

## CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE  
725 FRONT STREET, SUITE 300  
SAN CRUZ, CA 95060  
408-27-4863



# W4a

26 August 1999

**TO:** Commissioners and Interested Persons

**FROM:** Charles Lester, District Manager  
Steven Guiney, Coastal Program Analyst

**SUBJECT:** **Boundary Adjustment 1-99, City of Grover Beach.** For public hearing and action by the Commission at its meeting of September 15, 1999, at the Eureka Inn, 7<sup>th</sup> and "F" Streets, Eureka 95501, tel. (707) 442-6441.

## Synopsis and Summary of Staff Recommendation

On June 8, 1999, the Commission approved City of Grover Beach LCP Amendment 1-98 with suggested modifications. Two of the suggested modifications dealt with parts or all of several agricultural parcels south of Highland Avenue and inland from 4<sup>th</sup> Street, near the southern border of the City, that lie just inside the coastal zone boundary. The suggested modifications would require the City to extend the AG combining designation to those parcels and would require findings consistent with the requirements of Coastal Act section 30241.5 be made if the parcels are proposed to be converted to non-agricultural use. These parcels in the past have been used for strawberry growing. Some of the parcels are still in strawberry production, although now over one-half of the area is occupied by various structures including houses and agricultural support buildings. The total area involved in the coastal zone is about two acres.

The Commission's June 8, 1999, action included findings that because of the small size of the parcels, their location within the Grover Beach City urban services line adjacent to urbanized and urbanizing land uses, the small area within the coastal zone, and the lack of any easily determined feature or reason for the location of the coastal zone boundary, that the coastal zone boundary should be moved seaward approximately 125 feet to coincide with the inland edge of the right-of-way of 4<sup>th</sup> Street, thus removing the subject parcels from the coastal zone. For ease of administration, staff also recommends that the Commission move the southern approximately 200 feet of the coastal zone boundary inland up to about 100 feet so that the entire boundary from Highland south would coincide

with the inland edge of the 4<sup>th</sup> Street right-of-way. At the City limit, the boundary would then turn west and follow the City limit to the southwest corner where the coastal zone boundary would exit the City. This staff report includes formal analysis of the proposal with a recommendation that the Commission now adopt findings and map changes that would formally move the coastal zone boundary to the inland edge of the 4<sup>th</sup> Street right-of-way.

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## **I. STAFF RECOMMENDATION**

The staff recommends that the Commission adopt the revised post-LCP certification map 109 (Oceano quadrangle) and the City of Grover Beach post-LCP certification map incorporating changes prepared by staff showing the location of the inland boundary of the coastal zone moved up to approximately 125 feet seaward from its intersection with the southern edge of the Highland Way right-of-way and up to approximately 100 feet landward from the existing intersection of the boundary with the inland edge of the 4<sup>th</sup> Street right-of-way. The result would be that the coastal zone boundary would run south along the inland edge of the 4<sup>th</sup> Street right-of-way from Highland to the southern City limit, then turn west along the City limit and exit the City at the southwestern corner of the City.

### **Approval of Adjustment of the Inland Boundary of Coastal Zone**

#### **Motion**

"I move that the Commission approve the revision of the coastal zone boundary proposed by staff to the San Luis Obispo County Post LCP Certification Map Sheet 109 and the City of Grover Beach Post-LCP Certification Map, near the southwestern corner of the City of Grover Beach."

Staff recommends a **YES** vote. An affirmative vote by a majority of the Commissioners present is needed to pass the motion

**Resolution**

The Commission hereby adopts the revision to the coastal zone boundary near the southwestern corner of the City of Grover Beach for the specific reasons discussed in the following findings on the grounds that it is consistent with Section 30103(b) of the Coastal Act and Section 13256.1(b) of the Commission's regulations and that the adjustment will not interfere with the achievement of the policies of Chapter 3 of the Coastal Act and will not prejudice the preparation, implementation, and maintenance of a local coastal program conforming to Chapter 3 of the Coastal Act.

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## **II. FINDINGS**

### **A. Background**

The City of Grover Beach slopes from north to south with the northern edge of the City encompassing the uplands overlooking Pismo Lake. The southern portions of Grover Beach are low-lying flatlands that were part of the Arroyo Grande Creek flood plain before the creek was channelized. This area of the City and land outside of the City was used intensively for truck crops such as strawberries and lettuce. Today, small pockets of agricultural land exist within the City, surrounded by urban development. More extensive agricultural areas lie outside the City. Numerous crops are grown in the area including strawberries and lettuce. Only a very small area of agricultural land, about two acres, within the City is within the coastal zone. This is a strip of land along 4<sup>th</sup> Street, near the southwestern corner of the City, which is about 125 feet wide and 700 feet long. It is adjacent to approximately 30 contiguous acres not located in the coastal zone that are or recently have been in agricultural production (see Exhibit 4) but are zoned for residential and light industrial uses.

Near the south edge of the City the width of the coastal zone boundary on the agricultural lands goes to zero as the boundary turns southwestward (see Exhibit 4). It is unclear why the coastal zone boundary was located where it is. It does not follow any natural or human-made feature nor does it coincide with property boundaries or any division between prime and non-prime agricultural lands.

The City of Grover Beach submitted an update of its certified LCP in 1998. Review of the submittal revealed that the City was proposing to change the land use designation on the

two acres of agriculturally designated land to low density residential. The zoning on a little over one-half of the area was proposed to be changed from Coastal Residential Agriculture (C-R-A) to Coastal Residential Agriculture with Agriculture overlay (C-R-A-AG).

The City's proposal regarding the agricultural land was found by the Commission to be inconsistent with the Coastal Act. Suggested modifications were adopted requiring additional findings prior to conversion of the agricultural land to non-agricultural uses, reflecting the requirements of Coastal Act Sections 30241.5 and 30242. However, the adopted findings also recognized the small remnant of agricultural land involved, about two acres, and its location surrounded by land either developed with or designated for urban development, and directed staff to return to the Commission at a subsequent meeting with a recommendation to move the coastal zone boundary to exclude the approximately two acres from the coastal zone.

## **B. Analysis of Coastal Zone Boundary Adjustment**

Coastal Act Section 30103(b) allows the Commission to move the coastal zone boundary a limited distance under certain circumstances:

*... The commission may adjust the inland boundary of the coastal zone the minimum landward distance necessary up to a maximum of 100 yards except as otherwise provided in this subdivision, or the minimum distance seaward necessary up to a maximum of 200 yards, to avoid bisecting any single lot or parcel or to conform it to readily identifiable natural or manmade features. ...*

Section 13256.1(b) and 13256.2 of the Commission's regulations provides specific direction on what issues must be investigated during a review of a proposed adjustment of the coastal zone boundary:

**Coastal Commission Regulations Section 13256.1(b):** *Following the preliminary review the executive director of the commission shall further review the requested boundary adjustment and shall investigate:*

- (1) whether there are alternative adjustments to the boundary either seaward or landward which would be consistent with the provisions of Public Resources Code Section 30103(b) and which would result in a more readily identifiable location for the coastal zone boundary;*
- (2) whether there are coastal resources on the affected lot or parcel which would be affected by a change in the boundary;*
- (3) whether an adjustment to the boundary would affect coastal resources on other lands;*

(4) *whether an adjustment to the boundary would affect opportunities for public access to or along the coast;*

(5) *whether an adjustment to the boundary would affect the ability of the local government to prepare a local coastal program in conformance with the goals, objectives and policies of the Coastal Act of 1976.*

**Coastal Commission Regulations Section 13256.2:** *The Commission shall adopt a resolution. . . .accompanied by specific factual findings to support the following conclusions:*

(a) *The adjustment conforms to the requirements of Section 30103(b) of the Coastal Act; and*

(b) *The Adjustment will not interfere with the achievement of the policies of Chapter 3 of the Coastal Act and will not prejudice the preparation of a local coastal program conforming to Chapter 3 of the Coastal Act*

Currently, the coastal zone boundary cuts across the western most part of nine contiguous agricultural parcels for approximately 1200 feet, extending onto the agricultural land up to as much as 125 feet, approximately. Near the south edge of the City the width of the coastal zone boundary on the agricultural lands goes to zero as the boundary turns southwestward and crosses 4<sup>th</sup> Street, exiting the City near its southwestern corner. It is unclear why the coastal zone boundary was located where it is. It does not follow any natural or human-made feature nor does it coincide with property boundaries.

Because the amount of agricultural land in the coastal zone in Grover Beach is so small and fragmented and because it adjoins some 30 acres of agricultural land outside of the coastal zone that will convert to non-agricultural uses in the near future (see details below), it serves no practical purpose to require that future conversion of the coastal zone agricultural land be subject to the requirements of the Coastal Act.

This area thus is an appropriate candidate for a boundary adjustment that would adjust the coastal zone boundary seaward up to approximately 42 yards (roughly 125 feet) which would delete the small agricultural acreage from the coastal zone. For purposes of administration and clarity, it is also appropriate to move the coastal zone boundary inland up to about 100 feet beginning just south of where the boundary currently leaves the agricultural lands and begins to cross 4<sup>th</sup> Street, to align the boundary with the inland edge of the 4<sup>th</sup> Street right-of-way from Highland south to the southern City limit. The Commission can adjust the coastal zone boundary up to 100 yards landward and up to 200 yards seaward, pursuant to Coastal Act Section 30103(b) and Section 13255.0 et seq. of the Commission's regulations.

The following analysis is arranged in order of the requirements of Commission Regulations Section 13256.1(b).

- a. **Would an alternative coastal zone boundary adjustment, consistent with Coastal Act Section 30103(b), result in a more readily identifiable location for the boundary?**

Coastal Act Section 30103(b) allows adjustment of the location of the coastal zone boundary "to avoid bisecting any single lot or parcel or to conform it to readily identifiable natural or manmade features." The coastal zone boundary here is proposed to be adjusted approximately 42 yards, roughly 125 feet, seaward, and approximately 33 yards, 100 feet, landward, to coincide with the inland edge of the 4<sup>th</sup> Street right-of-way.

In this case, the next feature landward from the existing coastal zone boundary that is readily identifiable is 13<sup>th</sup> Street, approximately a quarter-mile landward, well over the allowed 100 yard maximum movement of the boundary landward. The Commission can not move the coastal zone boundary to 13<sup>th</sup> Street. An adjustment of the boundary of that magnitude would require approval by the Legislature. To move the boundary a lesser distance inland would not be consistent with Coastal Act Section 30103(b) because it would bisect one or more parcels and there is no readily identifiable feature by which to easily locate the boundary.

The next readily identifiable feature seaward from the existing coastal zone boundary is 4<sup>th</sup> Street, some 40 yards seaward. Seaward of 4<sup>th</sup> Street are other readily identifiable features including a row of *Eucalyptus*, the Union Pacific Railroad tracks, a recreational vehicle park, and Highway One, in that order. These all lie within 200 yards of the current coastal zone boundary location and could, therefore, be locations to which the Commission could move the coastal zone boundary. Any of these is a more readily identifiable feature than the current location of the coastal zone boundary and locating the boundary along one of them would not bisect a parcel. Moving the boundary to the inland edge of the 4<sup>th</sup> Street right-of-way involves the least adjustment and the other locations do not provide a more readily identifiable location. Further, locating the boundary along the inland edge of the 4<sup>th</sup> Street right-of-way is analogous to the boundary's location in many areas along the inland edge of the Highway One right-of-way.

Even though the edge of a right-of-way may not be visible, the edge of the street is and the right-of-way would be readily identifiable in a person's mind as being near and generally parallel to the traveled street and could be exactly located relatively easily by reference to City maps and/or other surveys. Further, the road provides a clear demarcation, both physically and logically, between land uses. Again, the current location of the boundary somewhere in an agricultural field or cutting through a building is very imprecise and not readily or even generally identifiable.

Therefore, there are no alternative adjustments to the proposed coastal zone boundary, either seaward or landward, which would be consistent with Coastal Act Section 30103(b)

and which would result in a more readily identifiable location for the coastal zone boundary.

**b. Are there coastal resources on the affected parcels that would be affected by a change in the boundary?**

As discussed in f, below, the agricultural land in Grover Beach is surrounded by urban, non-agricultural uses including residential and light industrial uses. The approximately 32 acres of agricultural land between 4<sup>th</sup> and 13<sup>th</sup> Streets and Highland Way and the southern City limit are experiencing pressure to convert to non-agricultural uses. Approximately 30 acres of agricultural land not in the coastal zone stretch inland from the two acres in the coastal zone. It is already planned in the City's land use planning documents that those ± 30 acres outside of the coastal zone will convert to non-agricultural use, specifically residential and light manufacturing.

Coastal resources on the affected parcels within the coastal zone consist of less than one acre of land available for agricultural use. Of the approximately two acres and nine parcels involved, less than one acre, divided among three non-contiguous parcels, is actually available for crop production (see Exhibits 4 and 5). The only land that would be affected by the landward movement of the boundary would be 4<sup>th</sup> Street; no coastal resources would be affected. Therefore, although there are coastal resources on the agricultural parcels that would be affected by the proposed boundary change, they are minimal (see discussion at f, below).

**c. Would the proposed adjustment of the coastal zone boundary affect coastal resources on other lands?**

The proposed adjustment of the boundary will not affect coastal resources on other nearby land in the coastal zone because it is already developed. Seaward of the affected parcels are 4<sup>th</sup> Street, the Union Pacific Railroad tracks, a recreational vehicle park, Highway One, one block of commercial retail and residential development in unincorporated Oceano, Oceano Lagoon, Pismo State Beach's Oceano Campground, additional commercial and residential development in Oceano, and the beach. Existing coastal resources on these sites, generally visitor serving, and access, will continue to be available whether the boundary is adjusted or not.

- d. **Would the proposed adjustment of the coastal zone boundary affect opportunities for public access to or along the coast?**

The proposed boundary adjustment will have no effect on access. In the general vicinity, Grand Avenue in Grover Beach and Pier Avenue in unincorporated Oceano provide direct access to the beach from Highway One. Highway One provides access along the coast. Moving the coastal zone boundary as proposed from the middle of the agricultural parcels to the inland edge of the 4<sup>th</sup> Street right-of-way would have no effect on opportunities for public access to and along the coast.

- e. **Would the proposed adjustment of the coastal zone boundary affect the ability of the local government to prepare a local coastal program in conformance with the goals, objectives and policies of the Coastal Act?**

The City of Grover Beach has a fully certified Local Coastal Program (LCP). In June of this year the Commission certified, with suggested modifications, an update of the City's LCP. By that certification, the Commission found that the City's LCP was in conformance with the goals, objectives and policies of the Coastal Act.

- f. **Would the adjustment interfere with the achievement of the policies of Chapter 3 of the Coastal Act or prejudice the preparation of a local coastal program conforming to Chapter 3 of the Coastal Act?**

The two acres proposed for deletion from the coastal zone are designated in the LCP as non-prime agricultural land. However, the land has been used and some still is used for strawberry growing. As discussed below, according to Government Code Section 51201(c), even though the land is not mapped as prime agricultural land, it qualifies as prime because of the crops that have been grown on it. The Coastal Act policy which addresses prime agricultural land is as follows:

**Section 30241:** *The maximum amount of prime agricultural land shall be maintained in agricultural production to assure the protection of the areas agricultural economy, and conflicts shall be minimized between agricultural and urban land uses through all of the following:*

- (a) By establishing stable boundaries separating urban and rural areas, including, where necessary, clearly defined buffer areas to minimize conflicts between agricultural and urban land uses.*
- (b) By limiting conversions of agricultural lands around the periphery of urban areas to the lands where the viability of existing agricultural use is already severely limited by conflicts with urban uses or where*



*the conversion of the lands would complete a logical and viable neighborhood and contribute to the establishment of a stable limit to urban development.*

- (c) By permitting the conversion of agricultural land surrounded by urban uses where the conversion of the land would be consistent with Section 30250.*
- (d) By developing available lands not suited for agriculture prior to the conversion of agricultural lands.*
- (e) By assuring that public service and facility expansions and nonagricultural development do not impair agricultural viability, either through increased assessment costs or degraded air and water quality.*
- (f) By assuring that all divisions of prime agricultural lands, except those conversions approved pursuant to subdivision (b), and all development adjacent to prime agricultural lands shall not diminish the productivity of such prime agricultural lands.*

**Section 30250.**

- (a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.*

None of the agricultural land within the City is mapped as prime agricultural land. However, lands need not be mapped as prime to be considered prime agricultural land. Prime agricultural lands are defined in the Coastal Act as "those lands defined in paragraph (1), (2), (3), or (4) of subdivision (c) of Section 51201 of the Government Code." According to Government Code Section 51201(c), land is considered prime agricultural land if it is any of the following:

- i. All land which qualifies for rating as class I or II in the Soil Conservation Service land use capability classifications.
- ii. Land which qualifies for rating 80 through 100 in the Storie Index Rating.

**Grover Beach Coastal Zone Boundary Adjustment  
1-99**

- iii. Land which supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the U.S. Department of Agriculture.
- iv. Land planted with fruit- or nut-bearing trees, vines, bushes or crops which have a nonbearing period of less than five years and which will normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than \$200 per acre.

The approximately two acres of agricultural land in Grover Beach within the coastal zone (and the  $\pm 30$  acres of agricultural land outside of the coastal zone in the City) as mapped by the Soil Conservation Service (now National Resource Conservation Service) is Oceano sand, 0 to 9 percent slopes. It is rated as class iv if irrigated and class vi if not irrigated. Its Storie Index Rating is 60. The land is not used for livestock raising. The land has been planted with crops in the past. The land is not mapped as prime agricultural land; yet, based on portions of the land being in strawberry production, those portions would be considered prime agricultural land under category iv as defined by the Government Code cited above. The issue here, then, is whether the conversion of the agricultural lands is consistent with Coastal Act Section 30241.

**(a) Would the conversion establish stable boundaries separating urban and rural areas?**

The area is completely surrounded by urban uses. It will not effect the urban/rural boundary.

**(b) Is the conversion limited to agricultural lands already severely limited by conflicts with urban uses or where the conversion would complete a logical and viable neighborhood and contribute to establishment of a stable limit to urban development?**

As discussed above, the area is surrounded by existing urban development and the City's non-coastal land use documents indicate that the area is slated for non-agricultural uses in the future. The area lies at the southwestern corner of the City, along the southern and western City limit. Development adjacent to the north and east inside the City, and to the south outside of the City includes residential and industrial development. To the west, outside of the City, there is the railroad, a recreational vehicle park, Highway One, and residential and commercial development. Conversion of this area to non-agricultural use as contemplated by the City's land use planning documents would complete a logical and viable neighborhood and would contribute to the establishment of a stable limit to urban development.

**(c) Would the conversion of agricultural land be consistent with Coastal Act Section 30250?**

As required by Coastal Act Section 30241(c), such conversion would be consistent with Section 30250, which requires that new residential, commercial, or industrial development "be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it. . . ." Existing development is contiguous with this area. All City services exist adjacent to the agricultural lands.

**(d) Are there lands available that are not suited for agriculture that could be developed prior to conversion of agricultural lands?**

There are only a few other undeveloped parcels within the coastal zone in the City that are not suited for agricultural use. However, no immediate conversion of agricultural lands is proposed.

**(e) Would public service and facility expansions and non-agricultural development impair agricultural viability through increased assessment costs or degraded air and water quality?**

No additional public service assessments that would impact agricultural land are required. Future public service and facility expansions and non-agricultural development will not degrade air or water quality such that agricultural viability elsewhere will be impaired.

**(f) Would divisions of prime agricultural lands and all development adjacent to prime agricultural lands diminish the productivity of such prime agricultural lands?**

No divisions of agricultural land are involved. Any future development of these agricultural lands would not be adjacent to any other agricultural lands because they are surrounded by non-agricultural urban uses.

Therefore, based on the forgoing discussion, the proposal is consistent with Coastal Act Sections 30241 and 30250 concerning agricultural land and development.

**g. Conclusion**

The proposal would move the coastal zone boundary seaward from its present location up to approximately 125 feet (approximately 42 yards) and landward up to approximately 100 feet (approximately 33 yards). This would result in the boundary being coincident with the

inland edge of the 4<sup>th</sup> Street right-of-way, a readily identifiable feature, and would avoid bisecting any parcels. No coastal resources other than the minimal agricultural land discussed above will be affected. The proposed adjustment will not affect public access to and along the coast.

Most of the two acres of agricultural land within the coastal zone is presently developed with non-agricultural uses and structures (see Exhibit 5). The developments include agricultural storage buildings, a barn, and residences. The parts of the parcels that have not been developed are not contiguous, but are fragmented into several isolated parts, none of which is larger than about one-third of an acre.

The agricultural land is surrounded by urban uses, including residential and light industrial development. The land is within the urban-rural boundary, and urban services are available. The City intends this land convert to non-agricultural uses in the future. The future use of the area between 4<sup>th</sup> Street and Huston Street (about 17.5 acres) is shown in the City's General Plan as changing to residential. Between Huston and 13<sup>th</sup> Street (about 14.5 acres) the land use is proposed to change to light manufacturing (see Exhibit 6).

Because of the small, fragmented nature of the agricultural land within the coastal zone and the City-designated future use of these lands, the coastal zone boundary is proposed to be moved so that the two acres of agricultural land within the coastal zone will be removed from the coastal zone. The ultimate effect of moving the coastal zone boundary will be the conversion of about one-third of an acre of agricultural land to non-agricultural uses (the rest of the two acres is already in residential use or is developed with agricultural storage buildings). Currently, on the 30 acres of agricultural land outside of the coastal zone, with appropriate findings the City could approve conversion to the designated non-agricultural uses.

No environmentally sensitive habitat areas or park areas, timberlands, or identified archaeological or paleontological resources are involved. Public access to and along the coast will not be affected. As discussed previously, conversion of agricultural land to non-agricultural uses is consistent with the relevant policies of Chapter 3 of the Coastal Act. Therefore, the adjustment would not interfere with the achievement of the Chapter 3 policies.

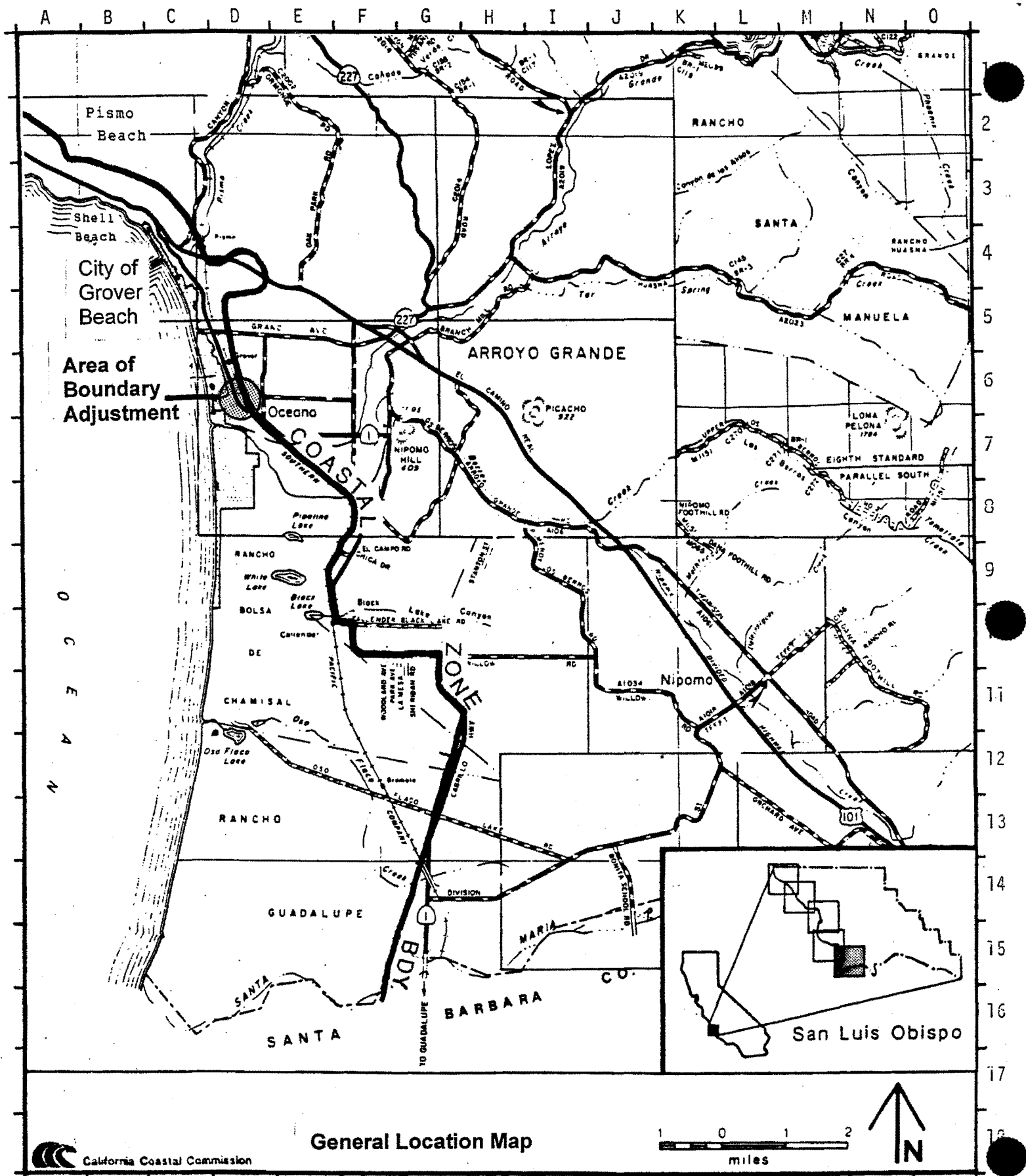
The City of Grover Beach has a fully certified Local Coastal Program (LCP). In June of this year the Commission certified, with suggested modifications, an update of the City's LCP. The findings adopted by the Commission included a brief discussion of the proposed boundary adjustment. Because the City already has a fully certified LCP, approval of the boundary adjustment will not prejudice the preparation of an LCP that conforms to the Coastal Act. By that certification, the Commission found that the City's LCP was in conformance with the goals, objectives and policies of the Coastal Act.

Based on the discussion above, the proposed boundary adjustment conforms to the requirements of Section 30103(b) of the Coastal Act; will not interfere with the achievement of the policies of Chapter 3 of the Coastal Act; and will not prejudice the preparation, implementation, and maintenance, of a local coastal program conforming to Chapter 3 of the Coastal Act.

Therefore, the coastal zone boundary shall be moved to coincide with a line generally described as follows: Starting at the southern edge of the Highland Way right-of-way from where the existing coastal zone boundary from the north meets the southern edge of that right-of-way, then west to the landward edge of the 4<sup>th</sup> Street right-of-way, and then generally south-southeasterly along the landward edge of the 4<sup>th</sup> Street right-of-way to the southern City limit, and then westward along the City limit to the southwestern corner of the City.

### **C. California Environmental Quality Act (CEQA)**

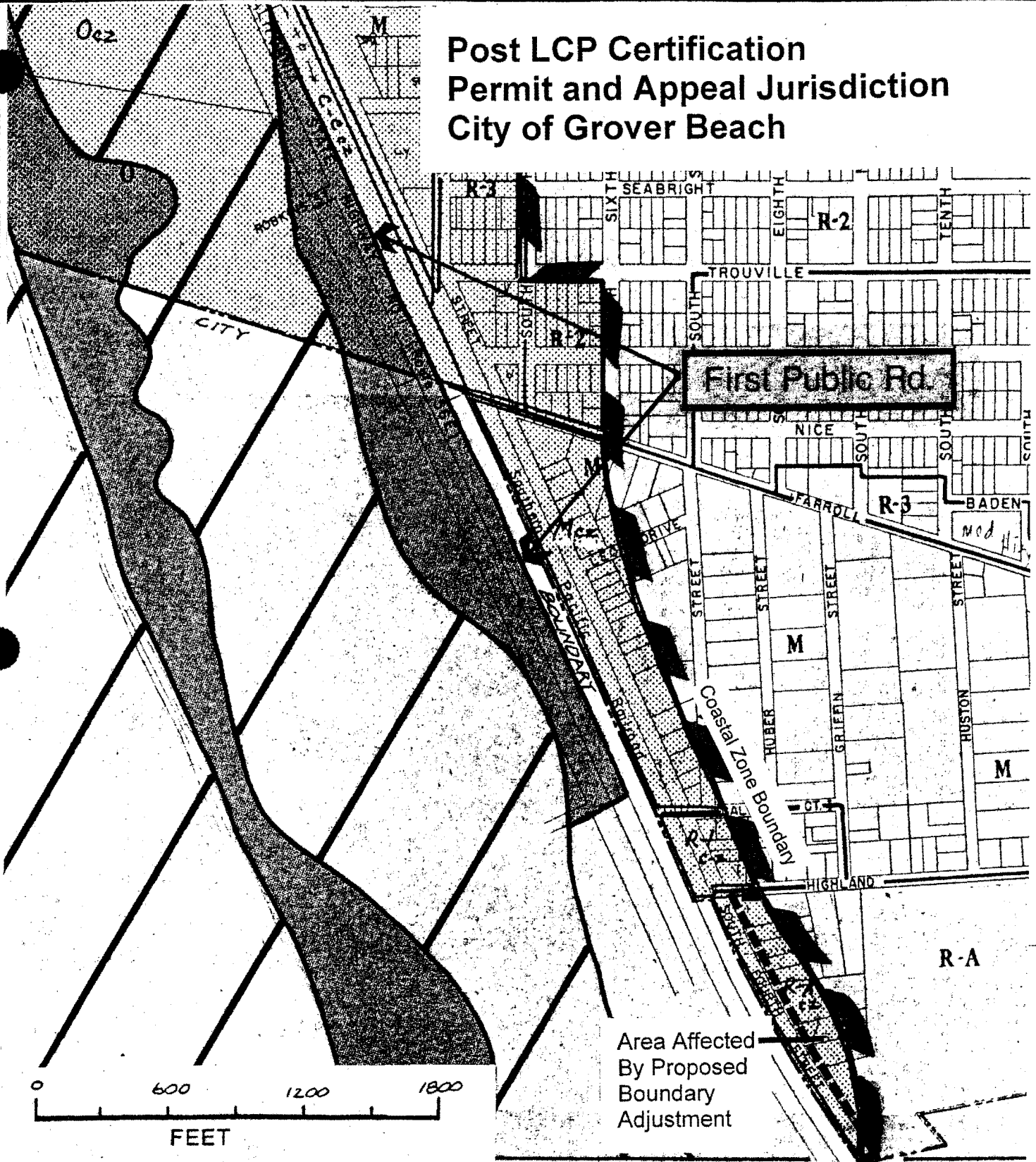
The Coastal Commission's review and analysis of land use proposals has been certified by the Secretary for Resources as being the functional equivalent of environmental review under CEQA. CEQA requires that alternatives to the proposed action be reviewed and considered for their potential effect on the environment and that the least damaging feasible alternative be chosen as the alternative to undertake. Section 13096 of the California Code of Regulations requires that a specific finding be made in conjunction with coastal development permit applications showing the application to be consistent with any applicable requirements of CEQA. Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available, which would substantially lessen any significant adverse effects that the activity may have on the environment. Here, the Commission has examined and analyzed the proposed coastal zone boundary adjustment including the alternative of not moving the boundary and retaining the very small agricultural area within the coastal zone, and the alternatives of adjusting the boundary to other locations. Based on the analysis, the Commission finds that the project as proposed will not have significant adverse effects on the environment within the meaning of CEQA and that the boundary adjustment as proposed is in conformance with CEQA requirements.



County of San Luis Obispo

Ex. 1  
GRB BA 1-99

# Post LCP Certification Permit and Appeal Jurisdiction City of Grover Beach

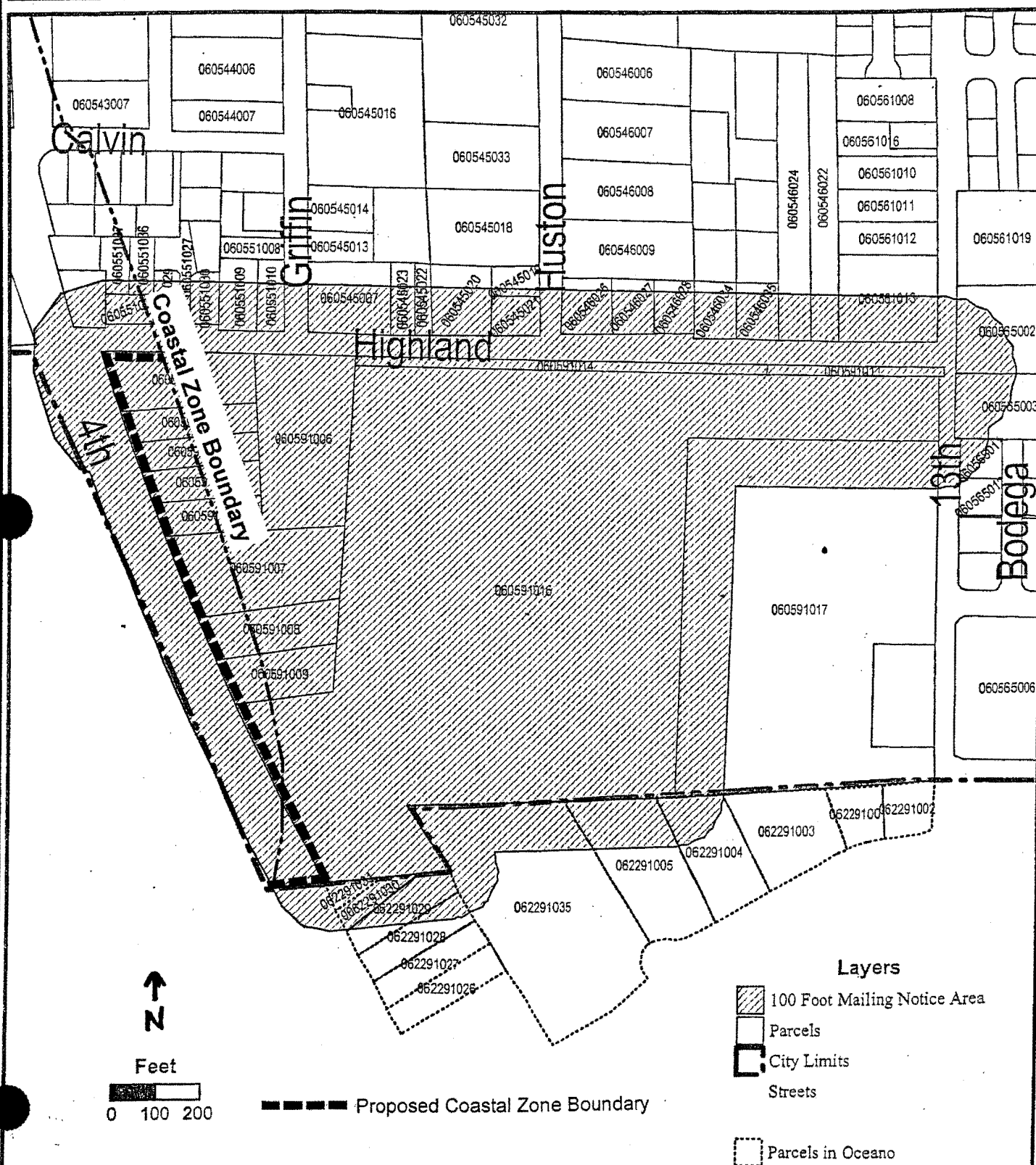




Approx. current location of CZ boundary



# Coastal Zone Boundary Notification



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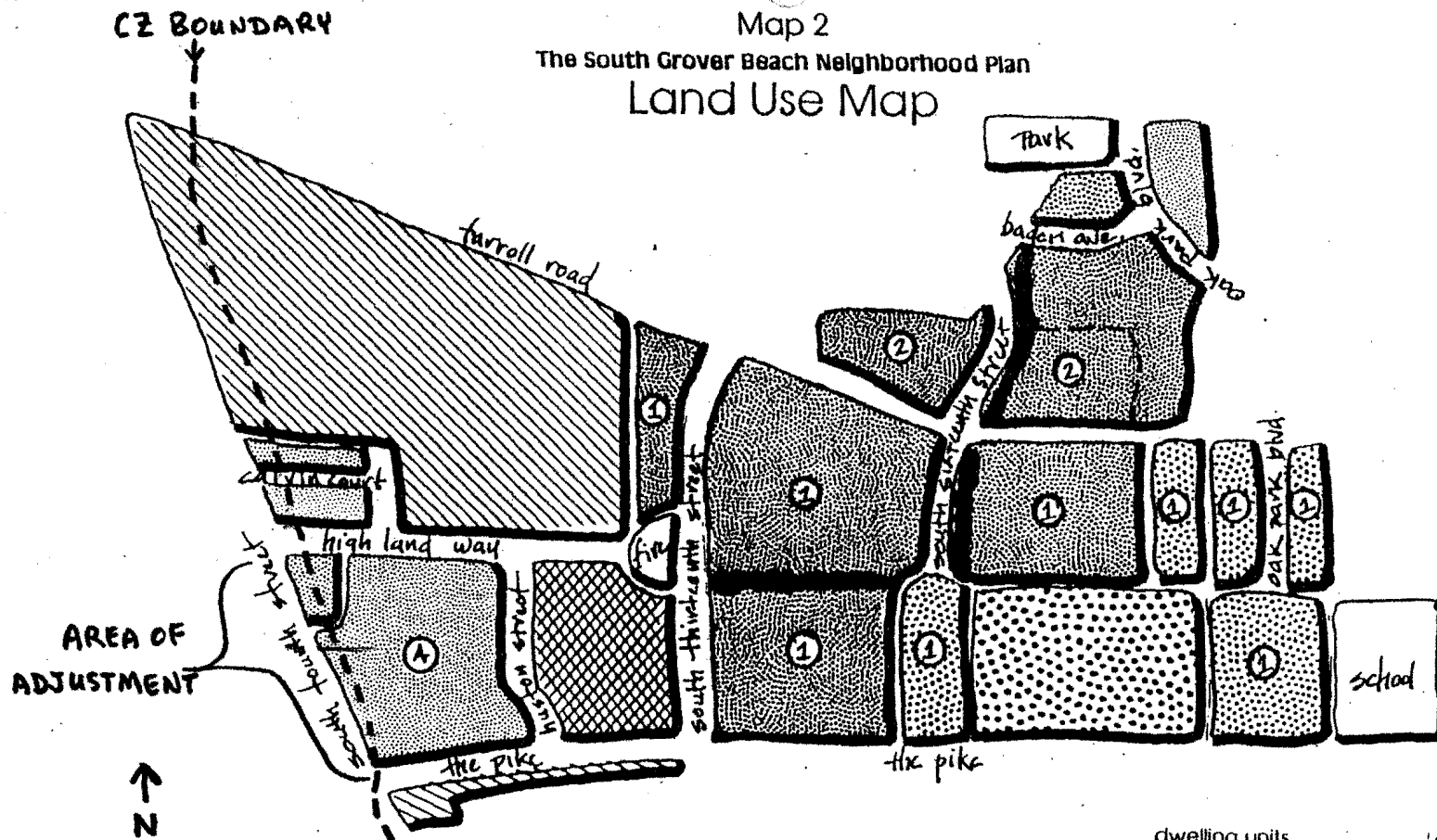
**PROPERTIES AFFECTED BY COASTAL ZONE BOUNDARY ADJUSTMENT**CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREAEx. 5  
GRB BA 1-99

Assessor Parcel Number	Address	Land Use	Property Owner
060-591-001	N/A	Farmland	Norma S. Weldon
060-591-002	1230 South 4 <sup>th</sup> Street	Single family residence	Norma S. Weldon
060-591-003	N/A	Vacant	Norma S. Weldon
060-591-004	1245 South 4 <sup>th</sup> Street	Single family residence	Clora M. Sween
060-591-005	N/A	Ag storage buildings	Glenn Boyd Trust
060-591-007	1253 South 4 <sup>th</sup> Street	Single family residence, barn, storage buildings	Henry Okui Family Trust
060-591-008	N/A	Ag storage buildings	Henry Okui Family Trust
060-591-009	N/A	Ag storage buildings	Henry Okui Family Trust
060-591-016	1234 Highland Way	Farmland, fruit stand (outside of coastal zone)	Henry Okui Family Trust

## Map 2


## The South Grover Beach Neighborhood Plan





## Land Use Map



↑  
N

~~XXXXXXXXXX~~ greenways

- ① planned unit development project area  
(affordable residential)
- ① mini-park selection area number one
- ② mini-park selection area number two
-  planned manufacturing  
(no mixed residential)

- |   |   |
|---|---|
|  | low-density<br>residential district                                 |
|  | medium-density<br>residential district                              |
|  | high-density<br>residential district                                |
|  | light industrial district<br>(mixed industrial/<br>residential use) |
|   | neighborhood averages   |

dwelling units per gross acre			population per gross acre	
1991 Current	Land Use Standard	Projected At Build-Out	1991 Current*	Projected At Build-Out**
.88	2 - 5	3.10	2.45	8.46
7.06	6 - 9	7.33	19.35	19.56
6.50	10 - 20	6.50	18.07	18.07
.24		.36	.61	.54
1.55	-	2.96	4.27	7.97

\* Based upon 100% dwelling unit occupancy.

\*\* Based upon 100% dwelling unit occupancy.

