



Conservation and Open Space Element Update

Draft Initial Study–Negative Declaration

prepared by

City of Grover Beach

Community Development Department

154 South 8th Street

Grover Beach, California 93433

Contact: Bruce Buckingham, Community Development Director

prepared with the assistance of

Rincon Consultants, Inc.

1530 Monterey Street, Suite D

San Luis Obispo, California 93401

May 2020



RINCON CONSULTANTS, INC.

Environmental Scientists | Planners | Engineers

rinconconsultants.com

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Table of Contents

Initial Study	1
1. Project Title.....	1
2. Lead Agency/Project Sponsor Name and Address	1
3. Contact Person and Phone Number	1
4. Project Location	1
5. General Plan Designation	1
6. Zoning	1
7. Description of Project	4
8. Surrounding Land Uses and Setting	4
9. Have California Native American Tribes Traditionally and Culturally Affiliated with the Project Area Requested Consultation Pursuant to Public Resources Code Section 21080.3.1?	5
Environmental Factors Potentially Affected	7
Determination	7
Environmental Checklist	9
1 Aesthetics	9
2 Agriculture and Forestry Resources.....	11
3 Air Quality	13
4 Biological Resources.....	15
5 Cultural Resources	19
6 Energy	21
7 Geology and Soils	23
8 Greenhouse Gas Emissions	25
9 Hazards and Hazardous Materials	27
10 Hydrology and Water Quality	29
11 Land Use and Planning.....	33
12 Mineral Resources	35
13 Noise	37
14 Population and Housing.....	39
15 Public Services.....	41
16 Recreation	43
17 Transportation	45
18 Tribal Cultural Resources	47
19 Utilities and Service Systems	49
20 Wildfire.....	51
21 Mandatory Findings of Significance	53
References	55
Bibliography.....	55
List of Preparers.....	55

Figures

Figure 1 Designated Open Space Areas	2
Figure 2 Water Features	3

Initial Study

1. Project Title

Conservation and Open Space Element Update

2. Lead Agency/Project Sponsor Name and Address

City of Grover Beach
Community Development Department
154 South 8th Street
Grover Beach, California 93433

3. Contact Person and Phone Number

Bruce Buckingham, Community Development Director
(805) 473-4520

4. Project Location

The proposed project involves the citywide General Plan Conservation and Open Space Element for the City of Grover Beach. The city encompasses approximately 2.25 square miles on a broad coastal plain that stretches from the coastal dunes to the Arroyo Grande Valley within the County of San Luis Obispo. United States Highway 101 (U.S. 101) runs along the northeastern border of the City, while State Route 1 (SR 1) and the Union Pacific Railroad (UPRR) run parallel along the City's coastal border. The beach and dune area adjacent to the City lie within Pismo State Beach, which is managed by the California Department of Parks and Recreation.

The City's open space areas are generally located in two areas that are adjacent to water features within and surrounding the city. This includes the area along the northern border of the city in the vicinity of Pismo Lake and Meadow Creek and the area along the northern half of the western border of the City in the vicinity of Meadow Creek and the Pacific Ocean. The City's open space areas are shown in Figure 1 and adjacent water features are shown in Figure 2.

5. General Plan Designation

Open Space/Resource Conservation

6. Zoning

Open Space (OS) and Coastal Open Space (COS)

Figure 1 Designated Open Space Areas



Imagery provided by Microsoft Bing, Esri and their licensors © 2020.
Additional data provided by: City of Grover Beach Zoning Map, 2018.

Figure 2 Water Features



Imagery provided by Microsoft Bing, Esri and their licensors © 2020.
Additional data provided by: National Hydrology Dataset, 2018; City of Grover Beach, 2018.

7. Description of Project

Government Code Section 65302 requires that a city's general plan include the following elements: land use, circulation, housing, conservation, open space, noise, safety, and environmental justice. Conservation and open space elements are required because the conservation of environmental, agricultural, and open space resources is one of the State of California's three planning priorities and helps to achieve the State's climate goals (Governor's Office of Planning and Research 2017). In 2018, the City of Grover Beach City Council directed City staff to begin updates of the City's existing General Plan Conservation and Open Space Elements. The Conservation and Open Space Elements were combined into a single element, and the updated draft Conservation and Open Space Element sets forth the City's goals, policies, and implementation programs to conserve and properly manage natural, scenic, and cultural resources.

Although parks are considered a type of open space, information, goals, and policies regarding developed parks in Grover Beach are discussed in the Parks and Recreation Element and are not included in the Conservation and Open Space Element update. The proposed Conservation and Open Space Element is organized into the following three sections: Natural Resources; Tribal Resources; and Water and Floodwater. Each section contains various topics that affect Grover Beach's conservation and open space resources and establishes the City's goals, policies, and implementation programs for these resources.

Most of the proposed Conservation and Open Space Element policies are derived from the existing General Plan 2010 Land Use Element, with revisions to some policies and several new policies to address specific topics not previously addressed in the General Plan. Accordingly, the Conservation and Open Space Element update involves revisions to the Land Use Element and elimination of the Scenic Routes Element of the General Plan and includes new policies to address environmental justice pursuant to State planning requirements. These components of the update reconcile and provide general consistency and organization for the proposed Conservation and Open Space Element with other chapters of the General Plan. This General Plan update also includes deletions and other minor revision to several Land Use Element policies.

8. Surrounding Land Uses and Setting

The open space area along the northern border of the city is primarily surrounded by low density residential uses, with retail and commercial service uses abutting the northern and easternmost portions. The northern and eastern portions of this open space area are also located just south of U.S. 101, and the western portions are located just south of Pismo Lake. Meadow Creek runs along the entire length of the open space area in the northern portion of the City. The open space area along the northern half of the western border of the city abuts the Pacific Ocean to the west, with visitor serving and residential uses adjacent to the east. Meadow Creek and SR 1 run along the eastern border of this open space area.

9. Have California Native American Tribes Traditionally and Culturally Affiliated with the Project Area Requested Consultation Pursuant to Public Resources Code Section 21080.3.1?

The City of Grover Beach conducted Native American consultation consistent with Senate Bill 18 and Assembly Bill 52 for the project to identify potential concerns or issues associated with Native American cultural resources within the project vicinity. The City mailed consultation letters to nine Native American groups and individuals on January 22, 2020. The City received one comment letter requesting a consultation from the Northern Chumash Tribal Council. The City engaged in consultation with the Northern Chumash Tribal Council in late April/early May of 2020, and has since concluded consultation with the tribe.

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Environmental Factors Potentially Affected

This project would potentially affect the environmental factors checked below, involving at least one impact that is “Potentially Significant” or “Less than Significant with Mitigation Incorporated” as indicated by the checklist on the following pages.

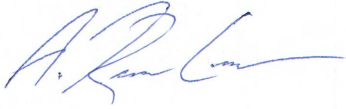
- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

Determination

Based on this initial evaluation:

- ☒ 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 have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- ☐ I find that the proposed project **MAY** have a “potentially significant impact” or “less than significant with mitigation incorporated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

- ☐ I find that although the proposed project could have a significant effect on the environment, because all potential significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

A. Rafael Castillo, AICP

Printed Name

05/18/2020

Date

Senior Planner

Title

Environmental Checklist

1 Aesthetics

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
--	--------------------------------------	--	------------------------------------	-----------

Except as provided in Public Resources Code Section 21099, would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. In non-urbanized areas, 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 a 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- a. *Would the project have a substantial adverse effect on a scenic vista?*
- b. *Would the project substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*
- c. *Would the project, in non-urbanized areas, 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 a 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. *Would the project create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?*

Scenic vistas are typically categorized as either panoramic views (which provide visual access to a large geographic area) or focal views (visual access to a particular object, scene, setting, or feature of interest). In Grover Beach, scenic resources and vistas include views of open spaces (i.e., beaches, coastal dunes, rolling hills, and wetlands). The goals,

policies, and implementation programs in the proposed Conservation and Open Space Element are intended to conserve and properly manage natural and scenic resources in the City. These goals, policies, and implementation programs are intended to protect the following identified scenic resources in the City: views of the hills to the north and east of the City; views of the beach, dunes, wetlands, and Pismo Lake; and views of the Pacific Ocean and Meadow Creek to the west and hills to the north from SR 1. Specifically, Policy COS-1.1 of the Conservation and Open Space Element would ensure that areas of scenic value in the city are designated as open space in future land use element updates. Furthermore, project-specific CEQA analysis also would be required for all future development to determine whether any local scenic resources or vistas in the city would be affected.

The Conservation and Open Space Element would not result in any change to the City's existing development review policies, which enable the City to ensure that new development does not substantially degrade the visual environment of a particular site or its surroundings. The goals, policies, and implementation programs in the Conservation and Open Space Element would serve to protect and enhance the existing visual character of the city. Moreover, individual developments would be subject to project-specific CEQA review, including review of a project's effect on the visual character and quality of the area.

Policy COS-1.3 and Policy COS-1.4 of the proposed Conservation and Open Space Element require that exterior lighting on open space land and hillsides in the city be minimized and comply with International Dark-Sky Association standards to ensure that the natural character and resources in these areas of the city are maintained. Accordingly, the Conservation and Open Space Element update would establish City policies minimizing potential adverse effects of light and glare. Additionally, future development in the city would require project-specific environmental review to evaluate and mitigate potential light and glare impacts.

LESS THAN SIGNIFICANT IMPACT

2 Agriculture and Forestry Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*
- b. *Would the project conflict with existing zoning for agricultural use or a Williamson Act contract?*
- c. *Would the project 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. *Would the project result in the loss of forest land or conversion of forest land to non-forest use?*
- e. *Would the project 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?*

One 40-acre property on the southern boundary of the city remains in agricultural operation. This property is zoned Urban Reserve and will remain in agricultural use until development is initiated by the property owner. No other areas in the city contain soils that are suitable for productive agricultural uses. The City of Grover Beach does not contain any forest land, timberland, or land under Williamson Act contract.

The Conservation and Open Space Element update is required because conservation of environmental, agricultural, and open space resources is one of the State of California's planning priorities. Therefore, the goals, policies, and implementation programs therein would serve to protect such resources. Furthermore, the Conservation and Open Space Element update would not result in any changes to the single property in agricultural production. Further, future development in these areas would require project specific CEQA review, which would evaluate potential impacts related to the conversion of agricultural land to non-agricultural use.

Overall, the Conservation and Open Space Element update would not result in conflicts with existing zoning for agricultural uses or existing Williamson Act contracts. Implementation of the Conservation and Open Space Element update would not result in the loss or conversion of forest land, timberland, or agricultural resources.

NO IMPACT

3 Air Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *Would the project conflict with or obstruct implementation of the applicable air quality plan?*
- b. *Would the project 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. *Would the project expose sensitive receptors to substantial pollutant concentrations?*
- d. *Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?*

The City of Grover Beach lies within the South Central Coast Air Basin, and air quality in the City is monitored by the San Luis Obispo County Air Pollution Control District (SLOAPCD) and the California Air Resources Board (CARB). SLOAPCD and CARB maintain ten air quality monitoring stations in San Luis Obispo County, including one station in Grover Beach. These monitoring stations record the ambient pollutant levels for ozone (O₃), particulate matter (PM₁₀), nitrogen oxides (NO_x), sulfur oxides (SO_x), and carbon monoxide (CO). The levels of each of these pollutants are compared to the state and federal standards in order to determine compliance. SLOAPCD reports all monitoring data to a comprehensive national database maintained by the United States Environmental Protection Agency (USEPA).

Goals, policies, and implementation programs of the Conservation and Open Space Element update would have no effect on the SLOAPCD's thresholds of significance for air quality. In addition, the Conservation and Open Space Element update would not create physical growth and would not affect air quality beyond what is anticipated in the existing

General Plan. The Conservation and Open Space Element update does not change zoning or otherwise indirectly facilitate development; rather it provides for conservation of natural and open space resources in the city within existing zoning. Projects that are consistent with the General Plan would be consistent with applicable air quality management plans since the regional air quality impacts associated with implementation of the General Plan have already been considered in the formulation of the plan. Impacts to air quality have also been addressed in prior environmental review for individual projects within the city. The Conservation and Open Space Element would not introduce any land use changes that could expose people to substantial odors. Overall, the Conservation and Open Space Element update would not result in any air quality impacts.

NO IMPACT

4 Biological Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *Would the project 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. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*
- c. Would the project 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. Would the project 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. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*
- f. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

Grover Beach is home to riparian, wetland, coastal strand, coastal sage scrub, and central foredunes vegetation. While much of Grover Beach is developed with urban uses, some areas include sensitive plant and animal species. Existing undeveloped lands provide open space and support habitats that are considered sensitive to the region. Riparian and dune habitat in the city are related to proximity to the ocean and Meadow Creek. The beach and Meadow Creek are dominated by native habitats, some of which are sensitive plant communities. The riparian corridor surrounding the eastern branch of Meadow Creek comprises the majority of the open space area in the northeastern portion of the city. The eastern branch of Meadow Creek feeds the Pismo Lake Ecological Reserve, and the western branch passes through Pismo State Beach before meeting Arroyo Grande Creek outside of the city. Native trees are located within the Meadow Creek area, including coast live oak (*Quercus agrifolia*), western sycamore (*Platanus racemosa*), black cottonwood (*Populus trichocarpa*), Fremont cottonwood (*Populus fremontii*), red willow (*Salix laevigata*), and arroyo willow (*Salix lasiolepis*). Conserving these native tree populations and other sensitive habitats is ecologically important for the region is included in Policy COS-1.1 of the proposed Conservation and Open Space Element.

The Conservation and Open Space Element update would not create new residential growth and would not establish a growth need that would result in biological resource impacts beyond that already anticipated by the existing General Plan. Impacts to plant and animal species, sensitive habitat, and other biological resources would be assessed on a project-by-project basis, and mitigation would be required, as appropriate, in conformance with City's Local Coastal Program (LCP), Development Code, and General Plan, and all applicable U.S. Army Corps of Engineers, California Department of Fish and Wildlife (CDFW), and U.S. Fish and Wildlife Service (USFWS) guidelines and policies.

Goal COS-3 of the proposed Conservation and Open Space Element is to protect and restore biological resources in the city, especially sensitive species and habitats, to the extent feasible. Policies and implementation programs under Goal COS-3 would serve to achieve protection and restoration of biological resources as envisioned by the goal. Policy COS-3.1 requires on-site resources preservation; Policy COS-3.2 requires agency

coordination to protect, restore and maintain viable, contiguous areas of habitat for sensitive plant and animal species; Policies COS-3.3 and COS-3.4 provide for riparian habitat and wetland protection and mitigation for potential impacts to such resources; and Policy COS-3.5 requires monitoring of mitigation and restoration activities consistent with requirements for each species or habitat as prescribed by the relevant regulatory jurisdictional agencies. The goals, policies, and implementation programs in the Conservation and Open Space Element update would not be inconsistent with or otherwise impair implementation of any federal, state, or local regulations pertaining to the protection of biological resources. Adopting the Conservation and Open Space Element update would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species. In addition, the Conservation and Open Space Element update would not adversely affect any riparian habitat or sensitive natural community.

NO IMPACT

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5 Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a. *Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?*
- b. *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?*
- c. *Would the project disturb any human remains, including those interred outside of formal cemeteries?*

The central coast of California was occupied at least as early as 10,000 years ago and lies within the ethnographic territory of the Chumash, and there is potential for pre-colonization archaeological sites to be present within the City of Grover Beach. The complete California Historical Resources Information System (CHRIS) inventory is confidential and available for review on a project-by-project basis and would be consulted for future projects within the City.

Goal COS-4 of the Conservation and Open Space Element update is to ensure that tribal resources are respected and preserved. In order to achieve this goal, Policy COS-4.1 states that the City shall protect both known and potential tribal cultural resources. The Conservation and Open Space Element update would not create physical growth or development that would result in cultural resource impacts beyond that anticipated by the adopted General Plan. As such, adopting the proposed Conservation and Open Space Element would not cause any substantial adverse change in the significance of a historical, cultural, archaeological, or tribal cultural resource. In addition, future projects in the City would be required to be evaluated on a project-by-project basis for the potential for occurrence of historical resources onsite, and to comply with applicable General Plan Land Use Element and Conservation and Open Space Element policies as well as state and federal guidelines for the preservation of historical, archeological, and paleontological resources. Future projects would also be required to comply with CEQA Guidelines Section 15000 et. seq. which sets procedures for notifying the County Coroner and Native American

Heritage Commission for identification and treatment of human remains if they are discovered during construction. Therefore, the Conservation and Open Space Element would have less than significant impacts on historical, cultural, or archaeological resources.

LESS THAN SIGNIFICANT IMPACT

6 Energy

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*
- b. *Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

The proposed Conservation and Open Space Element is a policy document intended for conservation and proper management of natural, scenic, and cultural resources in the City of Grover Beach. The Conservation and Open Space Element update would not facilitate development or other operations that could result in wasteful, inefficient, or unnecessary consumption of energy resources or otherwise conflict with or obstruct a plan for renewable energy or energy efficiency. Existing policies and programs for energy efficiency or conservation would not be affected by the implementation and adoption of the Conservation and Open Space Element. There would be no impact.

NO IMPACT

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7 Geology and Soils

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on expansive soil, as defined in Table 1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a.1. *Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving 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?*
- a.2. *Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?*
- a.3. *Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?*
- a.4. *Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?*
- b. *Would the project result in substantial soil erosion or the loss of topsoil?*
- c. *Would the project 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. *Would the project be located on expansive soil, as defined in Table 1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?*
- e. *Would the project 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?*

Soils in the open space areas in Grover Beach are primarily marine terrace deposits and dune sand. The proposed Conservation and Open Space Element is a policy document intended for conservation and proper management of natural, scenic, and cultural resources. The Conservation and Open Space Element update would not facilitate development or other operations that could result in or exacerbate seismic or other risks as a result of local geology or soils. Existing City safety policies and plans would not be affected by the implementation and adoption of the Conservation and Open Space Element.

NO IMPACT

- f. *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

The proposed Conservation and Open Space Element would not directly result in or indirectly induce any development or other activities in the city that could destroy unique paleontological or geologic resources. Implementation Program COS-4.1.b of the proposed Conservation and Open Space Element requires that all available measures be explored to discourage or avoid development on important cultural or archaeological sites, and where such measures are not feasible and development would adversely affect identified paleontological resources, adequate mitigation be required.

LESS THAN SIGNIFICANT IMPACT

8 Greenhouse Gas Emissions

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *Would the project generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?*
- b. *Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

The proposed Conservation and Open Space Element is a policy document intended for conservation and proper management of natural, scenic, and cultural resources in Grover Beach. The Conservation and Open Space Element update would not facilitate development or other operations that could result in generation of greenhouse gas (GHG) emissions or otherwise conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions. Existing GHG reduction policies and plans would not be affected by the implementation and adoption of the Conservation and Open Space Element. There would be no impact.

NO IMPACT

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9 Hazards and Hazardous Materials

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site that is included on a list of hazardous material 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located in 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 or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*
- b. *Would the project 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. *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?*
- d. *Would the project be located on a site that is included on a list of hazardous material 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 or excessive noise for people residing or working in the project area?*
- f. *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

The Conservation and Open Space Element update would not facilitate any new or altered uses in Grover Beach that would introduce new hazards or increase transport, use, or disposal of hazardous materials beyond existing conditions. Additionally, the Conservation and Open Space Element update does not involve any changes to land uses or infrastructure that would result in new development or uses that could create airport hazards or interfere with an adopted emergency response plan. Existing safety and emergency response policies and plans would not be affected by the implementation and adoption of the Conservation and Open Space Element.

NO IMPACT

- g. *Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?*

Refer to Section 20, Wildfire, for a discussion of potential impacts of the project relative to wildland fire. As discussed therein, there would be no impact.

NO IMPACT

10 Hydrology and Water Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a. *Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*
- e. *Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

While the Conservation and Open Space Element update would not introduce new development or uses in the city that would result in impacts to water quality, the proposed Conservation and Open Space Element establishes policies to provide an adequate amount of high-quality water to city residents while preparing for future water demand. Goal COS-5 is to ensure that water supply and quality in Grover Beach meet the needs and expectation of residents and biological resources while fulfilling state and federal requirements. Specifically, Policy COS-5.2 and the implementation programs require that new development protects the quality of water bodies and drainage systems in the city through adaptive site design, stormwater management, and the implementation of best management practices. Therefore, the proposed Conservation and Open Space Element would serve to protect water quality and would not violate any water quality standards or waste discharge requirements, otherwise substantially degrade surface or ground water quality, or conflict with implementation of a water quality control plan.

LESS THAN SIGNIFICANT IMPACT

- b. *Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*
- e. *Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

The city's water supply comes from the Lopez Reservoir Project and the Northern Cities Management Area (NCMA) of the Santa Maria Valley Groundwater Basin (SMGB), which together provide the city with 2,207 acre-feet per year (AFY) of water. The current water supply exceeds the city's water demand in a normal year and single dry year through 2040. However, if an extended drought scenario occurs due to climate change, water demands may exceed the available supply.

While the Conservation and Open Space Element update would not introduce new development or uses that would result in increased demand on water supply, the proposed Conservation and Open Space Element establishes policies to provide an adequate amount of high quality water to residents while preparing for future water demand. Goal COS-5 is to ensure that water supply and quality in Grover Beach meets the needs and expectation of residents and biological resources while fulfilling state and federal requirements. Specifically, Policy COS-5.1 and the implementation programs thereunder would be required to ensure a sustainable and safe water supply through a combination of conservation and maximizing supply. In addition, existing surface and applicable City groundwater policies and plans would not be affected by the implementation and adoption of the Conservation and Open Space Element. Therefore, the proposed Conservation and Open Space Element would serve to conserve water supply and would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge, or conflict with implementation of a sustainable groundwater management plan.

LESS THAN SIGNIFICANT IMPACT

- c.(i) *Would the project 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 result in substantial erosion or siltation on- or off-site?*
- c.(ii) *Would the project 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 substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?*
- c.(iii) *Would the project 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 that would 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?*
- c.(iv) *Would the project 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 impede or redirect flood flows?*
- d. *In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?*

Flood hazards in the city are a result of its close proximity to bodies of water. Areas that would most likely be impacted during a major rain or tsunami event, are the western boundary of the city limits near the Pacific Ocean and the northernmost city limits along Meadow Creek and Pismo Lake. Stormwater infrastructure in the city does not always have the capacity to adequately handle stormwater flows, and stormwater flooding occurs in several locations that are associated with the historic Meadow Creek floodplain. The Conservation and Open Space Element update would not introduce new development or uses that would alter drainage patterns, place people in a tsunami zone, or otherwise increase risks associated with flooding. Nevertheless, Policy COS-5.2 and the implementation programs thereunder in the proposed Conservation and Open Space Element would provide for enhanced stormwater and floodwater management in the city to avoid potential adverse effects of erosion, stormwater runoff, flooding, and inundation.

LESS THAN SIGNIFICANT IMPACT

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11 Land Use and Planning

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a. Would the project physically divide an established community?

The proposed Conservation and Open Space Element serves to protect natural and open space uses in the City and would not introduce new development or uses that would divide an established community.

NO IMPACT

b. Would the project 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?

The proposed Conservation and Open Space Element is a policy document intended for conservation and proper management of natural, scenic, and cultural resources in the City of Grover Beach. The goals, policies, and implementation programs in the Conservation and Open Space Element would serve to avoid or mitigate potential adverse effects to these resources. Most of the proposed Conservation and Open Space Element policies are derived from the existing General Plan 2010 Land Use Element, with revisions to some policies and several new policies to address specific topics not previously addressed in the General Plan. Accordingly, the Conservation and Open Space Element update involves revisions to the Land Use Element to reconcile and provide general consistency and organization for the proposed Conservation and Open Space Element with other chapters of the General Plan and are not substantive.

The 1981 Scenic Routes Element was a State-required element at the time of adoption; however, State law now mandates that the topic of scenic resources is included in land use and open space elements. Most of the scenic resource language from the Scenic Routes Element is obsolete and will be deleted, and new language are included in the proposed Conservation and Open Space Element. The Scenic Routes Element is proposed to be deleted in its entirety.

Therefore, the Conservation and Open Space Element would not cause any significant environmental impacts due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

LESS THAN SIGNIFICANT IMPACT

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12 Mineral Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *Would the project 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. *Would the project 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?*

The City of Grover Beach does not contain any areas identified by the California Department of Conservation as having substantial mineral resources and has no operating mine or quarry operations. Therefore, adoption of the proposed Conservation and Open Space Element would not result in the loss of availability of locally important mineral resources or recovery sites.

NO IMPACT

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13 Noise

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *Would the project result in 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. *Would the project result in 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?*

The proposed Conservation and Open Space Element would not result in any land use changes or include any provisions that would result in the generation of noise or vibration substantially different from that associated with existing uses in the city. Policy COS-1.1 of the proposed Conservation and Open Space Element would ensure that areas best suited to non-urban uses due to noise exposure are designated as open space in future land use element updates. Furthermore, project-specific CEQA analysis would be required for all future development to evaluate potential noise and vibration impacts and mitigation, if applicable. Therefore, the proposed Conservation and Open Space Element would not result in noise or vibration related impacts.

NO IMPACT

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14 Population and Housing

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *Would the project 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. *Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

The Conservation and Open Space Element update would not result in development of new homes or businesses, or other infrastructure changes in the City of Grover Beach. Therefore, the Conservation and Open Space Element would not induce substantial population growth or displace substantial numbers of people or housing.

NO IMPACT

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15 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, or the 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:				
1 Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2 Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3 Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4 Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5 Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a.1. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, or the need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?*
- a.2. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, or the need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?*
- a.3. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered schools, or the need for new or physically altered schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?*
- a.4. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered parks, or the need for new or physically altered parks, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?*

- a.5. *Would the project result in substantial adverse physical impacts associated with the provision of other new or physically altered public facilities, or the need for other new or physically altered public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?*

The Conservation and Open Space Element update entails no land use changes, and would not add any demand for additional fire, police, school, park, or other public facilities. In addition, as future growth in the city occurs, any needs that arise would be addressed and met as each development is proposed, and would be funded through the payment of development fees or project specific mitigation, as appropriate and in accordance with Section 65995(h) of the California Government Code (Senate Bill 50, August 27, 1998). Because the Conservation and Open Space Element update does not provide new sites for housing or businesses, nor alters existing land use and zoning designations to facilitate development, there would be no impact.

NO IMPACT

16 Recreation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a. *Would the project 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. *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

The proposed Conservation and Open Space Element update would not facilitate or allow future development of residential uses that would increase the population in the City, thereby increasing demand on parks or recreational facilities. As such, adoption of the proposed Conservation and Open Space Element would not result in impacts to parks and recreational facilities in the City of Grover Beach.

Existing open space areas in the City of Grover Beach can be used for recreation by Grover Beach residents, however, the proposed Conservation and Open Space Element update does not include recreational facilities or the construction or expansion of recreational facilities. Policy COS-1.2 calls for land designed Open Space/Resource Conservation to be used for purposes that do not need urban services, major structures, or extensive landform changes. Such uses include unimproved trails and passive recreation. Policy COS 1.5 requires management of Meadow Creek wetlands, floodplains, and associated resources to provide passive recreational opportunities.

Goal COS-2 is to have a comprehensive and interconnected network of trails for local and regional use. Policies and implementation programs under Goals COS-2 would serve to establish a trails system.

Future development of trails and other passive recreational facilities identified in the proposed Conservation and Open Space Element would require project-specific environmental review to evaluate potential adverse physical effects on the environment.

LESS THAN SIGNIFICANT IMPACT

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17 Transportation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*
- b. *Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?*
- c. *Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?*
- d. *Would the project result in inadequate emergency access?*

The Conservation and Open Space Element update would not facilitate any new or altered uses in the city that would result in increased vehicle trip generation or vehicles miles traveled that would affect the local transportation system. Additionally, the Conservation and Open Space Element update does not involve any changes to land uses or infrastructure in the City that would result in roadway design hazards or inadequate emergency access.

NO IMPACT

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18 Tribal Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in a Public Resources Code Section 21074 as either a site, feature, place, or 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:				
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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074 that is 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)?*
- b. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074 that is 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?*

The City of Grover Beach conducted Native American consultation consistent with Senate Bill 18 and Assembly Bill 52 for the project to identify potential concerns or issues associated with Native American cultural resources within the project vicinity. The City mailed consultation letters to nine Native American groups and individuals on January 22, 2020. The City received one consultation request and the City conducted consultation with the interested tribe in late April/early May of 2020. The tribal consultation has concluded. The proposed Conservation and Open Space Element is a policy document intended for conservation and proper management of natural, scenic, and cultural resources, including tribal cultural resources, in the City of Grover Beach. Goal COS-4 is to ensure that tribal

resources are respected and preserved. In order to achieve this goal, Policy COS-4.1 states that the City shall protect both known and potential tribal cultural resources. Several implementation measures are included in the proposed Conservation and Open Space Element to achieve Policy COS-4.1 and include: review of development projects for consistency with Policy COS-4.1 and other relevant provisions of State law relating to archaeological resources; discouraging or avoiding development on important cultural or archaeological sites; the City working with appropriate resource agencies to develop and regularly update a map of cultural resource sites and structures over 50 years old where additional review may be required; discouraging or avoiding non-development activities that could damage or destroy archaeological sites, and prohibiting unauthorized collection of artifacts; the City maintaining archaeological site records to be kept confidential to protect the resources; and requiring that development within an archaeologically sensitive area be consistent with State Law and require tribal consultations, and that the City work with native tribes to establish mitigation plans to protect resources with participation from archeologists and Native American tribes affected by any discoveries. Therefore, adoption of the proposed Conservation and Open Space Element would not result in any substantial adverse changes in the significance of tribal cultural resources.

LESS THAN SIGNIFICANT IMPACT

19 Utilities and Service Systems

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *Would the project 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. *Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?*
- c. *Would the project 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. *Would the project 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. *Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

The proposed Conservation and Open Space Element update would not facilitate or allow future development of residential uses that would increase the population in the city, thereby increasing demand on City utilities and service systems. As such, adoption of the proposed Conservation and Open Space Element would not result in impacts to water, wastewater treatment or storm water drainage, electric power, natural gas, telecommunications, or solid waste services or facilities in the City of Grover Beach.

NO IMPACT

20 Wildfire

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?*
- b. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project, 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. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project 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. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

The proposed Conservation and Open Space Element is intended for the conservation and proper management of the natural resources in the city of Grover Beach, primarily within the open space areas shown on Figure 1. Conservation and preservation of the vegetation in the open space areas would thereby preserve any existing fire fuel loads in the city. However, as shown on General Plan Safety Element Map 4, Fire Hazard Zones, there are no designated high or very high fire hazard zones within or adjacent to the city of Grover Beach. Additionally, Policy COS-1.1 of the proposed Conservation and Open Space Element requires that areas best suited to non-urban uses due to wildland fire hazard are designated as open space in future Land Use Element updates. This would prevent future development in such areas, thereby avoiding risks to people, structures, or the environment associated with wildland fire hazards.

LESS THAN SIGNIFICANT IMPACT

21 Mandatory Findings of Significance

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Does the project:				
a. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- 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?*

The Conservation and Open Space Element update would not change land uses, zoning, or otherwise indirectly facilitate development that could degrade the environment or adversely affect biological or cultural resources. The goals, policies, and implementation programs in the proposed Conservation and Open Space Element are intended to conserve and properly manage natural and cultural resources in the city.

NO IMPACT

- 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)?*

The Conservation and Open Space Element update would not contribute to cumulative impacts to environmental resources in the City of Grover Beach. As stated previously, the Conservation and Open Space Element update would not change land uses or zoning or otherwise facilitate new development in the city; rather it provides for conservation of natural, open space, and cultural resources in the city within existing zoning. In addition, through the City’s development review process, future development would be evaluated for potential cumulative impacts and for consistency with all applicable policies of the City LCP, General Plan, and Development Code. Through this review process, potential cumulative impacts to various natural and man-made resources would be evaluated and mitigated as appropriate. No mitigation measures are necessary as the existing City development review process is adequate to address potential impacts and mitigate such impacts, where necessary, to the extent feasible.

NO IMPACT

- c. *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

The Conservation and Open Space Element update would not result in substantial direct or indirect adverse impacts on human beings. Through the City’s development review process, future development would be evaluated for potential direct and indirect impacts on human beings. Appropriate mitigation measures would be required to reduce potential impacts to the extent feasible. As the Conservation and Open Space Element update does not facilitate new development in the city, no impact related to environmental effects that would have adverse effects on humans would occur as a result of adoption of the Conservation and Open Space Element.

NO IMPACT

References

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Rincon Consultants, Inc. prepared this IS-ND under contract to the City of Grover Beach. Persons involved in data gathering, analysis, project management, and quality control are listed below.

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