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Th13c

Prepared March 28, 2013 (for April 11, 2013 hearing)

To: Coastal Commissioners and Interested Persons

From: Madeline Cavalieri, District Manager
Stephanie Rexing, Coastal Planner

Subject: City of Grover Beach Amendment Number 1-12 Part 2 (Public Works Update)

SUMMARY OF STAFF RECOMMENDATION

The City of Grover Beach is proposing to amend its Local Coastal Program (LCP) to update the Public Works Chapter. The proposed amendment includes updates to LCP text describing water, sewer, and circulation capacity and related information, and it modifies policies to ensure there are adequate public services for new development proposed in the City's coastal zone. The proposed amendments also establish a priority for public services for new development in the coastal zone that are consistent with the priorities established in the Coastal Act.

In general, the proposed amendments are fairly straightforward factual updates to an LCP section that is close to 30 years old, but the changes do pose some challenges for ensuring the policies do not pre-determine the adequacy or availability of public services but are instead structured to ensure that such evaluation is a fundamental component of coastal development permit (CDP) review in the City on a case by case basis. Staff has worked closely with the City on developing modifications, and Staff recommends that the Commission approve the proposed changes with suggested modifications to ensure Coastal Act consistency, including to remove statements regarding the adequacy of water and sewer services to serve future buildout, and to add policies requiring all new development to demonstrate adequate public works capacity prior to approval. Staff is also recommending additional modifications to remove cross-references to the City's Urban Water Management Plan and the City's Water Master Plan, which are not part of the LCP, and to replace them with language that instead incorporates the relevant objectives of the plans into the LCP itself. **As such, staff recommends that the Commission approve the modified LCP amendment.** The necessary motions and resolutions can be found on page 3 below.

Staff Note: LCP Amendment Action Deadline: This proposed LCP amendment was filed as complete on April 11, 2012. The proposed amendment affects the LUP only, and the original 90-day action deadline was July 10, 2012. On June 15, 2012, the Commission extended the action

deadline by one year to July 10, 2013. Thus, the Commission has until July 10, 2013 to take a final action on this LCP amendment.

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EXHIBITS
Exhibit A: Location Map
Exhibit B: Proposed Land Use Plan Amendments

I. MOTIONS AND RESOLUTIONS

Staff recommends that the Commission, after public hearing, approve the proposed LCP amendment only if modified. The Commission needs to make two motions in order to act on this recommendation.

A. Denial of Land Use Plan Amendment Number GRB-1-12 Part 2 as Submitted

Staff recommends a **NO** vote on the motion below. Failure of the motion will result in denial of the land use plan amendment as submitted and adoption of the following resolution and findings. The motion passes only upon an affirmative vote of the majority of the appointed Commissioners.

> ***Motion:*** *I move that the Commission* ***certify*** *Land Use Plan Amendment GRB-1-12 Part 2 as submitted by the City of Grover Beach, and I recommend a no vote.*
>
> ***Resolution:*** *The Commission hereby denies certification of Land Use Plan Amendment GRB-1-12 Part 2 as submitted by the City of Grover Beach and adopts the findings set forth below on the grounds that the amendment does not conform with the policies of Chapter 3 of the Coastal Act. Certification of the Land Use Plan Amendment would not comply with the California Environmental Quality Act because there are feasible alternatives and mitigation measures, which could substantially lessen any significant adverse impacts that the Land Use Plan Amendment may have on the environment.*

B. Approval of Land Use Plan Amendment Number GRB-1-12 Part 2 if Modified

Staff recommends a **YES** vote. Passage of the motion will result in the certification of the land use plan amendment with suggested modifications and adoption of the following resolution and findings. The motion to certify with suggested modifications passes only upon an affirmative vote of the majority of the appointed Commissioners.

> ***Motion:*** *I move that the Commission* ***certify*** *Land Use Plan Amendment GRB-1-12 Part 2 if it is modified as suggested in this staff report. I recommend a yes vote.*
>
> ***Resolution:*** *The Commission hereby certifies Land Use Plan Amendment GRB-1-12 Part 2 to the City of Grover Beach Local Coastal Program, if modified as suggested, and adopts the findings set forth below on the grounds that the Land Use Plan Amendment with suggested modifications will meet the requirements of and be in conformity with the policies of Chapter 3 of the Coastal Act. Certification of the Land Use Plan Amendment, if modified as suggested, complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the Land Use Plan Amendment on the environment, or 2) there are no further feasible alternatives or mitigation measures that would substantially lessen any significant adverse impacts which the Land Use Plan Amendment may have on the environment.*

II. SUGGESTED MODIFICATIONS

The Commission hereby suggests the following modifications to the proposed LCP amendment, which are necessary to make the requisite Coastal Act and Land Use Plan consistency findings. If the City of Grover Beach accepts each of the suggested modifications within six months of Commission action (i.e., by October 11, 2013), by formal resolution of the City Council, the modified amendment will become effective upon Commission concurrence with the Executive Director's finding that this acceptance has been properly accomplished. Where applicable, text in ~~cross-out~~ format denotes text that the City proposes to delete and text in underline format denotes text that the City proposes to add. Text in ~~double cross-out~~ format denotes text to be deleted through the Commission's Suggested Modifications and text in double underline format denotes text to be added through the Commission's Suggested Modifications.

1. **Modify Public Works Component Section 6.2.1 "Water Supply-Existing Supply" (see page 4 of Exhibit B) as follows:**

   … *~~The existing water supply system is adequate to provide water supply for the entire City at build out as identified and defined in the City's General Plan, Zoning Code and Local Coastal Plan.~~* …

2. **Modify Public Works Component Section 6.2.4 "Water Supply-Existing Demand" (see page 8 of Exhibit B) as follows:**

   The City annual water demand in 2009 was 1,940 AFY. The 2009 maximum daily demand was 2.60 MGD. With an estimated 2,207 AFY supply in 2009 (see previous section), t~~T~~he City's 2009 water supply and distribution system ~~can~~ was able to supply adequate volume to all then existing service connections in the City. As identified previously, water system improvements are needed in order to provide adequate pressure and acceptable velocities in the system during a combination of peak daily domestic demand and fire flow demand.

3. **Modify Public Works Component Section 6.2.5 "Water Supply-Potential Demand" (see page 8 of Exhibit B) as follows:**

   In 2009 the State passed Senate Bill 7 that requires the City to implement 20 percent in reduction water usage by 2020.

   The projected water demand at potential build-out based on 2009 ~~existing~~ per-capita water use and implementation of Senate Bill 7 ~~is~~ would be 1,892 AFY. Provided the City's water supply is maintained at the 2009 level, and the projections for build out prove accurate, then ~~Based on the City's current supply of 2,207 AFY,~~ the City~~'s has~~ would have adequate water resources to meet the projected build-out population for all areas of the City, including the Coastal Zone.

   Although the City's water resources ~~are~~ would be adequate to serve the projected build-out population of the City including all permitted uses within the Coastal Zone under that scenario, the City's Urban Water Management Plan identifies water shortage stages of action that are to be implemented if a water shortage is ever realized. The stages of action include voluntary and mandatory water consumption reduction measures. …

4. Modify Public Works Component Section 6.3.4 "Sewer Service System-Potential Demand" (see page 11 of Exhibit B) as follows:

The City is projected to have a build-out population of 15,000 in 2030 (2010 Land Use Element). The estimated average sewer flow at build-out is 1.30 MGD. Based on the City's contract with the District for treatment of 1.5 MGD, and provided it is maintained at this level and the projections for build-out prove accurate, then the City ~~has~~ would have adequate wastewater treatment capacity to meet the projected build-out population for all areas of the City, including the Coastal Zone.

…

… As a result there are no additional sewer main system improvements proposed. ~~The estimated capacity of the sewer main system is sufficient to carry the expected peak wet-weather flows at build-out as identified and defined in the City's General Plan, Zoning Code and Local Coastal Plan.~~

At build-out estimated peak wet-weather flow tributary to the Front Street pumping station is estimated to be 42 gpm. ~~The existing pump station capacity is sufficient to serve the properties tributary to the station at build-out.~~ …

5. Modify Public Works Component Section 6.5.3 "Commercial" (see page 15 of Exhibit B) as follows:

The Coastal Act gives very high priority to commercial land uses which are recreation-related and/or visitor-serving (Coastal Act Section 30222). Within Grover Beach's portion of the Coastal Zone, ~~no suitable~~ several areas are specifically committed to recreational and visitor serving uses at this time, and expansion and enhancement of visitor-serving land uses (including a Lodge project at Pismo State Beach) are also contemplated by the LCP. ~~However~~ In addition, several areas previously designated as "highway-commercial" districts permit recreation and visitor-oriented as well as commercial development. …

6. Modify Public Works Component Section 6.6.1 "Summary-Water Supply" (see page 16 of Exhibit B) as follows:

1. *As of 2009, Grover Beach ~~has~~ had the capacity to provide 2,207 ~~2,500 to 2,600~~ acre-feet of domestic water per year to serve the City, including the area within the Coastal Zone.*

…

4. *Provided the City's water supply is maintained at the 2009 level, and the projections for build-out prove accurate, then The City ~~has~~ would have adequate water resources to serve the projected build-out population of 15,000 in 2030.*

4. *~~The City shall continue to implement water conservation programs including SB 7 which requires a 20% reduction in water usage by 2020.~~ The City shall continue to implement water conservation programs including SB 7 which requires a 20% reduction in water usage by 2020. …*

7. Modify Public Works Component Section 6.6.2 "Summary-Sewer Service" (see page 17 of Exhibit B) as follows:

3. Provided the City's current contract with the District for 1.5 MGD remains unchanged and the projections for build-out prove accurate, then The City has adequate wastewater treatment capacity to serve the projected build-out population of 15,000 in 2030.

~~4. The City's existing sewer service system has adequate capacity to serve all existing and proposed development in the City including future development in the Coastal Zone.~~

8. Modify Public Works Component Section 6.7.1 "Recommendations-Water Supply" (see page 19 of Exhibit B) as follows:

1. Policy: City shall continue to ~~implement water policies contained in the City's Water Master Plan and Urban Water Management Plan to insure that the City has~~ pursue adequate water supplies to serve the projected ~~15,000~~ population at build-out in 2030, including by implementing conservation strategies. ~~as identified and defined in the City's General Plan, Zoning and Local Coastal Plan.~~ During periods of drought the City will implement additional water conservation measures that prohibit wasting water in order to reduce short term impacts on supply.

2. Policy: The City shall continue to implement water conservation programs related to new development including requirements for water efficient landscaping, water conserving fixtures and programs to encourage purchase of water conserving appliances which have shown to be effective based on the per capita use declines. The City shall continue to implement water policies and infrastructure improvements including replacement of undersized water mains and extension of new mains to serve new development so that the water system can ~~contained in the City's Water Master Plan and Urban Water Management Plan including infrastructure improvements designed to~~ provide adequate pressure at acceptable velocities during all demand scenarios.

…

5. Policy: ~~Development throughout the City shall be phased and planned so that at least 20 percent of the City's total annual water supply capacity is reserved and available to new and existing land uses within the City's portion of the Coastal zone.~~ In compliance with Section 30254 of the Coastal Act, proposed new development within the Coastal Zone that provides; services to coastal-dependent land uses; essential public services; basic industries vital to the economic health of the region, state, or nation; public recreation; commercial recreation, and visitor-serving land uses, shall be given priority over other new proposed developments in the Coastal Zone in the event that existing or planned public works facilities serving the Coastal Zone can accommodate only limited amounts of new development. …

6. Policy: Development shall only be approved if it is first clearly demonstrated that the development will be served by an adequate, long-term public water supply.

9. Add the following recommendation to Public Works Component Section 6.7.2

"Recommendations-Sewer Service" (see page 20 of Exhibit B) as follows:

3. Policy: In compliance with Section 30254 of the Coastal Act, proposed new development within the Coastal Zone that provides: services to coastal-dependent land uses; essential public services; basic industries vital to the economic health of the region, state, or nation; public recreation; commercial recreation, and visitor-serving land uses, shall be given priority over other new proposed developments in the Coastal Zone in the event that existing or planned public works facilities serving the Coastal Zone can accommodate only limited amounts of new development. …

4. Policy: Development shall only be approved if it is first clearly demonstrated that there is adequate, long-term public wastewater treatment capacity to serve such development.

10. Add the following recommendations to Public Works Component Section 6.7.3 "Recommendations-Circulation" (see page 21 of Exhibit B) as follows:

4. Policy: To protect public access to the shoreline and reserve limited road capacity for coastal priority uses, development shall be required to identify and appropriately offset all circulation impacts, with preference given to mitigation measures designed to improve public recreational access and visitor-serving circulation.

5. Policy: All development shall be sited and designed to maximize public recreational access opportunities, including through providing meaningful and useful connections to and from roads, trails, and other such facilities and areas that provide access to and through the City's coastal zone and along the shoreline. Development shall accommodate all modes of circulation (including vehicular, pedestrian, bicycle, etc.) in a way that facilitates and enhances public recreational access to and along the shoreline.

6. Policy: In compliance with Section 30254 of the Coastal Act, proposed new development within the Coastal Zone that provides: services to coastal-dependent land uses; essential public services; basic industries vital to the economic health of the region, state, or nation; public recreation; commercial recreation, and visitor-serving land uses, shall be given priority over other development in the Coastal Zone in the event that existing or planned public works facilities serving the Coastal Zone can accommodate only limited amounts of new development.

III. FINDINGS AND DECLARATIONS

A. DESCRIPTION OF PROPOSED LCP AMENDMENT

Background

Grover Beach is a small coastal city in southern San Luis Obispo County. Immediately upcoast from Grover Beach is the City of Pismo Beach and to the southwest is the unincorporated town of Oceano. The City of Arroyo Grande, which is outside the coastal zone, is the inland eastern border to Grover Beach. The City is about 2.25 square miles in size with a population of about 13,200 (as of July 2011). Grover Beach supports a mixture of residential, commercial and

industrial uses, including visitor-serving uses related to beach use. The Coastal Zone only comprises about 325 acres of Grover Beach's area (or about one-quarter of the City).

Grover Beach and the surrounding cities of Pismo Beach, Arroyo Grande and Oceano obtain water from the Arroyo Grande groundwater basin and the Lopez Reservoir. Lopez reservoir is owned and operated by the County and is located eight miles up Arroyo Grande Creek. The recharge rate of the Arroyo Grande basin is estimated to be around 5,700 acre feet per year (afy) and the safe annual yield of Lopez Reservoir is estimated to be about 8,730 afy according to both the Coordinated Agricultural Support Program (CASP) and the State Department of Water Resources (DWR). As a part of adjudications between affected agencies and private landowners in the Santa Maria Basin, entitlements to Arroyo Grande water are controlled by a 2005 judgment. In accordance with this judgment, the City of Grover Beach has an entitlement to 1,407 afy of groundwater from the Arroyo groundwater basin. In addition, through a contract with the County, the City has an annual entitlement to 800 acre feet of Lopez Reservoir water. Therefore the City's total water supply is 2,207 afy from both sources. As of 2009, the City's annual water demand was 1,940 afy.

Sewage disposal in the City of Grover Beach is accomplished via a wastewater treatment plant in Oceano which is operated by the South San Luis Obispo Sanitation District. After secondary treatment, the effluent is discharged to the ocean. The treatment plant has a capacity of 5.0 million gallons per day (mgd). Grover Beach is allowed to use up to 1.5 mgd of the plant's total capacity. In 2012 the City used approximately 1.06 mgd of its total sewage treatment allocation.

The City's existing LCP includes a complicated water and sewer allocation system that requires a comprehensive analysis of the City's current water and sewer capacity prior to approval of any new development. First, it requires the City to phase and plan new development so that at least 20 percent of the City's total annual water supply and sewage treatment capacity is reserved and available for uses within the City's portion of the coastal zone. In addition, it also requires the City to allocate its coastal zone share of water and sewer capacity to certain uses within the coastal zone. Specifically, the current LCP requires 80 percent of the coastal zone share of water to be allocated to residential uses, 17 percent to recreation-oriented uses, 2 percent to industrial uses and finally, 1 percent to general commercial uses. As for sewage treatment capacities, the current LCP requires the City to allocate the coastal zone share of capacity as follows: 10 percent to recreation oriented uses, 2 percent to general commercial uses, 83 percent to residential uses and 5 percent to industrial uses. The City does not have a system in place to distinguish between water and sewer capacity used in the coastal zone, as opposed to in the rest of the City, and it cannot easily determine the exact percentage of water and sewer capacity used by each category of development, and therefore, this LCP requirement has become overly burdensome to implement.

Description of Proposed LCP Amendment

The City is proposing to amend its LCP in order to bring the Public Works Chapter up to date, and to help correct the aforementioned implementation problems associated with the LCP's complicated allotment verification scheme. The proposed amendment adds updated information to the LCP in terms of the City's current water supply, where the City draws water from, the

supply of that water and how the water is delivered and distributed. In addition, with regard to sewage capacity, the amendment updates and enhances the information in the LCP regarding the logistics of the City's wastewater treatment capabilities, and the capacity to treat wastewater, given the City's allocation from the South San Luis Obispo Sanitation District, and it adds information regarding the City's Sewer Master Plan. Further, the amendment includes recommendations that the City implement water conservation measures and pursue additional water sources to ensure that new development in the coastal zone will have adequate public services available. Finally, the proposed amendment removes the specific allocation and verification requirements for water and sewer capacity in the coastal zone and replaces them with policies requiring the City to protect public service capacity for priority Coastal Act uses.

B. CONSISTENCY ANALYSIS

1. Standard of Review

The proposed amendment affects the LUP component of the City of Grover Beach LCP. The standard of review for the LUP amendments is that they conform with the Chapter 3 policies of the Coastal Act.

2. LUP Amendment Consistency Analysis

Applicable Policies

Coastal Act Sections 30250 and 30254 require that new development have adequate public utilities and that where such public utilities are limited, other developments shall not preclude coastal dependent land uses, services or industries vital to the economic health of the region and/or recreational, visitor-serving land uses. Sections 30250 and 30254 state:

> ***30250:*** *New development shall:* ***(a)*** *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.*
>
> ***30254:*** *Where existing or planned public works facilities can accommodate only a limited amount of new development, services to coastal dependent land use, essential public services and basic industries vital to the economic health of the region, state, or nation, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by other development.*

Analysis of Proposed LUP changes

Coastal Act Sections 30250 and 30254 require that new developments in the coastal zone have adequate public works available to serve them, and should such adequate public works be limited, the Coastal Act establishes a priority for coastal dependent land uses, economically vital

services and recreational, visitor-serving uses. The proposed amendment is inconsistent with these policies in several ways. First, the proposed amendment asserts in multiple places that the City currently has adequate water supply for the entire City now and at build-out (estimated by the City to be 15,000 residents by 2030). However, although the amendment states that the City has adequate water supply at build-out, such statement is premised on existing water supply and demand understandings, and these may change over time, for example, contracts may change, or water rights may change. As a general rule, future water supply is difficult to predict with absolute certainty. Groundwater basins can be contaminated or their supply can be diminished through overdraft, and allocations from a shared reservoir can be diminished in a year with low rainfall or due to other events outside the control of the City. Additionally, the amendment includes measures to assure conservation and a plan to address a potential water shortage in the future, which adds another level of uncertainty. Given these uncertainties, it is inappropriate for an LCP to pre-determine that future development can be adequately served by public water supplies.

In addition, these statements do not appear to be internally consistent with other statements in the proposed amendment, as the proposed amendment also states that water system improvements are needed in order to provide adequate pressure and acceptable velocities in the system during peak demand. The proposed amendment therefore expresses a contradiction in that it indicates that the City has adequate water supply now and for future potential build-out, but then it expresses concerns about existing systems, including a lack of certainty regarding supply during current peak demand times and a need for conservation measures should a future shortage arise. Thus, as proposed, the amendment is internally inconsistent and establishes the adequacy of water supplies for future development, when such determinations should be made on a case by case basis when the City is considering future development, in order to ensure conformity with Coastal Act Section 30250.

Similarly, in terms of sewage treatment capacity, the proposed amendment states in several places that the City has adequate sewage treatment capacity to handle the current sewage flows, as well as projected build-out flows (again, estimated build-out of 15,000 residents by 2030). The amendment also states that the capacity of the sewer main system is sufficient to carry the expected peak wet-weather flows at build-out. However, the amendment contradicts itself again because previous discussions of the sewer system mention that under current peak wet-weather conditions, at several locations in the system, the depth of flow in the mains exceeds industry recommendations. The amendment to the sewage treatment capacity section also expresses uncertainty regarding the current capacity to treat peak wet weather flows, not to mention those associated with a higher build-out population. As with water supply, this uncertainty makes the proposed amendment inconsistent with Section 30250 because it establishes the future adequacy of sewer capacity to serve new development, instead of ensuring that that analysis takes place when new development is proposed.

Finally, although the amendments update the public works chapter of the LCP, there are no proposed changes to language regarding traffic and circulation. Because traffic patterns and demand for road capacity in the City has changed since the LCP was last updated in 1999, the LCP must continue to ensure that there is adequate road capacity for new development and priority uses, as required by Section 30250 and 30254. Therefore, for these reasons, the proposed

amendment is inconsistent with Coastal Act Sections 30250 and 30254 and must be denied as submitted.

The amendment can be modified to achieve consistency with Sections 30250 and 30254, as follows. First, **Suggested Modifications 1, 3, and 6** are required to remove statements that the City has adequate water supply both for current demands and projected build-out. The language can still be used to state facts based on the current context, but it must be appropriately adjusted to recognize that there is some uncertainty in the future, and the current context may well change, so it should not pre-determine the future adequacy of water supplies. In addition, **Suggested Modification 2** adds language which puts the current water supply situation into perspective based on historical information. This assures that, given the uncertain nature of water supply, the City's LUP is accurate in assessing its water supply in terms consistent with Coastal Act Section 30250.

Similarly, **Suggested Modifications 4 and 7** remove statements that the City has adequate sewage treatment capacity for current flows and future build-out flows (both with regard to typical and peak flows). These modifications amend the LCP to ensure that it cannot be interpreted to pre-determine the adequacy of the City's sewage treatment capacity to serve unknown future development.

In addition, **Suggested Modifications 5, 8 and 9** add policies that condition the approval of new development in the coastal zone on a clear demonstration that the development will be served with both adequate, long-term public water supply and wastewater treatment capacity, consistent with Coastal Act Sections 30250 and 30254. In particular, **Suggested Modification 5** is required to assure that adequate public services are established for new proposed priority developments in the coastal zone, such as the new Lodge proposed for the Pismo State Beach area. These modifications assure that the City must determine the adequacy of public works facilities to service new development prior to approving such development, consistent with the Coastal Act.

Further, **Suggested Modification 10** makes recommendations to add to the circulation component of the Public Works Chapter. Suggested Modification 10 will assure that new development will identify and offset all circulation impacts and will be sited and designed to maximize public access through providing access to coastal zone roads and trails, accommodating all modes of circulation (vehicular, pedestrian and bicycle), consistent with the public access policies of Chapter 3 of the Coastal Act. This suggested modification also establishes a priority of development in accordance with Sections 30250 and 30254.

Finally, the proposed amendment includes a cross-reference to the City's Urban Water Management Plan and its Water Master Plan. These plans provide the City with a blueprint for appropriate use of its water supply resources, but they are not currently part of the LCP, and the City does not intend to incorporate them into the LCP by reference. Although the objectives of these plans are important for the City to follow to ensure water resources are appropriately protected, the level of detail that they provide does not need to be included in the LCP to achieve consistency with the Coastal Act. Because these documents are not a component of the LCP and are not intended to be incorporated into the LCP, **Suggested Modification 8** replaces the cross-references with policies that achieve the intended objectives, including to assure that the City

adequately conserves water. This language will ensure that water supply capacity is conserved and available for new development and Coastal Act priority uses, as required by Sections 30250 and 30254.

As modified, the LUP amendment enhances and updates the LCP with current data regarding Grover Beach's available public services and assures that Coastal Act uses will be prioritized and that new and existing development will be served by adequate public services, including water, sewer and road capacity. As modified, the LUP will be more accurate, up to date and comprehensive in terms of the public works available to the City of the Grover Beach. For these reasons, the proposed LUP amendment, as modified, is consistent with Coastal Act Chapter 3.

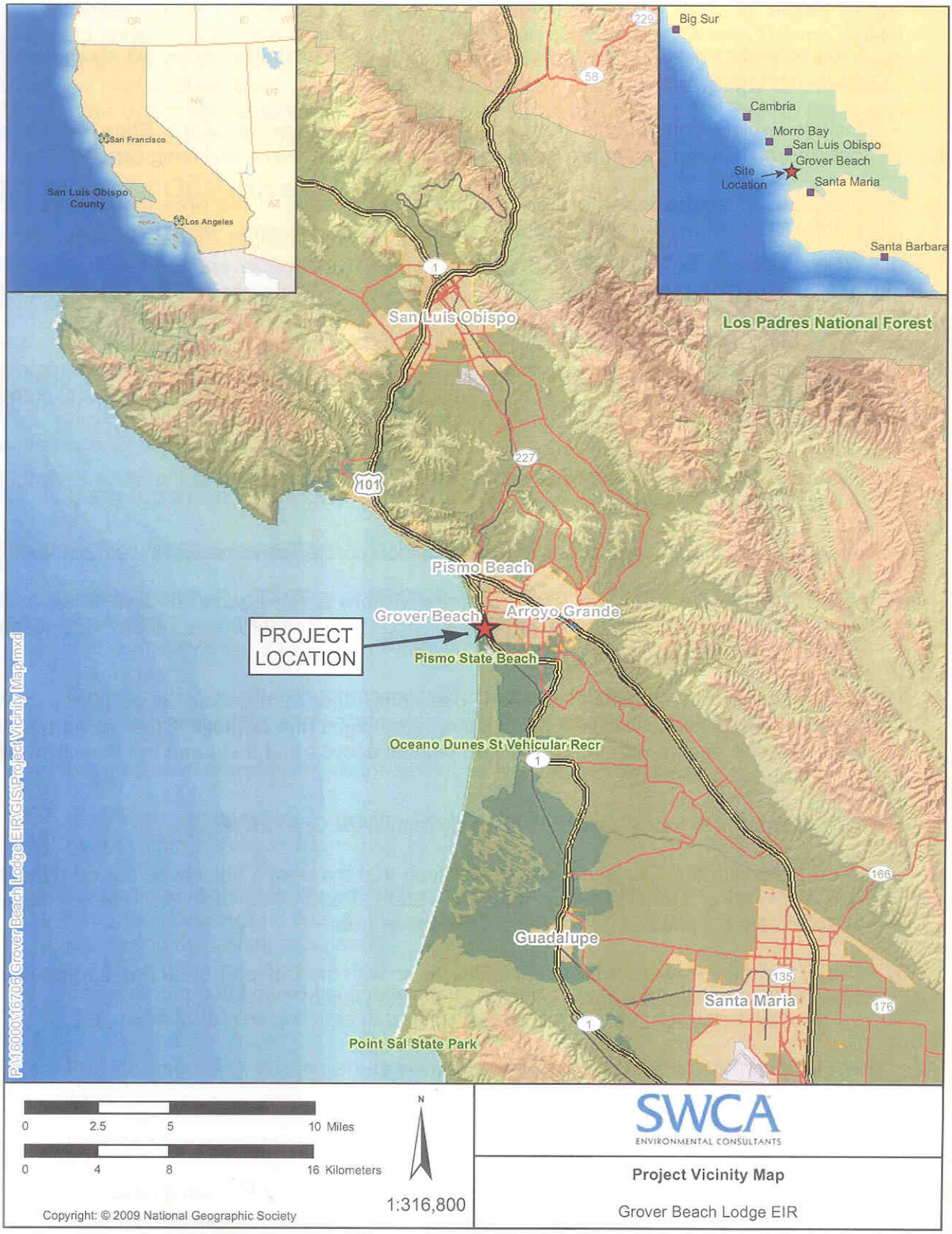
C. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The Coastal Commission's review and development process for LCPs and LCP amendments has been certified by the Secretary of Resources as being the functional equivalent of the environmental review required by CEQA. Local governments are not required to undertake environmental analysis of proposed LCP amendments, although the Commission can and does use any environmental information that the local government has developed. CEQA requires that alternatives to the proposed action be reviewed and considered for their potential impact on the environment and that the least damaging feasible alternative be chosen as the alternative to undertake.

The City, acting as lead CEQA agency, evaluated the LCP amendment under CEQA, and submitted an EIR document in support of the proposed LCP amendment. This staff report has discussed the relevant coastal resource issues with the proposal, and has recommended appropriate suggested modifications to avoid and/or lessen any potential for adverse impacts to said resources. All public comments received to date have been addressed in the findings above. All above Coastal Act findings are incorporated herein in their entirety by reference.

As such, there are no additional feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse environmental effects which approval of the amendment, as modified, would have on the environment within the meaning of CEQA. Thus, if so modified, the proposed amendment will not result in any significant environmental effects for which feasible mitigation measures have not been employed consistent with CEQA Section 21080.5(d)(2)(A).

Figure 2-1. Project Vicinity Map



RESOLUTION NO. 12-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GROVER BEACH APPROVING A LOCAL COASTAL PROGRAM AMENDMENT ASSOCIATED WITH DEVELOPMENT PERMIT APPLICATION NO. 10-003 FOR THE GROVER BEACH LODGE AND CONFERENCE CENTER PROJECT

WHEREAS, the applicant, Pacifica Companies, is proposing the development of a 150-room lodge with a conference center and restaurant, and construction of public amenities within Pismo State Beach on approximately 13.0 acres located at the end of West Grand Avenue within Pismo State Beach; and

WHEREAS, Development Permit Application No. 10-003 includes applications for a Local Coastal Program Amendment, Zoning Code Amendment, Coastal Development Permit, and Site and Architectural Plans; and

WHEREAS, an Environmental Impact Report has been prepared for the project in compliance with the California Environmental Quality Act (CEQA); and

WHEREAS, the proposed Local Coastal Program Amendment would make revisions to Chapters 5 and 6; and

WHEREAS, the Public Hearing was noticed as required by law; and

WHEREAS, the Planning Commission of the City of Grover Beach has reviewed and considered the Local Coastal Program Amendment associated with Development Permit Application No. 10-003 at a Public Hearing on February 15, 2012 and recommended that the City Council approve the amendment; and

WHEREAS, at its meeting of March 5, 2012, the City Council duly considered all evidence, including public testimony from interested parties, and the evaluation and recommendations by the Planning Commission, presented at said hearings; and

WHEREAS, the City Council of the City of Grover Beach makes the following findings:

1. The amendment to Chapter 5 would eliminate an inconsistency between the LCP and the C-P-C Zone related to the percentage of building height of 40 feet and lower. The minor change to building height percentages does not increase the maximum building height of 40 feet. The intent of requiring varying percentages of building heights is to provide changes in building height to avoid a 40 foot tall monolithic building. The existing C-P-C height requirements are adequate to meet the intent of providing buildings with varying roof heights. Further, the LCP height percentages require additional site coverage by allowing less height, which works against meeting the significant 40% open space requirement in the C-P-C Zone. Further, the Revised FEIR includes mitigation measures for visual impacts that reduce potential impacts to less than significant.

2. The amendment to Chapter 5 would also allow access to the project from West Grand Avenue. The existing access to the site is primarily from West Grand Avenue which is a designated arterial street and designed for heavy volumes of traffic. The only other access to the site is via Le Sage Drive, which provides adequate secondary access, but as a two lane street is not designed to be a primary access point to the project site.

3. The amendment to Chapter 6 would update the water and sewer capacities of the City to demonstrate that there are adequate resources in place to serve the City's build-out population, including the area of the City in the Coastal Zone.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Grover Beach **DOES HEREBY APPROVE** a Local Coastal Program Amendment associated with Development Application No. 10-003 as follows:

1. Chapter 5, Section 5.7(F) and Figure 3 is hereby amended as shown on the attached Exhibit A.

2. Chapter 6 is hereby amended as shown on the attached Exhibit B.

AND BE IT FURTHER RESOLVED as follows:

3. This Local Coastal Program Amendment is required to be submitted to the California Coastal Commission for review and certification.

4. This Local Coastal Program Amendment shall not become effective until final certification by the California Coastal Commission.

On motion by Council Member Peterson, seconded by Council Member Molnar, and on the following roll-call vote, to wit:

AYES:	Council Members Bright, Molnar, Peterson, Mayor Pro Tem Nicolls, and Mayor Shoals.
NOES:	Council Members - None
ABSENT:	Council Members - None
ABSTAIN:	Council Members - None

the foregoing RESOLUTION NO. 12-15 was **PASSED, APPROVED**, and **ADOPTED** at a regular meeting by the City Council on this 5th day of March, 2012.

JOHN P. SHOALS, MAYOR

Attest:

DONNA L. MCMAHON, CITY CLERK

Approved as to form:

MARTIN D. KOCZANOWICZ, CITY ATTORNEY

6.0 PUBLIC WORKS COMPONENT
of the LOCAL COASTAL PROGRAM

6.1 INTRODUCTION

The provision of public works facilities - water, sewer and transportation services - is a central concern of the Coastal Act and is designated as the primary mechanism for land use planning within the Coastal Zone. Section 30254 of the Act, which establishes certain priority uses within the Coastal Zone, states in part that

> *"New or expanded public works facilities shall be designed and limited to accommodate needs generated by development or uses permitted consistent with provisions of this division . . . Where existing or planned public works facilities can accommodate only limited amounts of new development, services to coastal-dependent land use; essential public services and basic industries vital to the economic health of the region, state, or nation; public recreation; commercial recreation, and visitor-serving land uses shall not be precluded by other development."*

Coastal Commission Regulations concerning the "common methodology" to be used in developing local coastal programs further emphasize the importance of public works facilities in land use planning. The Regulations require local governments to include the following data in the scope of local coastal programs:

> *"A. Where the application of the policies of Chapter 3 of the Coastal Act of 1976 requires limits or conditions as to the amount, timing, or location of public works facilities, an analysis shall be made to determine:*
>
> *1. Existing and proposed capacities of such relevant public works systems;*
>
> *2. Key decision points for stages of facility expansion, and*
>
> *3. What portion of public works facilities capacity is allocated to new development within the area and what portion is reserved for priority uses . . ."*

This section of the Local Coastal Program contains the data on existing and proposed public works capacities required by the above regulation. In order to provide a basis for determining the extent and manner in which capacities will need to be allocated, an analysis of existing and potential demands for public services is also presented in this section. The allocation of remaining facility capacities to the priority land uses of Section 30254 of the Coastal Act, and the means of achieving these allocations, will be discussed in the final pages of this chapter.

6.2 WATER SUPPLY

6.2.1 EXISTING SUPPLY

~~As noted in preceding components of this document, Grover Beach relies primarily upon two sources for its water supply, the Arroyo Grande-Tri-Cities Mesa Groundwater Subbasin and the Lopez Reservoir Project. Water from these two sources is blended in City facilities and delivered to nearly all of the City's residential, commercial, and industrial uses. A very small number of residential developments and all agricultural activities rely on individual private wells.~~

Water supply for all areas within the city limits of the City of Grover Beach consists of groundwater from the Arroyo Grande-Tri-Cities Mesa groundwater subbasin and surface water stored at the Lopez Reservoir. These supplies are shared with other cities and agricultural uses in the region and water is allocated to the City of Grover Beach based on contractual agreements. Outside of these contractual agreements a very small number of residential developments, all agricultural activities, two large City parks and the State's Le-Sage Riviera golf course rely on individual private wells.

The existing water supply system is adequate to provide water supply for the entire City at build out as identified and defined in the City's General Plan, Zoning Code and Local Coastal Plan.

A. ARROYO GRANDE-TRI-CITIES MESA GROUNDWATER SUBBASIN ~~ARROYO GRANDE GROUNDWATER BASIN~~

The groundwater basin serving Grover Beach has been discussed in the chapter of this document on Coastal Resources. Significant characteristics of the groundwater basin are summarized below:

Size and Location: The California Department of Water Resources (DWR, 1979) investigated groundwater resources of southern San Luis Obispo County. The study focused on an area of approximately 47,000 acres bounded on the west by the ocean, on the south by the San Luis Obispo-Santa Barbara County line, and on the northeast by U.S. Highway 101. This basin drains a watershed area of about 130,000 acres and can be subdivided into three subbasins~~areas~~: the Arroyo Grande-Tri-Cities Mesa subbasin~~area~~, Nipomo Mesa subbasin~~area~~, and Santa Maria ~~subarea~~subbasin. Grover Beach produces water from wells within the Arroyo Grande-Tri-Cities Mesa subbasin, which lies between the City of Pismo Beach and the northern part of the Nipomo mesa and encompasses a total area of 12,460 acres. The Department of Water Resources (DWR, 1980) ~~has~~ concluded that the Arroyo Grande-Tri-Cities Mesa and Nipomo Mesa ~~areas~~ subbasins are continuous with the Santa Maria basin to the south.

Storage Capacity: The Arroyo Grande-Tri-Cities Mesa ~~and Nipomo Mesa subbasins have a total storage capacity of 1,700,000 acre-feet~~ subbasin has an estimated storage capacity of 387,000 to 389,000 acre-feet (DWR, 2002~~1986~~). Usable storage above sea level is estimated to be between 27,000 and 29,000 acre-feet~~180,500 acre-feet, with 8,500 acre-feet in the Arroyo Grande-Tri-Cities Mesa area. The 1986 DWR report identified the Arroyo Grande-Tri-Cities Mesa and Nipomo Mesa basins as possibly being over drafted, however no detailed study was conducted.~~

Replenishment: The chief sources of groundwater replenishment for the basin are urban and agricultural runoff, and precipitation. Periodic releases from the Lopez Reservoir totaling 4,200 acre-feet per year also contribute to the basin water table. The Arroyo Grande-Tri-Cities Mesa subbasin is recharged at an estimated average rate of 5,700 acre-feet per year; 1,300 acre-feet of which are agricultural return. The City has also constructed a ground water recharge basin with a 30 acre-foot capacity.

Groundwater Quality: The groundwater of the shallow Paso Robles Formation aquifer of the Arroyo Grande-Tri-Cities Mesa subbasin is not of the best quality. Nitrate levels fluctuate between about 25 milligrams per liter and 125 milligrams per liter. The maximum nitrate level recommended by the State Health Department is a concentration of only 45 milligrams per liter. During 1988 - 1989 the City constructed an ion exchange water treatment plant designed to remove nitrates from groundwater produced from shallow wells. Concentrations of total dissolved solids (TDS) are also found to be high in this basin water, although TDS concentrations have declined as the result of periodic basin recharge with purer Lopez Reservoir waters. The City's deep well within the Careaga Formation has produced water of a higher quality, however, water from this well approaches State limits for iron and manganese levels. Testing of Grover Beach wells indicate that no volatile organics (manmade chemicals) or perchloroethylene (PCE's) are present in the groundwater (1992 Water Report).

Groundwater Extraction: The Santa Maria Valley Groundwater basin underlies the Arroyo Grande-Tri-Cities Mesa groundwater subbasin from which the City of Grover Beach derives its groundwater supply. As a result of litigation which began in 2005 involving nearly every agency and private landowner in the Santa Maria basin, entitlements to groundwater in the Arroyo Grande-Tri-Cities Mesa groundwater subbasin are now controlled by the Court's final judgement. In accordance with the Court's final judgement, the City has an entitlement to 1,407 acre-feet of groundwater per year from the Arroyo Grande-Tri-Cities Mesa groundwater subbasin. Groundwater is supplied to the water distribution system via four municipal wells.

~~The City extracted approximately 860 acre-feet from the groundwater basin in 1994. In 1983, Grover Beach agreed to limit its extraction of groundwater to 1,198 acre-feet per year. The 1983 "gentleman's agreement" was based upon the 1979 DWR report. Efforts are underway to update this report. As irrigated farmland is converted to urban uses, it is the City's policy that the groundwater previously used for agricultural purposes will be available for urban uses.~~

B. LOPEZ RESERVOIR SUPPLY

Service Area: The Lopez Reservoir project, completed in 1970, has a potential service-area of approximately 12,460 acres overlying the Arroyo Grande groundwater basin. This service area has been designated as Zone 3 of the San Luis Obispo County Flood Control and Conservation District. It is estimated that the reservoir presently serves a population of 24,610.

Storage Capacity: The Lopez Reservoir has a storage capacity of 51,800 acre-feet. The reservoir's dependable annual yield is approximately 8,7320~~0~~ acre-feet.

In 1969 the City of Grover Beach contracted with the County for an annual entitlement of up to 800 acre-feet. Water supplied by the Lopez Reservoir can be provided to the City at a peak flow rate of 1.8 times the average daily rate, which is presently 717,000

gallons per day. The remainder of the safe yield is contracted to the cities of Arroyo Grande, ~~and~~ Pismo Beach, Oceano CSD, County Service Area 12 (Avila Beach and Port San Luis) ~~and County areas~~.

Lopez Water Quality: Lopez water is superior in quality to that of the Arroyo Grande-Tri-Cities Mesa subbasin. Total dissolved solids concentration is approximately 330 mg/L. Nitrates are found in trace amounts (0.25 mg/L) (DWR, 1986).

Lopez Water Consumption: In the past three years deliveries of water from Lopez Reservoir to Grover Beach have reached or exceeded the City's maximum annual entitlement of 800 acre-feet. As in each of these years, surpluses have been declared at Lopez and sold at reduced rates.

6.2.2 DELIVERY SYSTEM

A. DISTRIBUTION AND STORAGE

The City uses its shallow wells to produce water straight into the water mains after passing through the ion exchange water treatment plant and a chlorination station. Water from the groundwater basin and from the Lopez Reservoir is stored in three 1.5 million gallon reservoirs with a total capacity of 4.5 million gallons. ~~Two 200,000 gallon tanks and a booster pressure system serve the higher elevations.~~

~~The two smaller tanks and the booster pressure system, fed by the larger reservoirs, supply water to the higher elevations while the larger reservoirs supply the remainder of the City directly.~~

The water distribution system consists of a network of 50 miles of mains up to 16 inches in diameter.

B. SERVICE CONNECTIONS

The City's water system now serves all land uses within the City, with the exception of agricultural activities, the Pismo State Beach Golf Course, recreational fields at Grover Beach Elementary School and a small number of residential developments which are supplied by private wells. ~~As of 1996, the following numbers and types of land uses are provided with active City water service.~~

~~TABLE 1~~
~~Water Supply Service (1996)~~

~~Land Use~~	~~Number of Units Served in City~~
~~Residential~~	~~3733~~
~~Commercial~~	~~313~~
~~Industrial~~	~~25~~

~~Public Authority~~	~~29~~
~~Other~~	~~60~~

6.2.3 EXISTING CAPACITY

The City's deep well, because of its higher quality water, can provide a safe annual yield of 1407~~between 1700 and 1800~~ acre-feet per year. With the 800 acre-feet of water provided by the Lopez Reservoir, the City's total water supply capacity is 2207~~between 2500 and 2600~~ acre-feet per year~~, an amount adequate for an ultimate population of 15,000between 14,700 and 15,300 (2010 Land Use Element~~CDM, 1978).

The ability to deliver the City's water supply to existing and future developments is affected by the capacity of the City's water distribution system which consists of the Lopez Waterline turnout, the municipal well pumps, the pressure boosting station, the water treatment system and the network of water mains.

Lopez Waterline Turnout

The Lopez Turnout has an existing capacity to provide approximately 804 AFY from the Lopez Reservoir which exceeds the City's 800 AFY allocation.

Well Pumps

The capacity of each of the City's well pumps are as follows: Well #1 - .79 MGD; Well #2 - .86 MGD; Well #3 – 1.79 MGD; Well #4 – 1.17 MGD. Groundwater from Wells #1 and #2 requires treatment but their production capacity is matched to the capacity of the treatment system which is 1.66 MGD. The City primarily operates Wells #1 and #4 full time to meet current water demands. Well #2 is operated occasionally during extended periods of peak demand. Well #3 is a used as a backup well in case of failure of one of the other well pumps. Together, the pumping capacity of the four wells greatly exceeds the City's groundwater allocation.

Pressure Boosting Stations

The City's pressure boosting station provides water to a section of the City outside of the Coastal Zone that is already built out. The capacity of the boosting station does not affect the capacity of the water system in the Coastal Zone.

Treatment System

The City's water treatment system is capable of meeting all current water quality requirements with an output capacity of 1.66 MGD. This capacity matches that of the two wells that require treatment. As such it is not a limiting factor in the production of groundwater.

Water Mains

The City's water mains are the primary limiting factor in delivering water to all areas of the City. Capacity of the water mains can be measured by the system's ability to provide adequate pressure at reasonable velocities during all demand scenarios.
In 2005 a hydraulic model of the City's water distribution system was developed to study the capacity of the system under projected demands at build-out. Based on the results, the City's Water Master Plan identified deficiencies in the size of water mains located throughout the City.

Build out demand scenarios that were contemplated include maximum daily demand, extended peak hour demand, short-term peak hour demand, maximum day demand and a combination of peak daily domestic demand and fire hydrant flow. The peak daily demand combined with fire

hydrant flow scenario turned out to be the controlling demand scenario.

Water main Deficiencies within the Coastal Zone boundary can be divided into three categories: 1. Fire hydrant flow deficiencies along Front Street north of Ramona Avenue due to undersized trunk mains; 2. Low domestic water pressure to existing residences north of Ramona Avenue and east of Front Street during fire flow scenarios on Front Street due to existing 2" and 4" waterlines that serve the existing residential developments in the area; and, 3. New waterlines needed to serve future developments west of State Highway 1.

~~In 1990, the City began implementation of a retrofit program to promote water conservation. Developers of new residential units pay a fee into a fund for the retrofit installation of water conservation devices in existing structures. The fee amount allows for five residences to be retrofitted for each residential unit permitted to be built.~~

6.2.4 EXISTING DEMAND

The City annual water demand in 2009 was 1,940 AFY. The 2009 maximum daily demand was 2.60 MGD. The City's water supply and distribution system can supply adequate volume to all existing service connections in the City. As identified previously, water system improvements are needed in order to provide adequate pressure and acceptable velocities in the system during a combination of peak daily domestic demand and fire flow demand. ~~in From an analysis of the 1978 demand for water by CDM, it is evident that the largest share of the City's water is demanded by residential uses, both in the City as a whole and within the boundaries of the Coastal Zone. It should be noted, however, that an estimated 3 percent of the City's single-family homes, 7 percent of its multi-plex units and over 60 percent of its mobilehomes are used only seasonally as vacation homes. The number of vacation homes within the City's portion of the Coastal Zone is not known at this time but is probably disproportionately high. For example, approximately 42, or 70 percent, of the 60 mobilehome units located in the mobilehome park west of Highway 1 are used as vacation residences.~~

~~A disproportionately large percentage of the City's industrial demand for water is generated by industrial uses within Coastal Zone boundaries. None of the industrial uses located within the City's portion of the Coastal Zone are coastal dependent industries.~~

~~Agricultural uses within City boundaries, as mentioned, are supplied with water drawn directly from the groundwater basin by private wells. It is estimated that the total agricultural demand for water is 288 acre-feet per year, making the total City demand upon the groundwater basin approximately 1,148 acre-feet per year. The limited agricultural activity within the City's portion of the Coastal Zone uses about 0.7 percent or 2.1 acre-feet of the total annual agricultural demand.~~2009 ~~as shown in the Table below.~~

~~INSERT WATER DEMAND TABLE FOR 1992-2009~~

6.2.5 POTENTIAL DEMAND

The City is projected to have a build-out population of 15,000 in 2030 (2010 Land Use Element).

In 1990, the City began implementation of a retrofit program to promote water conservation. Developers of new residential units pay a fee into a fund for the retrofit installation of water conservation devices in existing structures. The fee amount allows for five residences to be retrofitted for each residential unit permitted to be built.

In 2009 the State passed Senate Bill 7 that requires the City to implement a 20 percent reduction in water usage by 2020.

The projected water demand based on existing per-capita water use and implementation of Senate Bill 7 is ~~with demand for XXXX~~ 1,892 AFY. Based on the City's current supply of 2,207 AFY, the City's has adequate water resources to meet the projected build-out population for all areas of the City, including the Coastal Zone.~~:~~

Although the City's water resources are adequate to serve the projected build-out population of the City including all permitted uses within the Coastal Zone, the City's Urban Water Management Plan identifies water shortage stages of action that are to be implemented if a water shortage is ever realized. The stages of action include voluntary and mandatory water consumption reduction measures. In addition, the City of Grover Beach continues to investigate opportunities to procure additional allocations from existing sources and to investigate opportunities to secure new sources of water in an effort to provide greater supply reliability. ~~However, the City will continue to implement water conservation programs which have shown to be effective based on the per capita use declines. In addition, the City will continue to implement water policies contained in the City's Water Master Plan and Urban Water Management Plan including infrastructure improvements which should improve efficiency and reduce water demand. In addition, the City is investigating alternative water resources to provide a larger buffer to insure that projected future water supply is adequate to meet build-out. Projected demands for City-supplied water are based on build-out capacity requirements of existing land use plan and zoning designations. The data indicate that there is potential for a significant increase in industrial demand for water within the City's portion of the Coastal Zone. Conversely, the proportion of the Coastal Zone demand represented by residential uses is expected to decline because a relatively small amount of land within the Coastal Zone is designated for residential uses. A large number of existing residences here were constructed prior to enactment of the City's zoning ordinance in 1973 and are located in areas now designated for non-residential uses. Recreational and general commercial demands upon the City's water supply are expected to remain fairly constant. A large share of the City's total recreational demand for water will continue to be generated by uses within the Coastal Zone, primarily due to the large amounts of water used to irrigate the public golf course.~~

~~Agricultural demand upon groundwater within the City is expected to decline steadily until it ultimately represents an insignificant percentage of total groundwater consumption. Within Coastal Zone boundaries it is anticipated that the agricultural demand for water will be phased out entirely within the next 10 years as existing uses are replaced by low-density residential or industrial development.~~

6.3 SEWER SERVICE

The sewer system which presently serves Grover Beach carries City wastewater to a treatment plant located to the south in the unincorporated community of Oceano. This treatment plant was placed in operation in 1966. Prior to that time the City had no public sewer system and all developments were served by septic tanks. The treatment plant is operated by the South San Luis Obispo County Sanitation District which was formed prior to construction of the plant. The

District is comprised of three member jurisdictions, the Cities of Arroyo Grande and Grover Beach and the unincorporated community of Oceano. ~~Prior to joining the District in 1996, Grover Beach contracted for 1.5 million gallons per day (mgd) of wastewater treatment.~~

6.3.1 SEWER SERVICE SYSTEM

The existing sewer system which transports wastewater from Grover Beach to the treatment plant serves nearly all development within the City. ~~The numbers and types of units served are similar to those supplied with City water, although~~ with the exception of a small number of residential and commercial uses which ~~receive City water,~~ rely on septic tanks for wastewater disposal. ~~The table below presents the numbers and types of uses served by the City's sewer system in 1996.~~

~~TABLE 2~~
~~Sewer Service (1996)~~

~~Land Use~~	~~Number of Units (City)~~
~~Residential~~	~~3,689~~
~~Commercial~~	~~213~~
~~Industrial~~	~~10~~
~~Other~~	~~35~~

Wastewater from these developments is carried in pipes ~~of vitrified clay~~ ranging from 6 inches to 15 inches in diameter. A 48-mile trunk interceptor sewer system of pipes ranging from 18 inches to 24 inches in diameter conveys collected wastewater to the treatment plan in Oceano.

The City operates three sewer pumping stations located at Front Street, Nacimiento Lane and Oak Park Boulevard. These pumping stations collect sewage and convey it to locations in the system that can gravity flow to the District treatment plant. In addition to the City's pumping stations there are several private pumping stations that convey sewage to the City's collection system.

~~The City's Facilities Resource Study (CDM, 1978) indicates that the existing system is in excellent condition. Service expansion is planned to include 32 acres in the southern portion of the City, some of which is in the Coastal Zone. Development in this area is served by septic tanks.~~

6.3.2 SEWER CAPACITY

A. DISTRICT

The existing District treatment plant was constructed in 1965 with 2.5 mgd capacity. In 1980, the treatment plant was upgraded and a new ocean outfall line installed. Capacity of the plant

was increased in 1982 to 2.7 mgd and in 1983 to 3.3 mgd. In 1992, the plan expanded to 5.0 mgd. The treatment plant was originally designed to facilitate expansion, in stages, to an ultimate capacity of 10 MGD. The City of Grover Beach has a contractual obligation with the District for 1.5 million gallons per day (MGD) of wastewater treatment.

B. SEWER SERVICE SYSTEM

The City of Grover Beach 2006 Sewer Master Plan provides an evaluation of the existing capacity of the City's sewer mains. Capacity was evaluated during peak wet-weather flows. Under current conditions, the Master Plan identifies several locations where the depth of flow in the mains exceeds industry recommendations. These are identified as surcharge locations. Although surcharge conditions exist, there are no locations where sewer flows are expected to overflow the system resulting in spills.

The City's Front Street sewer pumping station serves properties located in the Coastal Zone near Front Street. The lift station has a pumping capacity of 120 gpm (gallons per minute) in each of two pumps.

~~B. CITY~~

~~As of January 1996, the City was using approximately 64 percent of its 1.5 mgd capacity~~

6.3.3 PRESENT DEMAND

~~As of 2009, the City was using approximately XX percent of its 1.5 mgd capacity as shown in the Table below.~~

~~As in the case of water consumption, the demand for sewer service is generated primarily by residential uses both Citywide and within the Coastal Zone. Sewer demands generated by recreational, general commercial, and industrial uses also follow the pattern seen in water consumption. Nearly the entire City recreational demand for sewer service is generated by uses within the Coastal Zone. The City's industrial demand for sewer service also originates largely within Coastal Zone boundaries, although as noted earlier, none of the present industrial developments are coastal dependent.~~
~~INSERT TABLE~~The estimated 2010 sewer flows are approximately 1.06 MGD average. For use in evaluating pipe capacity and sewer pumping capacity a peaking factor was applied to obtain a flow of 3.18 MGD at the peak demand.

6.3.4 POTENTIAL DEMAND

The City is projected to have a build-out population of 15,000 in 2030 (2010 Land Use Element) ~~with a sewer demand for XXX mgd.~~ The estimated average sewer flow at build-out is 1.30 MGD. Based on the City's ~~current supply~~contract with the District for ~~of~~ treatment of 1.5 MGD, ~~mgd,~~ the City's has adequate wastewater treatment capacity to meet the projected build-out population for all areas of the City, including the Coastal Zone.

However, if projected wastewater demand exceeded 80% of the wastewater treatment facility's capacity, the South San Luis Obispo County Sanitation District would be obligated to start planning for plant expansion. If the wastewater treatment plant capacity reached 90% of capacity, the Sanitation District would be required to expand the facility which has an ultimate capacity of 10 mgd.

The City of Grover Beach 2006 Sewer Master Plan provides an evaluation of the capacity of the City's sewer mains at build-out. Based on an applied peaking factor, the estimated peak flow rate is 3.90 MGD. In 2008, the City constructed all of the improvements identified in the Master Plan. The Master Plan identifies remaining surcharge conditions expected to exist in sewer mains at build-out sewer volumes in several locations throughout the City. Although the surcharge conditions are not desirable, no sewer system overflows are expected. As a result there are no additional sewer main system improvements proposed. The estimated capacity of the sewer main system is sufficient to carry the expected peak wet-weather flows at build-out as identified and defined in the City's General Plan, Zoning Code and Local Coastal Plan.

At build-out the estimated peak wet-weather flow tributary to the Front Street pumping station is estimated to be 42 gpm. The existing pump station capacity is sufficient to serve the properties tributary to the station at build-out.

~~The assumptions to be made based upon the projections for sewer service demands are similar to those relating to projected water demands. Residential use within the Coastal Zone will continue to demand the greatest percentage of total sewer service for the Coastal Zone, although it will generate a slightly lower percentage of the total than does residential development City-wide. Industrial development will represent a slightly decreasing percentage of Coastal Zone demand. Uses within the Coastal Zone will ultimately generate about one-fourth of the City's total industrial demand if existing zoning designations are implemented.~~

~~Recreational demand for sewer service will continue to rise predominantly from uses within the Coastal Zone, although a slight decline in the percentage is anticipated as visitor-oriented uses are established throughout the City. Under existing land use and zoning designations, developments within the City's portion of the Coastal Zone will ultimately be responsible for approximately 13 percent of the City's total sewerage demand.~~

~~Existing plant facilities as noted, are designed so that its facilities may be doubled to a capacity of 5 MGD, and then, in the third phase of development, expanded to an ultimate capacity of 10 MGD.~~
~~Reclamation of wastewater effluent has been considered by the Sanitation District as a potential means of effluent disposal. In the District's Project Report and Environmental Impact Report, produced in 1976, this alternative to ocean disposal of wastewater was examined.~~

6.4 CIRCULATION

6.4.1 EXISTING SYSTEM

A. STREETS

Three major streets provide access to Grover Beach's portion of the Coastal Zone. These streets are described below:

North Fourth Street: This street functions as a minor arterial, providing an ingress-egress route serving Highway 101 and linking this State highway with Grand Avenue and Pismo State Beach. The northernmost portion of North Fourth Street is a winding two-lane street which bisects Pismo Lake, a large marsh. This portion of the street is paved to a width of only 56 feet of its 70-foot right-of-way and includes sidewalks and bike lane on each side of the street. South of Ocean View Avenue, North Fourth Street widens to 56 feet and provides two traffic lanes, one left-turn lane, and parking on both sides. Within the

City of Pismo Beach, North Fourth Street has been paved to a width of 52 feet with two driving lanes, median, and two shoulder lanes.

North Fourth Street intersects Grand Avenue approximately one mile south of the Highway 101 exit. This intersection lies one half mile east of the Grand Avenue ramp entrance to Pismo State Beach. Parking north of Ocean View Avenue on North Fourth Street is prohibited at all times.

Grand Avenue: Grand Avenue is primarily a commercial street. In addition to serving commercial needs, Grand Avenue provides access to Pismo State Beach for both local residents and out-of-the-area beach visitors. Within Grover Beach limits, two freeway exits are linked to Grand Avenue by local streets. One of these exits, at North Fourth Street, lies within the boundaries of the Coastal Zone.

Grand Avenue's right-of-way is 100 feet wide for its entire length. Between the City's eastern Coastal Zone boundary and Highway 1, Grand Avenue is paved and sidewalks are provided on both sides of the street. West of Highway 1, Grand Avenue is paved to a width of 45 feet and a sidewalk is provided along the northern side up to the vehicular ramp entrance to Pismo State Beach. On both sides of Grand Avenue, parallel parking is permitted. Some areas are limited to two hours while other areas allow 72-hour parking. This portion of Grand Avenue near the ramp entrance is often critically congested at peak use periods, particularly when high tides hinder access and egress of beach visitors in vehicles.

Highway 1: This State Highway, also called Pacific Coast Highway, serves primarily as a State, regional, and local coastal access route within Grover Beach limits. The land west of Highway 1 is largely within Pismo State Beach, although a mobilehome park fronting on the Highway and a vacant parcel just north of Grand Avenue are privately owned. Along the east side of Highway 1, north of Grand Avenue, lies the Southern Pacific Railroad easement. South of Grand Avenue, the railroad easement is separated from the Highway by a narrow strip of land. The southern portion of this strip is owned by the County and partially developed as a recreational vehicle storage area. The City owns the property at the southeast corner of Grand Avenue and Highway 1 where the multimodal transportation facility is located. Grand Avenue is the only inland street within City boundaries which intersects Highway 1. Parking is not permitted at any time on Highway 1 within Grover Beach. Emergency parking is possible on some portions of the west shoulder of the Highway, both north and south of Grand Avenue, but is difficult and dangerous during peak use periods when the Highway is used.

B. Additional Parking Facilities

Off-street parking within the City's portion of the Coastal Zone includes free public parking for visitors to Pismo State Beach and the LeSage Golf Course west of Highway 1. These parking areas are paved and provide space for about 163 cars and are used in an average day at about half their capacity. During peak use periods, however, which usually occur in the summer months, the parking lots are often used at capacity.

Pismo State Beach itself presently provides parking space for both local and out-of-the-area beach visitors. At low tides the beach within Grover Beach has a capacity adequate for approximately 100 moving or stationary vehicles per hour. This capacity is frequently exceeded during peak use periods, particularly at high tides.

C. SOUTH COUNTY AREA TRANSIT (SCAT)

The South County communities, of which Grover Beach is one, are in the nineteenth year of a subregional fixed route transit system which serves area residents. As of January 1997, service is offered five days per week and utilizes four buses. The average ridership per day is about 360. During the summer months, daily ridership levels often are higher, largely due to greater use of the system by younger residents as a means of transportation to the beach. Over the next 20 years a 27% increase in ridership is forecasted.

D. MULTIMODAL TRANSPORTATION FACILITY

In November 1996, the Grover Beach Multimodal Transportation Facility was opened at the southeast corner of Grand Avenue and Highway 1. This facility includes an unmanned Amtrak station with train and bus service to destinations such as San Diego and Sacramento. Eventually the SCAT transfer station will be moved to this location from the Ramona Gardens Park.

6.5 IMPACTS ON PUBLIC SERVICE DEMANDS

The data on projected demands for water, sewer, and circulation services presented in the preceding pages are based upon present commitments to development as shown in the City's Zoning Map and Land Use Plan. However, in order to implement the policies of this document, some of the designations presently applied to areas within the Coastal Zone will have to be altered. These alterations will change the City's present commitment to development and so affect the distribution and level of public service demands generated by land uses within the Coastal Zone in the future. Probable changes in future public service demands which will result from changes in land use designations are addressed below.

6.5.1 RECREATION

Within Grover Beach's portion of the Coastal Zone, implementation recommendations concerning access and recreation will alter future land use patterns and projected public service demands. These land recommendations and their expected impacts on water, sewer and circulation demands within the Coastal Zone are discussed below:

1. Improved access to the beach: Several recommendations would result in easier access to the beach in the future. Recommendations relating to improved access are, in general, oriented toward day use and non-vehicular beach use. Improved pedestrian access to the beach will result in increases in the frequency and turnover rates of local beach use, and in corresponding increases in the demand for public services, particularly off-beach parking and restrooms. Increases in beach use frequency and turnover rates associated with greater local pedestrian use will probably have a more significant impact upon average daily service demands than on peak service demands in the Coastal Zone.

2. Additional recreational facilities: The development of recommended recreational facilities at Pismo State Beach within Grover Beach will increase demands for public support facilities to some extent. The additional opportunities for beach day use activities will also increase the future demand upon private commercial services, particularly

restaurants and other food-related businesses. Impacts of this type will probably be significant during peak recreational periods.

3. Private recreation and visitor-oriented facilities: The proposed Visitor Services land use designation will probably result in a greater number of visitor-oriented, commercial land uses within the Coastal Zone. Public service demands by such uses will tend to reflect the public beach use patterns, i.e., there will be a substantial difference between average daily demands and peak period demands. Food service and transient lodging uses in particular are subject to such wide variations. Near the public beach such businesses may have a peak use factor as great as Item 3.

6.5.2 RESIDENTIAL

The Coastal Act gives low priority to residential development within the Coastal Zone. Grover Beach's portion of the Coastal Zone contains a substantial amount of low and moderate cost housing comprised mainly of small, older single-family homes. To protect this existing housing stock from economic forces which will hasten its demolition and replacement with new, more expensive housing, specific criteria must be met before a demolition permit is issued. See the Housing Element of the City's General Plan for further information. Densities in all residential land use categories were reduced in 1991 by 15 to 45%. A general reduction in the number of future dwelling units within the Coastal Zone boundaries will occur.

A. WATER AND SEWER

The overall impact of these changes in residential land use commitments within the Coastal Zone on water and sewer needs will be a reduction in the ultimate potential demands generated by residential uses.

B. CIRCULATION

The changes in the City's commitment to coastal residential development will also result in a reduction in the residential demand upon the City's circulation system. Reduction in future average daily traffic flows will be most significant on North Fourth Street and on Grand Avenue, the two coastal access routes which serve the largest amounts of commuter and local traffic. Because residential development in Grover Beach contributes a greater share of traffic to average daily flows than to peak flows, which are usually recreation-oriented, reductions in coastal residential commitments will have a greater impact on average daily traffic than on peak hour traffic demands.

C. PARKING

Because off-street parking facilities associated with coastal access routes are in demand primarily during peak recreational periods, and because residential development must, by City ordinance, be provided with substantial private off-street parking space, a reduced residential commitment is not expected to significantly alter projected demands for public parking in the City's portion of the Coastal Zone.

6.5.3 COMMERCIAL

The Coastal Act gives very high priority to commercial land uses which are recreation-related and/or visitor-serving (Coastal Act, Section 30222). Within Grover Beach's portion of the

Coastal Zone, no suitable areas are specifically committed to recreational and visitor-serving uses at this time. However, several areas previously designated as "highway-commercial" districts permit recreation and visitor-oriented as well as general commercial development. In compliance with Coastal Act policy, these areas are being designated for recreation and visitor-oriented uses only. This designation may not affect the annual amount of the commercial demand for public services, but will alter the pattern of that demand. General commercial development generates only moderate peak period and peak day demands for services, while recreation and visitor-oriented commercial uses generate relatively high peak period and peak day demands.

The impacts of the expected increase in future recreation-related commercial demands resulting from implementation of these policies were considered in developing the projections for recreational demands which were presented earlier.

A. PARKING

The potential general commercial demand for public parking facilities within the City's portion of the Coastal Zone will be decreased through implementation of this document's policies, although the demand generated by recreation-related commercial developments will be greater. As the result of this change in the type of commercial demand which will predominate in the future, peak period parking needs will be increased, particularly on Grand Avenue where the greatest potential for high-turnover, recreation-related commercial activities exists.

6.5.4 INDUSTRIAL

Coastal-dependent industrial uses are given high priority in the Coastal Act. However, within Grover Beach's Coastal Zone, the entire coastline is owned by the State of California and its primary use is recreational. This makes the major portion of the Coastal Zone area unavailable for coastal-dependent industries.

A. WATER AND SEWER

There will be no change in the ultimate and potential demand for water and sewer needs for areas designated for industrial land uses within the Coastal Zone.

B. CIRCULATION

Under the existing industrial commitment, industrial development in the Coastal Zone will not contribute a significant amount of traffic to coastal access routes due primarily to the relatively small amount of employment which industrial uses permitted in Grover Beach generate. Parking needs generated by industrial uses must be met on-site under the City's present zoning ordinance so that a reduction in the Coastal Zone commitment to industrial development will not have a significant impact upon public parking demands.

6.6 SUMMARY

6.6.1 WATER SUPPLY

1. Grover Beach has the capacity to provide 22072~~,500 to 2,600~~ acre-feet of domestic water per year to serve the City, including the area within the Coastal Zone.

2. As of 20091996 the City uses approximately 15001940 acre-feet of domestic water per year, or about 8858 percent of its present yearly capacity.

3. Approximately 288 acre-feet per year of groundwater are drawn directly from the groundwater basin for agricultural uses within the City. Agricultural uses within the City's portion of the Coastal Zone draw approximately 2.1 acre-feet of groundwater directly from the groundwater basin per year.

4. Of the total City-wide demand for water, 8 percent of the demand is contributed by general commercial uses, 90 percent by residential uses, and 1 percent by industrial uses. Under existing development commitments of the City's land use plan and zoning ordinance, the percentages of total city demand generated by residential, general commercial, and industrial uses will remain relatively stable.The City has adequate water resources to serve the projected build-out population of 15,000 in 2030.

4. The City shall continue to implement water conservation programs including the SB XXX which requires a 20% reduction in water usage by 2020.Water Master Plan has identified deficiencies in the size of existing waterlines that serve existing and future developments in the Coastal Zone.

5. The City has adopted an Urban Water Management Plan that identifies consumption reduction measures to be implemented if the City ever experiences a water supply shortage. shall continue to investigate alternative water sources to provide additional buffer to the City's water supply at build-out.

5. Within the City's portion of the Coastal Zone, the distribution of water demand under existing commitments may be expected to follow a pattern similar to that of the City as a whole. However, the coastal industrial demand for water will ultimately represent a much smaller percentage of total industrial demand as industrial land beyond Coastal Zone boundaries is developed.

6.6.2 SEWER SERVICE

1. 1.As a member of the South San Luis Obispo County Sanitation District (SSLOCSD), Grover Beach is presently entitled to approximately 1.5 million gallons per day (MGD) of the treatment plant's 5 MGD average daily capacity.
2. As of 2009 the City uses approximately XXX mgdThe estimated average flow rate in 2010 is 1.30 MGD, or about 87 percent of the District's allocated its present yearly capacitydaily treatment capacity.
3. The City has adequate wastewater treatment capacity to serve the projected build-out population of 15,000 in 2030.
4. The City's existing sewer service system has adequate capacity to serve all existing and proposed development in the City including future development in the Coastal Zone.

2. Because over 60 percent of the City's total daily sewerage flow is composed of domestic water, the present distribution of the City's demand for sewer service is similar to that of the domestic water demand. Recreational demand, however, is somewhat lower for sewer service than for water because approximately 21,800 gallons of domestic water

~~per day are used to irrigate a public golf course and percolate directly into the ground or are lost as runoff rather than entering the City's sewer system.~~

~~3. The present demand for sewer service by uses within the Coastal Zone follows a pattern similar to the City-wide demand. However, because the beach within the City's portion of the Coastal Zone is the destination of most of the City's recreational users, approximately 97 percent of the City's total recreational demand is generated by uses within the Coastal Zone. Contributing to this demand are both public and private commercial recreation related uses and a large number of vacation and seasonally occupied "second homes". Due largely to the amount of recreational activity occurring on or near the beach during peak recreational periods, a significant percentage of the City's total peak flow is generated by Coastal Zone uses.~~

~~4. Under existing City land use designations, the percentage of the total City demand generated by Coastal Zone uses can be expected to decline as land beyond Coastal Zone boundaries is developed. For most types of use this decline will be small and gradual. However, the industrial sewer service demand within the Coastal Zone is expected to drop from over 90 percent of the total industrial demand at present to only a fourth of this demand as large amounts of industrial land east of the coastal industrial area are developed.~~

6.6.3 CIRCULATION

1. The three major coastal access routes presently serving Grover Beach's portion of the Coastal Zone are North Fourth Street, Grand Avenue, and State Highway 1.

2. Peak use of North Fourth Street south of Ocean View Avenue occurs at about 89 percent of its design capacity. South of Manhattan Avenue, South Fourth Street peak traffic flows represent 43 percent of the design capacity.

3. On Grand Avenue west of Fourth Street peak traffic flows presently occur at 35 percent of the street's design capacity.

4. Highway 1 north of Grand Avenue carries a peak traffic flow of 83 percent of its design capacity and south of Grand Avenue, only 50 percent of its capacity.

5. The distribution of average and peak demands among recreational, residential, commercial, and industrial uses differs slightly for each of the three coastal access routes. However, recreational demand at peak periods is high on all parts of the three coastal access routes. Neither local or commuter traffic competes heavily with recreational demand at peak use periods.

6. On-street, free public parking is permitted south of Ocean View Avenue on North Fourth Street, and on Grand Avenue to within 680 feet of the end of the street. This area experiences significant congestion during peak use periods. No parking is permitted on Highway 1 within the City limits.

7. Traffic on Grand Avenue is not expected to exceed design capacities, during peak use periods, at City build-out.

8. North Fourth Street may experience significant peak hour congestion by City build-out, however the recently completed widening project will allow for future striping of four traffic lanes, if warranted.

9. Traffic on Highway 1 north of Grand Avenue, is also expected to exceed design capacities, during peak use periods, at City build-out. The State Department of Transportation has previously proposed to widen portions of the Highway to provide emergency parking and to increase pedestrian and cyclist safety.

6.6.4 IMPACTS ON PUBLIC SERVICE DEMANDS

The most significant impact will be a proportionate reduction in the potential residential demand for services, and an increase in the demand generated by recreation-oriented, private commercial activity. These alterations may result in a slightly lower average daily demand and in a higher peak period demand than would be expected under existing land use commitments.

6.7 RECOMMENDATIONS

6.7.1 WATER SUPPLY

1. ~~1.~~ Policy: City shall continue to implement the water policies contained in the City's Water Master Plan and Urban Water Management Plan to insure that the City has adequate water supplies to serve the projected 15,000 population at build-out in 2030 as identified and defined in the City's General Plan, Zoning Code and Local Coastal Plan.
2. Policy: ~~The water supply shall be adequate to serve the entire City including the Coastal Zone.~~ The City shall continue to implement water conservation programs which have shown to be effective based on the per capita use declines. The City shall continue to implement water policies contained in the City's Water Master Plan and Urban Water Management Plan including infrastructure improvements designed to provide adequate pressure at acceptable velocities during all demand scenarios.
3. Policy: The City shall continue to investigate opportunities to procure additional allocations from existing supplies and shall continue to investigate opportunities to secure new water supply sources in order to provide greater supply reliability.
4. Policy: The City shall condition all new developments to install new water infrastructure designed to provide adequate pressure at acceptable velocities for the proposed use unless adequate mains already exist or the City has adopted a development impact fee for installation of the water infrastructure needed to supply the proposed development in which case the applicant shall be required to pay the adopted fee.

~~1.~~ ~~5. Policy: Development throughout the City shall be phased and planned so that at least 20 percent of the City's total annual water supply capacity is reserved and available to new and existing land uses within the City's portion of the Coastal Zone.~~ In compliance with Section 30254 of the Coastal Act, proposed new development within the Coastal Zone that provides essential public services; basic industries vital to the economic health of the region, state, or nation; public recreation; commercial recreation, and visitor-serving land uses shall be given priority over other new proposed developments in the Coastal Zone in the event that existing or planned public works facilities serving the Coastal Zone can accommodate only limited amounts of new development. ~~the City shall insure that coastal dependent uses such as visitor serving are not precluded by other development within the City. In order to accommodate the allocation for the Coastal Zone area of the City is adequate, following annual allocations of the Coastal Zone share of the City water capacity shall be made:~~

~~Recreation oriented uses: 17 percent of Coastal Zone capacity~~
~~General Commercial uses: 1 percent of Coastal Zone capacity~~
~~Residential uses: 80 percent of Coastal Zone capacity~~
~~Industrial uses: 2 percent of Coastal Zone capacity~~

6.7.2 SEWER SERVICE

1. Policy: Recycling of treated wastewater as an alternative to ocean disposal of all effluent treated in the treatment plant shall be strongly supported and encouraged by the City when reclamation is economically feasible.

2. Policy: New developments shall be conditioned to evaluate the project's sewer flows and to provide upgrades to existing sewer service systems when needed or, where no sewer service system exists to serve the proposed development, shall be conditioned to install new sewer service systems unless the City has adopted a development impact fee for the proposed system in which case the applicant shall be required to pay the adopted fee.

3. Policy: In compliance with Section 30254 of the Coastal Act, proposed new development within the Coastal Zone that provides essential public services; basic industries vital to the economic health of the region, state, or nation; public recreation; commercial recreation, and visitor-serving land uses shall be given priority over other new proposed developments in the Coastal Zone in the event that existing or planned public works facilities serving the Coastal Zone can accommodate only limited amounts of new development. ~~Development throughout the City shall be phased and planned so that at least 20 percent of the City's total average daily sewer treatment capacity and 20 percent of the City's total peak flow capacity are available to new and existing land uses within the Coastal Zone. Of these amounts, the following allocations of average daily and peak flow capacities shall be made:~~

~~Use~~	~~Average Daily~~	~~Peak Flow~~
~~Recreation oriented~~	~~10 percent~~	~~12 percent~~
~~General Commercial~~	~~2 percent~~	~~1 percent~~
~~Residential~~	~~83 percent~~	~~83 percent~~

~~Industrial~~	~~5 percent~~	~~4 percent~~

6.7.3 CIRCULATION

1. *Action: It is proposed that North Fourth Street from Ocean View to the City's northerly City limits be widened to a paved section of fifty-six (56) feet. This street section will provide for four driving lanes, two bike lanes, and emergency parking. The City will provide cooperative efforts with the California Department of Fish and Game to insure an environmentally sound construction project. Future street striping will be coordinated with the City of Pismo Beach to insure traffic safety.*

2. *Action: In cooperation with the California Department of Transportation, Transportation Management Strategies recommended by the State for Grand Avenue should be implemented to reduce present and future conflicts between design capacity and peak use demand on this street.*

3. Policy: Highway 1, both north and south of Grand Avenue, should be retained permanently as a two-lane highway, although minor improvements necessary for purposes of public safety or for provision of bicycle and pedestrian paths should be permitted.

6.7.4 GENERAL

1. *Action: The City shall develop and adopt standards which indicate a probable range of public service demands generated by the types of uses permitted within the City's portion of the Coastal Zone. These standards shall be used to evaluate specific projects within Coastal Zone boundaries in order to ensure that the percentage allocations to Coastal Zone land uses are not exceeded.*

2. *Action: The City should adopt by reference the State Coastal Commission's interpretive guidelines on exclusion of permit requirements. These guidelines apply only to exclusions established in Section 30610 of the Public Resources Code. NOTE: The adoption of these guidelines by reference does not exclude any public or private party from obtaining the required encroachment permits, but only excludes the requirement for coastal permits. Copies of said interpretive guidelines for said exclusion permits are on file in the Planning Department of the City of Grover Beach.*