



General Plan Safety 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

August 2022



RINCON CONSULTANTS, INC.

Environmental Scientists | Planners | Engineers

rinconconsultants.com

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Initial Study

1. Project Title

General Plan Safety 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 is the citywide General Plan Safety Element update for the City of Grover Beach and applies to the entire city. 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 (see Figure 1 for regional location). United States Highway 101 (U.S. 101) runs along the city's northeastern border, 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 are located within Pismo State Beach, which is managed by the California Department of Parks and Recreation.

5. General Plan Designation

Citywide

6. Zoning

Citywide

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. The goal of the safety element is to reduce the potential short and long-term risk of death, injuries, property damage, and economic and social dislocation resulting from fires, floods, droughts, earthquakes, landslides, climate change, and other hazards (Governor's Office of Planning and

Research 2017). In 2019, City staff to begin updates of the City's existing General Plan Safety Element for consistency with newly enacted State laws.

The Safety Element evaluates potential risks to Grover Beach by addressing the following topics:

- Critical Facilities and Infrastructure (refer to Figure 2)
- Peak Load Water Demand
- Public Safety Services, Emergency Preparedness, and Emergency Evacuation
- Seismic and Geologic Hazards
- Flood Hazards
- Wildland and Urban Fire Hazards
- Hazardous Materials
- Climate Change

The Safety Element update includes the following components:

- **Hazards Assessment:** A discussion of the city's hazards and safety characteristics along with growth and climate change projection for Southern California, and current potential hazards in the city.
- **Safety and Hazard Mapping:** Mapping of unreasonable risks associated with the effects of seismically induced surface rupture, groundshaking, ground failure, tsunami, seiche, and dam failure, slope instability leading to the mudslides and landslides, subsidence; liquefaction, and other seismic hazards, flooding, and wildland and urban wildfires, and information and mapping related to evacuation routes, military installation, peak-load water supply requirements, and minimum road widths and clearances around structures, as those items relate to identified fire and geologic hazards.
- **Climate Change Vulnerability Assessment:** Information regarding flood hazards, wildfire hazards, climate change vulnerabilities, and potential related risks.
- **Goals, Policies, and Implementation:** A description of the goals and policies of the Safety Element, a list of programs that will help achieve these goals and policies, and summary of hazard mitigation, resiliency, adaptation, and emergency response and evacuation objectives, along with the agency responsible for implementing the program.

8. Surrounding Land Uses and Setting

The city includes a sandy beach backed by low sand dunes runs along the western border. The city is relatively flat with low rolling hills along the northern portion of the city boundary. The climate is similar to a Mediterranean climate, with long, dry, and mild summers followed by a modest wet season during the winter months.

Grover Beach is composed of a diverse collection of neighborhoods interconnected by a grid system of streets. Land use within the city is generally characterized by suburban residential uses, with retail and commercial uses along Grand Avenue. There are also limited industrial uses along Front Street and Fourth Street. The street pattern, the abundance of small neighborhood businesses, and the proximity of housing to the commercial corridor formed along Grand Avenue, make neighborhoods in the city walkable.

Figure 1 Regional Location



★ Project Location

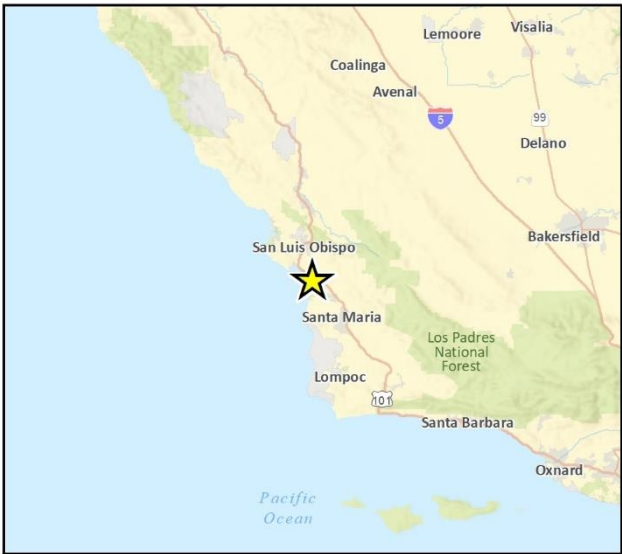


Fig. 1 Regional Location

Figure 2 Project Location and Critical Facilities



The city is vulnerable to coastal and urban flooding, dam flooding, earthquakes, liquefaction, wildfires, and hazardous material release. The City of Grover Beach emergency response services consist of the Five Cities Fire Authority and the Grover Beach Police Department. The City obtains its water from Lake Lopez and groundwater wells in the Santa Maria Valley Groundwater Basin.

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 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 Grover Beach. The City mailed consultation letters to nine Native American groups and individuals on April 14, 2022. The City received no comment letter requesting a consultation.

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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.

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- ☐ 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

08/05/2022

Date

Rafael Castillo

Printed Name

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

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 Safety Element update includes goals, policies, and

programs intended to provide guidance on how to proactively minimize the effects of potential disaster events. The Safety Element update does not approve or facilitate any specific development, nor does it grant development entitlements. The Safety Element would not result in any change to the City's existing development review policies, which enable the City to evaluate whether new development substantially degrades the visual environment of a particular site or its surroundings. 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. The Safety Element update would not result in a physical change to the environment, and therefore, would not have a substantial adverse effect on a scenic vista, substantially damage scenic resources within a state scenic highway, substantially degrade the existing visual character or quality of public views of the site and its surroundings, nor create a new source of substantial light or glare. No impacts associated with aesthetics would occur.

NO 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. No other areas in the city contain soils that are suitable for productive agricultural uses. Grover Beach does not contain any forest land, timberland, or land under Williamson Act contract.

The Safety Element update includes goals, policies, and programs intended to provide guidance on how to proactively minimize the effects of potential disaster events. The Safety Element update does not approve or facilitate any specific development, nor does it grant development entitlements. The Safety Element update would not result in any changes to the single property in agricultural production. Moreover, individual developments would be subject to project-specific CEQA review, which would evaluate potential impacts related to the conversion of agricultural land to non-agricultural use. The Safety Element update would not result in a physical change to the environment, and therefore, would not result in conflicts with existing zoning for agricultural uses or existing Williamson Act contracts. The Safety Element update would not result in the loss or conversion of forest land, timberland, or agricultural resources. No impacts associated with agriculture and forestry resources would occur.

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?*

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 (SLOCAPCD) and the California Air Resources Board (CARB). SLOCAPCD 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 state and federal standards in order to determine compliance. SLOCAPCD reports all monitoring data to a comprehensive national database maintained by the United States Environmental Protection Agency (USEPA).

The Safety Element update includes goals, policies, and programs intended to provide guidance on how to proactively minimize the effects of potential disaster events. These goals, policies, and implementation programs of the Safety Element update would have no effect on the SLOCAPCD's thresholds of significance for air quality. The Safety Element update does not approve or facilitate any specific development, nor does it grant development entitlements. The Safety Element update would not create physical growth and would not affect air quality beyond what is anticipated in the

existing General Plan; 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. Moreover, individual developments would be subject to project-specific CEQA review, which would evaluate potential impacts related to air quality. The Safety Element update would not result in a physical change to the environment, and therefore, would not result in a cumulatively considerable net increase of any criteria pollutant, would not expose sensitive receptors to substantial pollutant concentrations, and would not result in other emissions, such as odors. No impacts associated with air quality would occur.

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 Pacific 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*).

The Safety Element update includes goals, policies, and programs intended to provide guidance on how to proactively minimize the effects of potential disaster events. The Safety Element update does not approve or facilitate any specific development, nor does it grant development entitlements. The Safety Element update would not create new residential growth 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. The goals, policies, and programs in the Safety 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 Safety 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. The Safety Element update would not adversely affect any riparian habitat or sensitive natural community. The Safety Element update would not result in a physical change to the environment,

and therefore, would not result in impacts to biological resources. No impacts associated with biological resources would occur.

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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.

The Safety Element update includes goals, policies, and programs intended to provide guidance on how to proactively minimize the effects of potential disaster events. The Safety Element update does not approve or facilitate any specific development, nor does it grant development entitlements. The Safety Element update would not facilitate physical growth or development that would result in cultural resource impacts beyond that anticipated by the adopted General Plan. As such, adopting the proposed Safety 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 Safety 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. The Safety Element update would not result in a physical change to the environment, and therefore, would not substantial adverse change in the

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significance of a historical resource pursuant to §15064.5, cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5, nor disturb human remains. No impacts associated with cultural resources would occur.

NO 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 Safety Element update is a policy document and includes goals, policies, and programs intended to provide guidance on how to proactively minimize the effects of potential disaster events. The Safety Element update does not approve or facilitate any specific development, nor does it grant development entitlements. Existing policies and programs for energy efficiency or conservation would not be affected by the implementation and adoption of the Safety Element. The Safety Element update would not result in a physical change to the environment, and therefore, would not result in wasteful, inefficient, or unnecessary consumption of energy resources or otherwise conflict with or obstruct a plan for renewable energy or energy efficiency. No impacts associated with energy would occur.

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 type="checkbox"/>	<input checked="" 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?*
- f. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

The proposed Safety Element updates identifies geologic hazards of concern, including seismic and liquefaction hazards, and includes hazards maps that depict earthquake hazards and liquefaction risks in the city. Grover Beach is in a seismically active region on the central coast of California, and the city is vulnerable to various types of seismic hazards including fault rupture, ground-shaking, and liquefaction. There are several faults within proximity to the city including the Wilmar Avenue fault, the San Andreas fault, and the offshore Hosgri fault. The areas with the highest risk for liquefaction in the event of an earthquake include the western edge of the city along the coastline, including West Grand Avenue, Oceano Dunes Natural Preserve, and the Pismo Beach Golf Course. As noted in the Safety Element update, in most cases these natural processes cannot be prevented; however, the magnitude of destruction resulting from natural geologic hazards can be reduced through planning policies and measures.

The proposed Safety Element update includes goals, policies, and programs intended to provide guidance on how to proactively minimize the effects of potential disaster events related to geologic and seismic hazards, including ground shaking, fault rupture, liquefaction and seismic settlement, and slope instability. The Safety Element update does not approve or facilitate any specific development, nor does it grant development entitlements. As such, the Safety Element update would not facilitate development or other operations that could result in or exacerbate seismic or other risks. Similarly, the Safety Element update would not directly result in or indirectly induce any development or other activities in the city that could destroy unique paleontological or geologic resources. Moreover, individual developments would be subject to project-specific CEQA review, which would evaluate potential impacts related to geology and soils. Individual developments would also be subject to requirements of the California Building Code, which would minimize impacts

associated with seismic hazards. The Safety Element update would not result in a physical change to the environment, and therefore, would not result in impacts to geology and soils. No impacts associated with geology and soils would occur.

NO IMPACT

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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 Safety Element update is a policy document that includes goals, policies, and programs intended to provide guidance on how to proactively minimize the effects of potential disaster events. The Safety Element update also includes a Climate Change Vulnerability Assessment and establishes goals, policies, and associated implementation programs that are aimed at minimizing hazards from climate change. The Safety Element update does not approve or facilitate any specific development, nor does it grant development entitlements. The Safety 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. Moreover, individual developments would be subject to project-specific CEQA review, which would evaluate potential impacts related to GHG emissions. The Safety Element update would not result in a physical change to the environment, and therefore, would not result in the generation of GHG emissions. Further, existing GHG reduction policies and plans would not be affected by the implementation and adoption of the Safety Element. No impacts associated with GHG emissions would occur.

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?*

The proposed Safety Element is a policy document that includes goals, policies, and programs intended to provide guidance on how to proactively minimize the effects of potential disaster events related to hazards and hazardous materials. Specifically, the Safety Element update establishes several goals, policies, and programs related to hazards, including the transport of hazardous materials, aviation hazards, evacuation routes, and fire safety. The Safety 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 Safety 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. Moreover, individual developments would be subject to project-specific CEQA review, which would evaluate potential impacts related to hazards and hazardous materials. The Safety Element update would not result in a physical change to the environment, and therefore, would not result in impacts related to hazards and hazardous materials. No impacts associated with hazards and hazardous materials would occur.

NO IMPACT

- f. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

According to the proposed Safety Element update, emergency preparedness efforts in Grover Beach include:

- Implementation of risk reduction measures identified in the County of San Luis Obispo Multi-jurisdictional Hazard Mitigation Plan (MJHMP) for the City of Grover Beach.
- Water conservation measures and programs identified in the County of San Luis Obispo Urban Water Management Plan (UWMP), including regular updates to the UWMP.
- PulsePoint, a county-wide fire emergency alert system, is a dispatch feed used to keep residents informed about fire emergencies.
- Deployment of a state of the art Mobile Command Vehicle to operate Unified Command Operations during emergencies.
- Distribution of educational materials for emergency preparedness including brochures for various types of emergencies such as tsunamis and evacuation routes.
- A one-stop resource called ReadySLO.org operated by the County of San Luis Obispo, which provides preparation tips for emergencies, current information on emergencies, and recovery information.

The proposed Safety Element update, in accordance with California Government Code Section 65302(g), must identify residential neighborhoods that have fewer than two emergency evacuation routes. The Safety Element identifies two residential neighborhoods with fewer than two access points. The two neighborhoods include the Nacimiento neighborhood in the northern portion of the city adjacent to Highway 101 and La Sage Riviera Mobile Home Park located along the coast and parallel to Highway 1.

The proposed Safety Element is a policy document that includes goals, policies, and programs intended to provide guidance on how to proactively minimize the effects of potential disaster events. Specifically, the Safety Element update establishes several goals, policies, and programs aimed at emergency preparedness. Additionally, policies and associated implementation programs are intended to ensure the swift and safe evacuation of residents and employees in the event of a disaster event or other emergency. The Safety Element update does not approve or facilitate any specific development, nor does it grant development entitlements. Existing safety and emergency response policies and plans, such as the County of San Luis Obispo MJHMP and the San Luis Obispo County Emergency Operations Plan (EOP), would not be affected by the implementation and adoption of the Safety Element update. Moreover, individual developments would be subject to project-specific CEQA review, which would evaluate potential impacts related to hazards and hazardous materials. The Safety Element update would not result in a physical change to the environment, and therefore, would not physically interfere with an adopted emergency response plan or emergency evacuation plan. No impacts associated with emergency plans would occur related.

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, no impacts associated with wildland fires would occur.

NO IMPACT

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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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
(iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

- a. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*
- 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 main water supplies are from groundwater and surface water. Grover Beach obtains its water from four groundwater wells in the Santa Maria Valley Groundwater Basin. Grover Beach receives surface water supply from Lopez Lake, which services as the main water supply for the cities of Arroyo Grande, Pismo Beach, Oceano Community Services District, and the County of San Luis Obispo Public Works Department County Service Area 12. Lopez Lake includes Lopez Reservoir and Dam, Lopez Terminal Reservoir, Lopez Water Treatment Plant, and associated water conveyance and distribution systems.

The proposed Safety Element update is a policy document that includes goals, policies, and programs intended to provide guidance on how to proactively minimize the effects of potential disaster events. The Safety Element update does not approve or facilitate any specific development, nor does it grant development entitlements. The Safety Element update would not introduce new development or uses in the city that would result in impacts to water quality. In addition, existing surface and applicable City groundwater policies and plans would not be affected by the implementation and adoption of the Safety Element. Moreover, individual developments would be subject to project-specific CEQA review, which would evaluate potential impacts related to water quality. The Safety Element update would not result in a physical change to the environment, and therefore, would not violate any water quality standards or waste discharge requirements, decrease groundwater supplies or interfere substantially with groundwater recharge, degrade surface or ground water quality, or conflict with implementation of a water quality control plan. No impacts associated with water quality would occur.

NO 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 flooded during a major rain or tsunami event include 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 proposed Safety Element update is a policy document that includes goals, policies, and programs intended to provide guidance on how to proactively minimize the effects of potential disaster events. The Safety Element update does not approve or facilitate any specific development, nor does it grant development entitlements. The Safety 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, policies and associated implementation programs in the Safety Element update are aimed at minimizing the impacts of flooding hazards in the community and would provide for enhanced stormwater and floodwater management to avoid potential adverse effects of erosion, stormwater runoff, flooding, and inundation. Moreover, individual developments would be subject to project-specific CEQA review, which would evaluate potential impacts related to water quality. The Safety Element update would not result in a physical change to the environment, and therefore, would not alter drainage patterns, place people in a tsunami zone, or otherwise increase risks associated with flooding. No impacts associated with flooding would occur.

NO 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 type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *Would the project physically divide an established community?*
- 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 Safety Element update is a policy document that includes goals, policies, and programs intended to provide guidance on how to proactively minimize the effects of potential disaster events. The Safety Element update does not approve or facilitate any specific development, nor does it grant development entitlements. The proposed Safety Element update would not introduce new development or uses that would divide an established community. Existing policies and programs related to land use, such as the General Plan Land Use Element and zoning regulations, would not be affected by the implementation and adoption of the Safety Element. Moreover, individual developments would be subject to project-specific CEQA review, which would evaluate potential impacts related to land use and planning. The Safety Element update would not result in a physical change to the environment, and therefore, would not physically divide an established community. Further, the Safety 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. No impacts associated with land use and planning would occur.

NO 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?*

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 Safety Element would not result in the loss of availability of locally important mineral resources or recovery sites. No impacts associated with mineral resources would occur.

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 Safety Element update is a policy document that includes goals, policies, and programs intended to provide guidance on how to proactively minimize the effects of potential disaster events. The Safety Element update does not approve or facilitate any specific development, nor does it grant development entitlements. The proposed Safety Element update 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. Furthermore, project-specific CEQA analysis would be required for all future development to evaluate potential noise and vibration impacts and mitigation, if applicable. No impacts associated with noise or vibration would occur.

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 proposed Safety Element update includes goals, policies, and programs intended to provide guidance on how to proactively minimize the effects of potential disaster events. The Safety Element update does not approve or facilitate any specific development, nor does it grant development entitlements. The Safety Element update would not result in development of new homes or businesses, or other infrastructure changes in the City of Grover Beach. Moreover, individual developments would be subject to project-specific CEQA review, which would evaluate potential impacts related to population and housing. Therefore, the Safety Element would not induce substantial population growth or displace substantial numbers of people or housing. No impacts associated with population and housing would occur.

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?*

Fire protection for the city is provided by the Five Cities Fire Authority, which also serves the City of Arroyo Grande and the Oceano Community Services District. The Five Cities Fire Authority operates three fire stations with one station located in each of the participating communities (the station in Grover Beach is located at 701 Rockaway Avenue). The City operates its own Police Department, and the police station is located at 711 Rockaway Avenue. The Lucia Mar Unified School District serves Grover Beach and other surrounding communities. Parks and recreation facilities in Grover Beach are operated and managed by the City's Parks and Recreation Department.

The proposed Safety Element is a policy document that includes goals, policies, and programs intended to provide guidance on how to proactively minimize the effects of potential disaster events. Specifically, the Safety Element update establishes goals, policies, and associated implementation programs that are aimed at minimizing urban fire hazards and facilitating adequate emergency access. The Safety Element update does not approve or facilitate any specific development, nor does it grant development entitlements. The Safety 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). Moreover, individual developments would be subject to project-specific CEQA review, which would evaluate potential impacts related to public services. Because the Safety 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 impacts associated with public services.

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 type="checkbox"/>	<input checked="" 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 Safety Element includes goals, policies, and programs intended to provide guidance on how to proactively minimize the effects of potential disaster events. Specifically, the Safety Element update establishes a policy and implementation program that call for engaging with other agencies to address sea level rise on coastal dunes, which support recreational activities. The Safety Element update does not approve or facilitate any specific development, nor does it grant development entitlements. The proposed Safety 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. Moreover, individual developments would be subject to project-specific CEQA review, which would evaluate potential impacts related to recreation. No impacts associated with parks and recreational facilities would occur.

NO 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 proposed Safety Element includes goals, policies, and programs intended to provide guidance on how to proactively minimize the effects of potential disaster events. The Safety Element update does not approve or facilitate any specific development, nor does it grant development entitlements. The Safety 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. Existing policies and programs related to the circulation system would not be affected by the implementation and adoption of the Safety Element. The Safety 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. Specifically, the Safety Element update retains existing policies and implementation measures that reduce or minimize hazards on roadways. Moreover, individual developments would be subject to project-specific CEQA review, which would evaluate potential impacts related to transportation. No impacts associated with transportation would occur.

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
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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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
-
- | | | | | |
|--|--|--|--|--|
| a. <i>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)?</i> | | | | |
| b. <i>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?</i> | | | | |

The proposed Safety Element is a policy document that includes goals, policies, and programs intended to provide guidance on how to proactively minimize the effects of potential disaster events. The Safety Element update does not approve or facilitate any specific development, nor does it grant development entitlements. The City of Grover Beach conducted Native American consultation consistent with Senate Bill 18 and Assembly Bill 52 for the Safety Element update to identify potential concerns or issues associated with Native American cultural resources. The City mailed consultation letters to nine Native American groups and individuals on April 14, 2022. The City received no consultation request.

The Safety Element update would not result in a physical change to the environment, and therefore, would not cause a substantial adverse change in the significance of a tribal cultural resource.

Moreover, individual developments would be subject to project-specific CEQA review, which would evaluate potential impacts related to tribal cultural resources. Therefore, adoption of the proposed Safety Element would not result in any substantial adverse changes in the significance of tribal cultural resources. No impacts associated with tribal cultural resources would occur.

NO 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"/>
<hr/>				
a. <i>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?</i>				
b. <i>Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?</i>				
c. <i>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?</i>				

- 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 City's main water supplies are from groundwater and surface water. Grover Beach obtains its water from four groundwater wells in the Santa Maria Valley Groundwater Basin. Grover Beach receives surface water supply from Lopez Lake, which services as the main water supply for the cities of Arroyo Grande, Pismo Beach, Oceano Community Services District, and the County of San Luis Obispo Public Works Department County Service Area 12. Lopez Lake includes Lopez Reservoir and Dam, Lopez Terminal Reservoir, Lopez Water Treatment Plant, and associated water conveyance and distribution systems. Most of the water consumption in Grover Beach is associated with residential properties.

The San Luis Obispo County Flood Control and Water Conservation District Zone 3 is the wholesale water supplier for the Lopez Project. Zone 3 was created to fund, maintain, and operate Lopez Reservoir for municipal and agricultural water supplies and recreation. The Lopez Reservoir covers an area of about 918 acres and is located primarily within the Arroyo Grande Creek drainage area, consisting of a 67 square mile (43,000 acre) watershed that drains into Lopez Reservoir. According to the San Luis Obispo Council of Government (SLOCOG) report, 2050 Regional Growth Forecast for San Luis Obispo County (2017), the projected water demand in the city is not anticipated to increase over the next 20 to 30 years. The population growth for the city will continue at a modest pace for the next twenty years, growing from an estimated population of 13,550 in 2010 to about 15,000 in 2030, which represents an average annual growth rate of about 0.54 percent.

The City is currently allocated 1,407 Acre Feet per Year (AFY) from the Santa Maria Valley Groundwater Basin and 800 AFY of available imported water from Zone 3. The 2030 supply (a combined 2,207 AFY) is expected to remain the same. San Luis Obispo County's 2020 UWMP finds that it can meet full service demands of its member agencies, including Grover Beach, with existing supplies from 2025 through 2045 during normal years, single dry year, and multiple dry years. However, prolonged dry periods may affect the City's imported water supply capacities significantly due to reductions in Zone 3's storage reservoirs resulting from increases in regional demand (County of San Luis Obispo 2020).

Grover Beach, along with other entities, are participating in the Central Coast Blue Project, a proposed regional recycled water project in the initial planning and design phase that is intended to develop a sustainable water supply and help protect the Santa Maria Groundwater Basin from the risk of seawater intrusion and extended periods of drought. This project aims to upgrade the Pismo Beach Wastewater Treatment Plant (WWTP) and the South San Luis Obispo County Sanitation District WWTPs with advanced methods of water treatment including microfiltration / ultrafiltration, reverse osmosis, and ultraviolet disinfection with advanced oxidation (County of San Luis Obispo 2019). The treated water will be used to replenish the Santa Maria Groundwater Basin.

The Safety Element update would establish a policy and an associated implementation program to provide educational materials and programs to support water conservation efforts. Another policy included in the Safety Element update calls for action to pursue diversifying the City's water supply. The proposed Safety 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. Moreover, individual developments would be subject to project-specific CEQA

review, which would evaluate potential impacts related to utilities and service systems. As such, adoption of the proposed Safety Element update 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 Grover Beach. No impacts associated with utilities and service systems would occur.

NO IMPACT

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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 type="checkbox"/>	<input checked="" 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"/>
<p>a. <i>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?</i></p> <p>b. <i>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?</i></p> <p>c. <i>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?</i></p>				

- 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 Safety Element update includes goals, policies, and programs intended to provide guidance on how to proactively minimize the effects of potential disaster events. Goals, policies, and implementation programs encourage preparation for and protection from fire hazards and call for pre-fire management and loss prevention, evaluation of evacuation route capacity, safety, and viability, and address fire readiness and response.

The Safety Element update does not approve or facilitate any specific development, nor does it grant development entitlements. 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 Grover Beach. Moreover, individual developments would be subject to project-specific CEQA review, which would evaluate potential impacts related to wildfire. This would prevent future development in such areas, thereby avoiding risks to people, structures, or the environment associated with wildfire hazards. As such, adoption of the proposed Safety Element would not result in impacts to people, structures, or the environment associated with wildfire hazards. No impacts associated with wildfire would occur.

NO 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 Safety 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 Safety Element are intended to provide guidance on how to proactively minimize the effects of potential disaster events. The Safety Element update does not approve or facilitate any specific development, nor does it grant development entitlements. No impacts associated with biological and cultural resources would occur.

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 Safety Element update would not contribute to cumulative impacts to environmental resources in the City of Grover Beach. As stated previously, the Safety Element update would not change land uses or zoning or otherwise facilitate new development in the city; rather it provides guidance on how to proactively minimize the effects of potential disaster events. 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 cumulatively considerable impacts would occur.

NO IMPACT

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

The Safety 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 Safety 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 Safety Element.

NO IMPACT

References

Bibliography

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- San Luis Obispo Council of Government. 2017. 2050 Regional Growth Forecast for San Luis Obispo County, Population, Housing, and Employment Projections. Available at: <https://www.slocog.org/programs/data-services/regional-growth-forecast> (accessed March 29, 2022).
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List of Preparers

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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