agencies, and any specific access requirements made part of the encroachment

permit and/or authorization to construct, and final construction would not impair use of the roadways, implementation of the proposed project would have no impact regarding issues of inconsistency with any emergency response plan.

g) **No Impact.** There is no part of the City of Grover Beach that is in a Very High Fire Hazard Severity Zone (VHFHSZ) (CAL FIRE 2009). According to the City's Safety Element, Grover Beach is not confronted with a significant wildfire hazard because of its location on the coast away from vegetated hillsides. High humidity levels and cool ocean-influenced temperatures also limit the potential for wildfires to occur. Open areas containing annual grasses are present in areas throughout the city, but do not represent a major wildfire risk. Furthermore, Safety Element Implementation Measure 3.1.1 requires that all new subdivisions be reviewed by the Five Cities Fire Authority to ensure that new development provides adequate access to fire hydrants, and Safety Element Implementation Measure 3.1.2 requires fire-resistant material to be used for new buildings. All new development would be required to comply with the latest California Building and Fire Codes, as well as be in accordance with local regulations. Therefore, implementation of the proposed project would have no impact on exposing people or structures to wildland fires.

10. Noise

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	☒
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Setting

State Route 1 and U.S. Highway 101 are the primary sources of traffic noise in the city. Railroad, aircraft, and agricultural operations also contribute to noise in the city. The primary sources of stationary noise are industrial and commercial uses.

Discussion

a-b) **No Impact.** Housing is not considered a major source of noise in the city, though placing housing adjacent to major sources of noise could expose people to temporary or permanent noise levels exceeding acceptable standards. While the proposed project does not involve construction, all future development in the city would be required to adhere to General Plan policies and Land Use Ordinance requirements pertaining to noise. All future development would be subject to the noise standards contained in Section 1.01 of the City's Municipal Code. This section establishes standards for acceptable exterior and interior noise levels and vibrations and describes how noise shall be measured. In addition, Municipal Code Section 3120.7 requires that noise levels are measured at the property line. Compliance with all codes is assumed by this Initial Study, and verification is part of the building permit and inspection process and does not depend on CEQA analysis. As a result, the requirement to comply with the City's noise policies is unaffected by the proposed project.

c) **No Impact.** The proposed Housing Element is a policy-level document that does not include any specific development proposals that would expose people to excessive noise levels. The southwestern portion of the city is located within the Oceano County Airport Land Use Plan (2007) planning area and is classified as Review Area TP-2 due to aircraft traffic arriving at the Oceano County Airport. Area TP-2 is defined as properties within the Airport Planning Area, which are expected to be exposed to very low safety impacts (SLOCRA 2007). However, as shown in Table 1-1, *Opportunity Sites with Proposed Rezoning*, none of the sites are within Area TP-2, as indicated by the Airport Land Use Planning Areas map of the Oceano County Airport Land Use Plan (2007). Therefore, implementation of the proposed project would have no impact associated with airport-related noise impacts.

11. Public Services

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?	☐	☐	☐	☒
ii) Police protection?	☐	☐	☐	☒
iii) Schools?	☐	☐	☐	☒
iv) Parks?	☐	☐	☐	☒
v) Other public facilities?	☐	☐	☐	☒

Setting

Fire Protection

In 2010, the communities of Grover Beach, Arroyo Grande, and Oceano consolidated their fire departments to form the Five Cities Fire Authority. The authority's response area is approximately 10 square miles and protects 37,000 residents year-round (FCFA 2020). In addition to protecting Grover Beach, Arroyo Grande, and Oceano, the Five Cities Fire Authority also provides services to the Town of Halcyon and the Oceano Dunes State Vehicle Recreation Area. The Five Cities Fire Authority provides a variety of services, including fire suppression, rescue, emergency medical, hazardous materials, fire prevention, community outreach/education, and emergency preparedness. The authority has three stations and uses the following apparatus (FCFA 2020):

- Four Type I (Structural) Fire Engines
- One Type III (Wildland) Brush Engine
- One 100-foot Aerial Platform (Truck)
- One Type IV Patrol (Dunes Response)
- One Reserve Type I Fire Engine

- One Type II Urban Search and Rescue/Breathing Support Unit
- Three Staff/Fleet Vehicles
- Three Command Vehicles

Police Department

Police protection services in the city are provided by the Grover Beach Police Department, which operates from the main police station located at 711 Rockaway Avenue. The Police Department is staffed by 21 full-time and 2 part-time sworn (peace officer) personnel supported by 10 non-sworn support personnel (Grover Beach 2020a). The department has a mutual aid agreement with Arroyo Grande and Pismo Beach, as well as with the County Sheriff's Department and the California Highway Patrol. These agencies may be called upon for backup assistance (Grover Beach 2020a).

Schools

The city is located within the Lucia Mar Unified School District, which provides education to students in grade levels K–12. The district serves more than 10,600 students who attend Lucia Mar's 11 elementary schools, 3 middle schools, 3 comprehensive high schools, 1 continuation high school, and 1 adult education program. (LMUSD 2020).

Parks and Recreation

The City manages seven parks, two dedicated open space areas, a skate park, the Community Center, and the Ramona Garden Park Center. The City has a Parks and Recreation Element that contains goals to provide a wide range of recreational opportunities for all ages. The California Department of Parks and Recreation manages the recreational facilities within Pismo State Beach.

Discussion

a) i-v) **No Impact.** The proposed project does not provide specific development proposals. Future development resulting from the implementation of the proposed project could increase demand for public services. The proposed project is consistent with the planned population growth for the city, as shown in the General Plan and regional planning documents (refer to Section 2, *Population and Housing*). The proposed project is not anticipated to result in the need for expanded public services beyond what was considered in the General Plan. Additionally, prior to issuance of any building permit, a project applicant is required to pay development impact fees, which would address potential impacts to public services. Payment of the impact fees is required regardless of whether the project is subject to CEQA. Therefore, implementation of the proposed project would have no impact regarding public services.

12. Utilities and Service Systems

Would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☐	☒
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	☐	☒
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

Setting

<u>Wastewater</u>

Wastewater treatment in Grover Beach is provided by the South San Luis Obispo County Sanitation District. The wastewater is collected within sewer mains owned by the City which then connect to the district's trunk sewer line begins the treatment process in the influent pumping plant. There, it is passed through a Parshall metering flume to measure the quantity of influent wastewater to the wastewater treatment plant in Oceano. Currently, average annual daily flow at the plant is

on the order of 2.3 million gallons per day (mgd), with peak-day dry-weather flow of approximately 3.9 mgd and peak-hour wet-weather flows of 8.1 mgd (Grover Beach 2019). The wastewater treatment plant has a design capacity of 5 mgd of average dry-weather flow (Grover Beach 2019).

Water

Water supply for Grover Beach predominantly originates from the Santa Maria River Valley Groundwater Basin. This groundwater supply is shared with other south San Luis Obispo County communities under the terms of the Arroyo Grande-Tri-Cities Mesa Groundwater Basin Gentlemen's Agreement. Groundwater is extracted from four wells, three of which are shallow wells that draw from the Paso Robles Formation. The fourth is a deep well that draws from the Careaga Formation (Grover Beach 2020c). The City currently obtains approximately 1,198 acre-feet per year (afy) from these four wells under the agreement (Grover Beach 2020c). The City is entitled to an additional 209 afy for agricultural land conversion water credits, bringing the City's total groundwater extraction allowance to 1,407 afy (Grover Beach 2020c). According to Grover Beach's (2020c) 2015 Urban Water Management Plan, groundwater supply is projected to be sufficient to serve the city until 2035.

Surface water supply for Grover Beach comes from the Lopez Reservoir, constructed and operated by Zone 3 of the San Luis Obispo County Flood Control and Water Conservation District. The reservoir is a very reliable source of water, operating at an annual safe yield of 8,730 afy. Currently, Grover Beach and other contracting agencies have entitlements that total 4,530 afy (Grover Beach 2020c). Of this 4,530 acre-feet of water, Grover Beach has entitlements for 800 afy (Grover Beach 2020c). The difference between the availability and total usage of Lopez Reservoir water is intended to provide a sustainable supply and buffer during drought years (Grover Beach 2020c).

Storm Drainage

The City manages its stormwater and drainage infrastructure. The system is characterized by small- to medium-sized retention basins on individual properties or common areas on properties throughout the city. Small portions of the city are served by drainage infrastructure that terminates in a waterbody or watercourse. Most properties in Grover Beach drain to retention facilities either on or off-site. Regulations are in place to control runoff and to cause runoff generated by on-site impervious surfaces to be retained on-site and infiltrated. These regulations were implemented to control downstream flooding caused by the lack of detention/retention facilities.

Solid Waste

The collection and disposal of solid waste in Grover Beach is managed by the San Luis Obispo County Integrated Waste Management Association (IWMA). Garbage and recycling in Grover Beach are collected by the South County Sanitary Service and are taken to Cold Canyon Landfill. In 2012, the Cold Canyon Landfill was approved for expansion, which allowed the landfill to divert recoverable waste more efficiently and effectively from the disposal area and increase disposal capacity, extending its life to approximately 2040 (San Luis Obispo County 2012).

Discussion

a-c) **No Impact.** Future development within the city would require adequate increased domestic water service, including water supplies, stormwater system, and wastewater treatment capacity, or individual wells and septic systems. The residential sites identified in the proposed project are within the city and currently have stormwater drainage, electric power, natural gas, and telecommunications facilities. All future development must comply with the CBC, City's Standard Specifications, and payment of development impact fees prior to connection.

The City evaluates the capacity of utilities and service systems regularly and is required to publish reports to the public on water quality, and to the state on wastewater capacity. Development Impact Fees adopted by the City are based on the General Plan. According to Section 101305 of the GBMC, impact fees are paid to the City at the time of building permit issuance. As these requirements are contained in the GBMC and are independent of the CEQA process, the proposed project would have no impact to the relocation, construction, or expansion of utilities facilities.

d-e) **Less Than Significant Impact.** The proposed Housing Element Update is a policy-level document that encourages the provision of a variety of housing types and affordability levels, and does not include specific development proposals. Future development of residential units constructed consistent with the proposed project would increase the demand for solid waste services and the amount of solid waste generated and sent to landfills. Cold Canyon Landfill, which has a remaining capacity of 14.5 million cubic yards and a cease date of December 31, 2040, would serve Grover Beach (CalRecycle 2019b). The California Department of Resources Recycling and Recovery's (CalRecycle's) sample solid waste generation rates for multifamily is 4 pounds per dwelling unit per day (CalRecycle 2019a). The proposed project identifies sites for 46 new housing units and would generate 184 pounds per day (lbs/day) of solid waste (46 units x 4 lbs/dwelling unit/day). This increase would be 0.00558 percent[1] of the landfill's daily maximum permitted throughput and could be accommodated. Solid waste planning is based on the General Plan; as described in Section 2, *Population and Housing*, the proposed rezoning of sites would not induce substantial unplanned population growth within the city as the construction of 46 new housing units remains consistent with future population projections. Furthermore, Assembly Bill 939 and the San Luis Obispo County Integrated Waste Management Authority, which require recycling programs that result in a 50 percent diversion away from landfills, would apply to all new development independent of the CEQA process. Thus, the implementation of the proposed project would have a less than significant impact regarding solid waste.

[1] 184 lbs/day = 0.092 ton/day
0.092 tons/day / 1,650 tons/day =0.00005576 or 0.00558 percent.

13. Aesthetics

Except as provided in California Public Resources Code Section 21099, would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) In non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☐	☒
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒

Setting

Grover Beach is located primarily on the coastal plain. The topography is relatively flat, with a few hillside areas to the north. Scenic resources and vistas in Grover Beach include views of open spaces (beaches, coastal dunes, rolling hills, and wetlands). The city's western edge along the Pacific Ocean consists of beach, coastal dunes, and riparian habitat within Pismo State Beach. The oak-wooded hillsides and Meadow Creek along the city's northern edge are within Open Space zones, and sensitive habitat areas are protected. Some city streets offer views of the hills to the north and east. West Grand Avenue, Fourth Street, and many other streets provide views of the beach, dunes, wetlands, and Pismo Lake. U.S. Highway 101 along the northern city limits is an eligible State Scenic Highway – not officially designated (Caltrans 2020). This stretch of State Highway 1 provides views of the Pacific Ocean and Meadow Creek to the west and hills to the north.

Discussion

a) **Less Than Significant Impact.** Grover Beach is in an area considered to have high scenic value. The city's western edge along the Pacific Ocean consists of beach, coastal dunes, and riparian habitat, and the city's northern edge contains oak-wooded hillsides and Meadow Creek. The City's Local Coastal Plan contains policies regarding the protection of scenic resources within the Coastal Zone (Grover Beach 2014). For instance, the Local Coastal Program defines nine Visual Resource Areas in the city as having distinct visual qualities and characteristics and mandates special consideration of the scenic quality of these areas during the review of all development proposals. Additionally, General Plan Conservation and Open Space Element Policy COS-1.4 regulates hillside development by mandating that new development conform to the natural slopes, avoid large, continuous walls or roof surfaces, or prominent foundation walls, poles, or columns, minimize grading of roads and on individual lots, use materials, colors, and textures that blend with the natural landscape and avoid high contrasts, and minimize exterior lighting (Grover Beach 2020b). Furthermore, the Grover Beach Municipal Code (Article IX, Development Code) contains development standards, including building height restrictions and building siting requirements for the purpose of minimizing potential impacts on the local viewshed.

Implementation of the proposed Housing Element would not allow development beyond that identified within the City's General Plan Land Use Map. The proposed project would not adversely affect any scenic vista. Therefore, impacts are less than significant.

b) **No Impact.** While U.S. Highway 101 along the northern city limits is an eligible State Scenic Highway, it is not a state-designated scenic highway. There are no state-designated scenic highways within the boundary of the city. Therefore, the proposed project would not substantially damage scenic resources within a state scenic highway.

c) **No Impact.** While the Housing Element encourages the provision of a range of housing types and affordability levels, it does not include any specific designs or proposals for development that would degrade the existing visual character of the city. Future residential development projects will require compliance with General Plan policies related to aesthetic resources and Development Code requirements associated with site planning and development regulations. Thus, implementation of the proposed project would result in no impacts associated with the degradation of the visual character of the city.

d) **No Impact.** The proposed Housing Element is a policy-level document that does not include any specific development designs or proposals that would increase daytime glare or nighttime illumination in the city. Light and glare impacts of future development would increase daytime glare or nighttime illumination in the city. Future development in the city would be required to be designed and constructed in accordance with Section 3.10.040 of Article IX of the GBMC. Furthermore, light and glare impacts of subsequent development projects would be considered as part of the building permit process independent of CEQA and therefore unaffected by the proposed project. As the proposed project does not change existing policy regarding light and glare, and as compliance with the code is determined at

the time of building permit issuance and inspection, the proposed project would result in no impact associated with increased light and glare.

14. Cultural Resources

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	☐	☐	☐	☒
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒

Setting

Grover Beach is in an area of the California coast that once supported significant populations of the Chumash, a Native American group. Numerous Chumash cultural sites in Grover Beach have been recorded by the San Luis Obispo County Archaeological Society (Grover Beach 2010). The locations of archaeological sites are confidential per the requirements of the State Historic Preservation Officer and the California Historical Resources Information System. These sites are all in areas of present-day residential land use.

Discussion

a-c) **No Impact.** Future development in the city will be reviewed to ensure that conflict with existing known cultural and historical resources are minimized. Additionally, construction activities of future development have the potential to uncover archaeological resources, including human remains found outside of cemeteries. The proposed Housing Element Update is a policy-level document that encourages the provision of a range of housing types and affordability levels but does not provide specific development proposals. The sites identified for rezoning are within an urbanized area of the city with some properties that have already been developed; therefore, it is unlikely that any of the sites would have historical or archaeological resources present. All future development within the city would be required to comply with local regulations, including General Plan policies regarding cultural resources, as well as California Health and Safety Code Section 7050.5, which requires halting site disturbance until a coroner has conducted an investigation. General Plan Conservation and Open Space Element Policy COS-4.1states that to discourage or avoid development on important cultural or archaeological sites, all available measures, including purchase of fee interest or development rights, shall be explored at the time of a development proposal. Where such measures are not feasible and development would

adversely affect identified archaeological or paleontological resources, adequate mitigation shall be required.

While this information can be provided as part of the CEQA process, the code provisions apply even if the construction or activity is otherwise ministerial or exempt from CEQA. Section 15300.2(f) of the CEQA Guidelines prohibits the use of an exemption if the project affects historical resources. Therefore, implementation of the proposed project is considered to have no impact on cultural resources.

15. Tribal Cultural Resources

Would the project cause a substantial adverse change in the significance of a tribal cultural resources, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape, that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	☐	☐	☐	☒
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☐	☒

Discussion

a-b) **No Impact.** In accordance with Senate Bill 18, the Native American Heritage Commission (NAHC) was contacted to obtain a list of tribes that may have cultural association with the project area. The NAHC provided a list of nine tribes, which were provided based on project information in accordance with Senate Bill 18.

Pursuant to the requirements of Assembly Bill 52, on January 22, 2020, the City notified tribes that requested to be alerted of new projects. On February 14, 2020, the Northern Chumash Tribal Council responded via phone, requesting information about the Housing Element Update. The City responded to the tribe's request and provided a link to the public review draft of the Housing Element on July 24, 2020 but received no additional response. The City did not receive any other responses during the consultation period.

16. Recreation

Would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

Setting

Recreational opportunities for both youth and adults are varied in Grover Beach. A well-rounded variety of programs and activities is available to Grover Beach's residents at City, school, and private recreational facilities. Funded by the City's General Fund, the City manages seven parks, two dedicated open space areas, a skate park, the Community Center, and the Ramona Garden Park Center. The City has a Parks and Recreation Element that contains goals to provide a wide range of recreational opportunities for all ages. The California Department of Parks and Recreation manages the recreational facilities within Pismo State Beach.

Discussion

a-b) **Less Than Significant Impact**. Future residential development consistent with the proposed Housing Element could increase the use of existing neighborhood and regional parks or other recreational facilities and require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. Section 101103 of Article X of the GBMC establishes a parkland dedication standard of 5 acres for each 1,000 persons residing within the city. The dedication of land is to be devoted to neighborhood and community park and recreational purposes. Based on the average household size in Grover Beach, the rezoning of these sites has the potential to increase the City's population by approximately 119. As a result, approximately 0.38 acres of land would need to be dedicated. However, pursuant to Section 101104 of Article X of the GBMC, City Council may determine that an in-lieu fee payment is appropriate. Nonetheless, a payment of fees is independent of CEQA and therefore unaffected by the proposed project. As described in Table 1-1, *Opportunity Sites with Proposed Rezoning,* sites 6 and 7 (APN 060-242-044 and -45) are currently zoned for Parks and Recreation. These parcels consist of a vacant, City-owned property and encompass approximately 0.93 acres. The City would rezone the site from Parks and Recreation to Central Business Open

to allow 20 dwelling units per acre. While this change in zoning would eliminate 0.93 acres of land zoned as Parks and Recreation, this conversion would represent approximately 6.64 percent of all park land in the city. All future development on this site would be subject to Section 101104 of Article X of the GBMC and development impact fees, as outlined in the Master Fee Schedule. Furthermore, as described in Section 2, *Population and Housing*, the rezoning of sites would not induce substantial unplanned population growth within the city as the construction of 46 new housing units remains consistent with future population projections. Therefore, implementation of the proposed project would have a less than significant impact regarding park and recreational services.

17. Agriculture and Forestry Resources

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220[g]), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104[g])?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

Setting

Although Grover Beach has a mild coastal climate and suitable soils for agricultural production, there is only one parcel within the city in agricultural use. The site is in the southwest portion of the city, consists of approximately 32.4 acres, and is designated as Farmland of Statewide Importance by the California Department of Conservation Farmland Mapping and Monitoring Program (DOC 2020). Furthermore, no parcels in the city are zoned for timber production, and Grover Beach does not contain any significant forest resources that could be available for timber production.

Discussion

a-e) **No Impact.** The implementation of the proposed project would not alter General Plan policies, or zoning regulations, pertaining to forestland, timber, or agricultural uses in the city. Further, the proposed project does not include any site-specific designs or proposals that would convert agricultural lands to nonagricultural uses or place housing units adjacent to agricultural uses. No physical development projects are proposed as part of the Housing Element. No impacts associated with the conversion of agricultural lands to nonagricultural uses, as well as impacts associated with conflicts with agricultural zoning and Williamson Act lands, would occur.

The placement of nonagricultural uses adjacent to agricultural uses can result in agriculture-urban interface conflicts that inadvertently place growth pressure on agricultural lands to convert to urban uses. These conflicts include inconveniences or discomforts associated with dust, smoke, noise, and odor from agricultural operations, restrictions on agricultural operations (such as pesticide application) along interfaces with urban uses, farm equipment and vehicles using roadways, and trespassing and vandalism on active farms. While future development in the city may be located near the 32.4-acre farm, which is currently surrounded by urban development, the potential environmental impacts of subsequent development projects would also be considered, pursuant to CEQA, on a case-by-case basis following submittal of a specific development proposal. Furthermore, none of the sites identified for rezoning are adjacent to the 32.4-acre farm. Because the land uses are existing, and the proposed project will not change policies regarding consideration of adjacent agriculture, there is no impact.

18. Greenhouse Gas Emissions

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☒
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

Setting

Greenhouse gases (GHGs) generated by human activities can contribute to changes in the natural greenhouse effect, which could result in climate change. Greenhouse gases, which are transparent to solar radiation, are effective in absorbing infrared radiation. As a result, this radiation that otherwise would have escaped back into space is retained, resulting in a warming of the atmosphere. This phenomenon is known as the greenhouse effect. Among the prominent GHGs contributing to the greenhouse effect are carbon dioxide (CO_2), methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. Motor vehicles make up the bulk of GHG emissions produced on an operational basis for most nonindustrial projects. The primary GHGs emitted by motor vehicles include carbon dioxide, methane, nitrous oxide, and hydrofluorocarbons. A number of regulations have been developed to reduce GHG. Energy conservation standards are contained in the 2019 CBC that became effective on January 1, 2020. The new code requires solar panels for some uses, and other energy-saving devices.

Discussion

a-b) **No Impact.** The proposed project does not provide specific development designs or development proposals. Future development of housing units could result in an increase in GHG emissions during both construction and operational activities; however, development must be consistent with the General Plan and with regional plans that are based on the land use pattern of the General Plan. Future development as a result of rezoning would occur in developed areas of the city where public services and infrastructure are currently provided. Existing regulations that would apply to any future residential development, including the California Green Building Standards Code and California's Title 24 Building Energy Efficiency Standards, would substantially reduce GHG emissions associated with future projects. Compliance with the CBC is part of the building permit process and does not require CEQA to apply. The City verifies compliance with the CBC as part of the building permit issuance and construction inspection process. As a result, the proposed project would result in no impacts to GHGs.

19. Energy

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☐	☒
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

Discussion

a-b) **No Impact.** Short-term construction and long-term operational activities resulting from future development would result in energy consumption. Construction activities would consume energy to power electricity-operated equipment; during transportation of construction equipment, vehicles, and construction employee passenger vehicles; and in the form of construction materials that would need to be manufactured. During operation activities, energy would be consumed for building operations (such as ventilation, heating/cooling, operation of electrical systems, etc.), and transportation of vehicles. However, the proposed project does not provide site-specific designs or development proposals. Future development would also be required to comply with the current Building Energy Efficiency Standards. The City verifies compliance with the CBC as part of the building permit issuance and construction inspection process and therefore does not rely upon CEQA. Therefore, the proposed project would have no impact on energy use nor would it conflict with renewable energy or energy efficiency plans.

20. Wildfire

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

Discussion

a) **No Impact.** The entire City of Grover Beach is in a non-VHFHSZ (CAL FIRE 2009). The proposed Housing Element is a policy-level document that does not identify specific development proposals. Future development within the city would be required to comply with local regulations, including the General Plan and Development Code. Furthermore, the sites identified for rezoning are in developed areas of the city. Thus, implementation of the proposed Housing Element Update would have no impact to impairing an adopted emergency response or evacuation plan.

b) **No Impact.** There are three primary factors that are used in assessing wildfire hazards – topography, weather, and fuel. Future residential development would not impact weather conditions. As described in Section 9, *Hazards and Hazardous Materials*, the proposed project does not include housing that would be within wildfire hazard areas. Therefore, implementation of the proposed project would have no impact on exacerbating wildfire risks.

c) **No Impact.** Future development may require new infrastructure and utilities, which would be installed to meet fire service requirements. However, the proposed project is a policy-level document that does not provide site-specific development or design proposals. All improvements will be subject to City development standards and would be verified as part of either a building permit or construction approval. As part of the building permit review process, the City routinely involves the police and fire department to ensure that access and improvements meet with their requirements. This coordination is independent of the CEQA process and would be unaffected by the proposed project. Therefore, implementation of the proposed project would have no impact on exacerbating fire risk due to the installation or maintenance of associated infrastructure.

d) **No Impact.** The topography of the city is relatively flat, with a few hillside areas in the northern portion. All development in the city is subject to the City's building and grading standards. Therefore, there would be no impacts to exposing people or structures to significant risk from implementation of the proposed project.

21. Mandatory Findings of Significance

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☐	☒	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Discussion

a-c) **Less Than Significant Impact.** The proposed project includes a Housing Element Update, which is a policy-level document that encourages the provision of a variety of housing types and affordability levels. The proposed project does not include specific development proposals. All future residential development within the city would be required to be in accordance with local regulations, including the General Plan and Development Code. With the exception of the five parcels that will be rezoned to residential uses, and that would allow for very low- and low-income housing without discretionary review pursuant to state law, environmental impacts as a result of future development projects would be considered pursuant to CEQA, on a case-by-case basis. Further, none of the potential sites for housing development occur in or adjacent to biologically sensitive areas that have the

potential to degrade the quality of the environment, habitat of fish or wildlife species, or impact rare or endangered species. Thus, the proposed project would result in less than significant impacts to the environment, wildlife, or human beings as a result of environmental degradation.

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