

## **Appendix I: Public Health and Safety**



## **I-1: Expanded Public Health and Safety Analysis**



**Expanded Public Health and Safety Analysis**  
**Prepared for the**  
**Draft EIR**  
**County of San Luis Obispo**  
**Los Osos Wastewater Project**



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## **PREFACE**

This Expanded Public Health and Safety Analysis corresponds to Section 5.7, Public Health and Safety, of the Los Osos Wastewater Project Draft EIR. For readability and reference, the numbering system for headings and page numbers in the following environmental analysis uses the same section number as used in the Draft EIR.

This Expanded Public Health and Safety Analysis of the Los Osos Wastewater Project Draft EIR is a summary of a compendium of knowledge regarding public health and safety issues statewide, as well as those issues applicable to San Luis Obispo County and specifically the community of Los Osos. Since this body of knowledge is considerable and contained in numerous appendices, it would be difficult to present it entirely in this document and in a manner that is easily understood by the reader. In order to aid the reader in locating background information, this section is formatted to facilitate the retrieval of appended information by presenting the reader with references that address the issue at hand.



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## 5.7 - PUBLIC HEALTH AND SAFETY

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This section discusses the potential construction and operational health and safety impacts from hazardous materials associated with implementation of the Los Osos Wastewater Facility project. Odors are discussed in Appendix K-1 of this EIR.

Generally, the terms “hazardous substances,” “hazardous materials,” and “hazardous wastes” refer to chemicals regulated by federal, state, and local laws and regulations enacted for the protection of human health and the environment (collectively known as hazardous materials). These chemicals require special handling, storage, transport, and disposal. Hazardous materials are generally substances that, by their nature and reactivity, have the capacity to cause harm or create a health hazard during normal exposure or an accidental release. They are characterized as toxic, corrosive, flammable, reactive, irritant, or strong sensitizer. Activities and operations that use or manage hazardous or potentially hazardous substances could create a hazardous situation if hazardous substances are released. Circumstantial conditions, including the type of substance, quantity used or managed, and the nature of the activities and operations, affect the probability, frequency, and severity of consequences that could result from a hazardous situation. Federal, state, and local laws regulate the management of hazardous or potentially hazardous substances.

The potential exposures to hazardous materials that could occur during construction activities as well as during the operation of the project include the storage and use of chemicals within the treatment process, accidental release of untreated effluent, exposure to wastewater by plant operators, and the risk of the release of wastewater in the event of an accident in the collection, treatment, or disposal.

### 5.7.1 - Introduction

In accordance with CEQA Guidelines Section 15126.2, the potential effects of the proposed projects on public health and safety are discussed in this EIR. This section of the EIR focuses on the handling of hazardous materials during construction and operation of the proposed projects, as well as in the event of reasonably foreseeable accident conditions.

The following is a list of information reviewed in preparation of this section and is located as noted below:

1. California Coastal Commission. Section 30412 of the State Coastal Act (CA Public Resources Code Section 30000, et seq.). This document is not contained in the EIR appendices, but is instead available for review at the San Luis Obispo County Department of Planning and Building. Pursuant to CEQA Guidelines Section 15150, this document is hereby incorporated by reference.
2. FirstSearch Technology Company, Environmental FirstSearch Report, June 27, 2008. This information is located in Appendix I-2 of the Draft EIR.

3. San Luis Obispo County General Plan and Local Coastal Program - Estero Area Plan. February 25, 1988, last amended November 2006, County of San Luis Obispo. This document is not contained in the EIR appendices, but is instead available for review at the San Luis Obispo County Department of Planning and Building. Pursuant to CEQA Guidelines Section 15150, this document is hereby incorporated by reference.
4. San Luis Obispo Coastal Zone Land Use Ordinance, Title 23 Of The San Luis Obispo County Code, adopted by the San Luis Obispo County Board Of Supervisors March 1, 1988, Ordinance 2344, Certified by the California Coastal Commission October 7, 1986, Revised January 2006. This document is not contained in the EIR appendices, but is instead available for review at the San Luis Obispo County Department of Planning and Building. Pursuant to CEQA Guidelines Section 15150, this document is hereby incorporated by reference.
5. Final Environmental Impact Report for the Los Osos Community Services District Wastewater Facilities Project (FEIR), State Clearinghouse No. 9911103, certified on March 1, 2001. This document is not contained in the EIR appendices, but is instead available for review at the San Luis Obispo County Department of Planning and Building. Pursuant to CEQA Guidelines Section 15150, this document is hereby incorporated by reference.
6. Carollo Engineering, April 2008, San Luis Obispo County Los Osos Wastewater Project Development Technical Memorandum, Solids Handling Options. This document is not contained in the EIR appendices, but is instead available for review at the San Luis Obispo County Department of Planning and Building. Pursuant to CEQA Guidelines Section 15150, this document is hereby incorporated by reference.
7. Carollo Engineering, August 2007, San Luis Obispo County Los Osos Wastewater Project, Viable Project Proposed Projects, Fine Screening Report. This document is not contained in the EIR appendices, but is instead available for review at the San Luis Obispo County Department of Planning and Building. Pursuant to CEQA Guidelines Section 15150, this document is hereby incorporated by reference.
8. California Regional Water Quality Control Board, Central Coast Region, Waste Discharge/Recycled Water Requirements, Order No. R3-2003-0007. This document is not contained in the EIR appendices, but is instead available for review at the San Luis Obispo County Department of Planning and Building. Pursuant to CEQA Guidelines Section 15150, this document is hereby incorporated by reference.

A review of federal and state regulatory databases was conducted in accordance with ASTM Standard E 1527-00 to identify any sites known to use, generate, store, treat, and/or dispose of hazardous materials and chemicals, and to determine if there were release-incidents of such materials that may have impacted the project sites. The results of the regulatory database review are compiled in the

Environmental FirstSearch Report. The findings of the Environmental FirstSearch Report are summarized herein.

### **5.7.2 - Environmental Setting**

The Community of Los Osos is located in west central San Luis Obispo County, midway between San Francisco and the Los Angeles Metropolitan areas. Los Osos is located at the south end of the Morro Bay Estuary, recognized as one of the most important biological resources on the west coast of the United States. The Morro Bay watershed stretches inland to the foothills of the Santa Lucia Range.

Los Osos is an unincorporated coastal community of approximately 15,000 residents. Under the Estero Area Plan, the Los Osos area is divided into Rural Area as well as 2,590-acres (approximately 4 square miles) of developed and developable property within what is called the Urban Reserve Line.

The RWQCB issued Waste Discharge/Recycled Water Requirements Order No. R3-2003-0007 for the Los Osos Community Services District (LOCSO) when LOCSO was moving forward with the last (abandoned) wastewater project. The current wastewater project must result in treated effluent and recycled water that meets the limitations established in that order.

The three sections of the Wastewater Project—collection, treatment, and disposal—will have different public safety implications. The two alternatives for the collection system, Septic Tank Effluent Pumps/Septic Tank Effluent Gravity (STEP/STEG) and gravity, involve similar issues of exfiltration, discussed below.

There are four alternative locations for the treatment facilities, all within the eastern portion of the community of Los Osos and outside the Urban Reserve line. In addition, transmission lines will move raw wastewater from a central collection point to the treatment facilities, as well as treated effluent from the treatment facilities to the proposed disposal sites. Exhibit 5.7-1 of this EIR identifies the four primary proposed project treatment sites and the disposal sites. Treatment facilities for Proposed Projects 1, 2, and 3 are located on three parcels: The Branin parcel, the Los Osos Mortuary and Memorial Park parcel (Cemetery parcel), and the Giacomazzi parcel. Treatment facilities for Proposed Project 4 are located on the Tonini parcel. All of these parcels are located outside the Urban Reserve Area and in the Rural Area as identified in the Estero Area Plan.

The disposal/reuse of treated effluent would require a combination of sprayfield (where secondarily treated effluent is sprayed on land to dispose of the water through evapotranspiration and percolation) and a leachfield (where treated effluent percolates to recharge the groundwater basin). Additionally, a storage pond will be needed for seasonal storage of effluent.

The proposed sprayfields would be located on the Tonini parcel. The leachfields would be constructed on the Broderson parcel. Broderson is the only potential leachfield site that benefits the

groundwater water balance through restoration of the underlying upper and lower aquifers (with the added benefit of mitigating saltwater intrusion). Access to the site would be by a gravel road that extends south from the south end of Broderon Avenue and the site would be surrounded by fencing to limit public access. The entire Broderon site is 81-acres while the leachfields would occupy a rectangular area covering approximately 8-acres.

The five parcels identified as potential treatment and disposal sites are currently undeveloped, with the exception of the Cemetery parcel. All four potential treatment sites are located outside the eastern edge of the Community of Los Osos Urban Reserve Boundary. There are no known public health and safety threats associated with these parcels.

The four potential treatment plant sites have been used for agricultural activities in the past. Chemical residues from past pesticide use may be present onsite in near surface soils at residual concentrations of concern. In general, chemical residues in the soil are of concern because they have the potential to leach into the groundwater. Since agricultural activities ordinarily use chemical fertilizers, herbicides and pesticides, many years of agricultural activity conducted at the four potential treatment plant sites may have included the application of pesticides, herbicides, and associated metals. As such, chemical residues have the potential to be present onsite in near surface soils at residual concentrations of concern.

The current wastewater system poses an existing public health and safety impact. Currently all wastewater is handled through individual septic tanks of various ages and states of repair. The purpose of the Los Osos Wastewater Facilities project is to alleviate current threats to domestic water supply, reduce frequent flooding, and comply with RWQCB Order No. R3-2003-0007.

## **Regulatory Records Review**

CEQA requires that the lead agency consult the lists of hazardous waste sites compiled by various state agencies, pursuant to Government Code Section 65962.5 (California Public Resources Code Section 21092.6). Databases from federal and state regulatory agencies were reviewed to identify any sites known to use, generate, store, treat and/or dispose of hazardous materials and chemicals or release incidents of such materials, which may have impacted the project site. FirstSearch Technology Corporation reviewed the available regulatory databases in June of 2008. The environmental and regulatory databases that were included in the review follow the ASTM standard E1527-00 guidelines. The ASTM standard E1527-00 guidelines provide the most widely accepted protocols in relation to regulatory database reviews.

In order to compile a comprehensive list that includes all proposed project sites and surrounding areas, FirstSearch conducted the database search by designating a central point within the project area and then expanding the database search to a radius of four miles. Using 2267 Falcon Valley Ridge Lane as the central point, a 4-mile search encompasses the entire Los Osos urban area, all the potential treatment plant sites, and the sprayfield and leachfield sites.

ASTM standards set forth various search radii in accordance with the database, based upon the nature of the database searched. For instance, a database that tracks leaking underground storage tanks (USTs) will have larger search radii, which is due to the potential for the impacts of a leak to affect properties other than the target property. Conversely, a database that tracks facilities that have submitted a hazardous materials manifest will have smaller search radii since the submission of a manifest is not an indicator of a related hazardous materials incident and does not imply that the facility could affect offsite properties.

Table 5.7-1 contains a brief description of each database searched; a complete description of each database is included in this EIR's Appendix I-2, Environmental FirstSearch Report.

Of the 51 geographically specific sites that were searched, only three fall east of the Los Osos Urban Reserve Line. These three were located under the State Permits database, and relate to establishments for which permits were issued and the status of these permits in relation to compliance with federal, state, and local regulations that the County oversees. This database tracks if a site is a hazardous waste generator, TSD, gas station, has underground tanks, violations, or unauthorized releases. The three sites are:

- Los Osos Valley Mortuary and Memorial Park, 2260 Los Osos Valley Road. A permit has been issued, but no permit violations are noted. Waste from this operation has little to no possibility of contaminating the proposed treatment plant sites.
- Large Animal Practice, 2245 Cimarron Way. A permit has been issued, but no permit violations are noted. Waste from this operation has little to no possibility of contaminating the proposed treatment plant sites.
- Clearwater Color Nursery, 2335 Jacaranda Lane. A permit has been issued, but no permit violations are noted. Waste from this operation has little to no possibility of contaminating the proposed treatment plant sites.

Of the 10 non-geographically specific sites, one relates to a mooring area at Avila Beach, three relate to closed storage tanks on military property, one relates to an ongoing investigation of an underground storage tank at the Point Mugu main base, and one relates to a permit at Montana De Oro State Park. Two of the non-geographically specific sites list the Los Osos landfill, which is located off Turri Road and will not impact any of the proposed project sites.

The remaining two non-geographically specific sites involve one nonspecific tribal lands site and one drug lab spill. No information is available on either site; however, it is extremely unlikely that the limited toxicity of a drug lab spill would impact the project.

Table 5.7-1: Project Area Database Search

Map Findings Summary								
Database Name	Definition	Search Radius (miles)	<1/8	1/8 - 1/4	1/4 - 1/2	> 1/2	ZIP	Total Plotted
<b>Federal ASTM Standard</b>								
National Priorities List (NPL)	The NPL identifies over 1,200 sites for priority cleanup under the federal Superfund program. NPL sites may encompass relatively large areas.	4.0	0	0	0	0	0	0
National Priorities List – Delisted (NPL Delisted)	Identifies sites that have been removed from the inventory of NPL sites, where no further action is necessary.	4.0	0	0	0	0	0	0
Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)	This list contains data on potentially hazardous waste sites that have been reported to the EPA by states, municipalities, private companies, and private persons. CERCLIS contains sites that either are proposed for or are on the NPL, and sites that are in the screening and assessment phase for possible inclusion on the NPL.	4.0	0	0	0	0	0	0
Comprehensive Environmental Response, Compensation, and Liability Information System - No Further Remedial Action Planned (NFRAP)	Identifies sites that have been removed and archived from the inventory of CERCLIS sites.	4.0	0	0	0	0	0	0
Resource Conservation and Recovery Act Corrective Action Report (RCRA COR ACT)	Identifies hazardous waste handlers with RCRA corrective action activity.	4.0	0	0	0	0	0	0

Table 5.7-1 (Cont.): Project Area Database Search

Map Findings Summary								
Database Name	Definition	Search Radius (miles)	<1/8	1/8 - 1/4	1/4 - 1/2	> 1/2	ZIP	Total Plotted
Resource Conservation and Recovery Act Transporter Information (RCRA-TSD)	This list contains data on transporters (individuals or entities) that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste.	4.0	0	0	0	0	0	0
Resource Conservation and Recovery Act Information – Large and small quantity generators (RCRA GEN)	This list contains data on sites that generate, transport, store, treat, and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act of 1976. Large quantity generators generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month; small generators generate less than this amount.	4.0	0	0	0	6	0	6
Resource Conservation and Recovery Act Information – no longer regulated (RCRA NLR)	This list contains data on sites that are no longer regulated under RCRA.	4.0	0	0	0	1	0	1
Institutional Control/Engineering Control (Federal IC/EC)	This list contains data on sites that are subject to institutional or engineering controls to limit human and environmental exposure.	4.0	0	0	0	0	0	0
Emergency Response Notification System (ERNS)	This list contains data on reported releases of oil and hazardous substances.	4.0	0	0	0	0	1	1

Table 5.7-1 (Cont.): Project Area Database Search

Map Findings Summary								
Database Name	Definition	Search Radius (miles)	<1/8	1/8 - 1/4	1/4 - 1/2	> 1/2	ZIP	Total Plotted
<b>State and Tribal ASTM Standards</b>								
Tribal Lands	Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640-acres or more, administered by the Bureau of Indian Affairs. Included are federally administered lands within a reservation that may or may not be considered part of the reservation.	4.0	0	0	0	0	1	1
State/Tribal Sites	This list contains data that the California Department of Toxic Substances Control (DTSC) has developed with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.	4.0	0	0	0	3	0	3
State Spills 90	This list contains data on sites that the California Regional Water Quality Control Boards indicate have records of spills, leaks, investigation, and cleanups.	4.0	0	0	0	0	1	1

Table 5.7-1 (Cont.): Project Area Database Search

Map Findings Summary								
Database Name	Definition	Search Radius (miles)	<1/8	1/8 - 1/4	1/4 - 1/2	> 1/2	ZIP	Total Plotted
State/Tribal Solid Waste Information System (SWL)	This list contains data on solid waste facilities, operations, and disposal sites.	4.0	0	0	0	2	2	4
State/Tribal Leaking Underground Storage Tanks (LUST)	This list contains sites with confirmed or unconfirmed leaking underground storage tanks.	4.0	0	0	0	3	4	7
State/Tribal Underground Storage Tanks and Aboveground Storage Tanks (UST/AST)	This list contains sites with registered underground or aboveground storage tanks.	4.0	0	0	0	11	0	11
State/Tribal Engineering Control (EC)	This list contains Department of Toxic Substances Control Board properties where the DTSC has placed limits or requirements on the future use of the property, due to varying levels of cleanup possible, practical, or necessary at the site.	4.0	0	0	0	0	0	0
State/Tribal Institutional Control (IC)	This list contains Department of Toxic Substances Control Board deed-restricted sites, properties where the DTSC has placed limits or requirements on the future use of the property, due to varying levels of cleanup possible, practical, or necessary at the site.	4.0	0	0	0	0	0	0
State/Tribal Voluntary Cleanup Program (VCP)	This list includes threat level properties with either confirmed or unconfirmed release and the project proponents have requested that the Department of Toxic Substances (DTSC) oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.	4.0	0	0	0	0	0	0

Table 5.7-1 (Cont.): Project Area Database Search

Map Findings Summary								
Database Name	Definition	Search Radius (miles)	<1/8	1/8 - 1/4	1/4 - 1/2	> 1/2	ZIP	Total Plotted
State/Tribal Brownfields	This list contains data of CalSites Brownfield locations.	4.0	0	0	0	0	0	0
State Permits	This lists establishments issued permits and the status of their permits in relation to compliance with federal, state, and local regulations that the County oversees. It tracks if a site is a hazardous waste generator, TSD, gas station, has underground tanks, violations, or unauthorized releases.	4.0	0	0	2	20	1	23
State Other	This list contains CalSites properties in the categories Unconfirmed Properties Referred to Another Local or State Agency, and Properties where a No Further Action Determination has been made.	4.0	0	0	0	3	0	3
<p>Notes: 0 = No sites in Search Distance identified. Source: FirstSearch, June 2008.</p>								

### 5.7.3 - Regulatory Setting

Since hazardous materials and wastes represent such a serious potential threat to human health and safety, numerous laws and regulations have been developed to control their use, storage, disposal, and transport.

#### Federal Regulations

The U.S. Department of Transportation regulates the transportation of hazardous materials through the Federal Hazardous Materials Transportation (HMT) Act and through the Resource Conservation and Recovery Act (RCRA). Through these regulations, Congress directed the EPA to create regulations to manage hazardous wastes from “the cradle to the grave.” Under this mandate, the Environmental Protection Agency (EPA) developed strict requirements for all aspects of hazardous waste management, including the treatment, storage, and disposal of hazardous waste. In addition to those federal requirements, states may develop more stringent requirements or requirements that are broader in scope than the federal regulations.

#### State Regulations

Statewide, the California Department of Health Services - Toxic Substances Control Division (DTSC) regulates the generation, handling, storage, disposal, and transportation of hazardous waste, oversees the remediation of contaminated sites, and seeks to reduce the hazardous waste produced in California. While DTSC activities primarily focus upon commercial and industrial operations, DTSC also oversees waste evaluation programs and assists in waste determinations to identify what substances and what concentrations are harmful. DTSC’s household hazardous waste and agricultural chemical collection programs focus on removing dangerous substances from homes and preventing their release into the environment through landfills, sewer systems, and illegal dumping. The California Hazardous Substances Control Law establishes regulations and incentives, which ensure that the generators of hazardous waste employ technology and management practices for the safe handling, treatment, recycling, and destruction of hazardous wastes prior to disposal.

The State Emergency Response Act requires that local jurisdictions establish a Standardized Emergency Management System (SEMS) Multi-Hazard Functional Plan. Accordingly, the Office of Emergency Services in coordination with all interested state agencies with designated response roles in the state emergency planning, and interested local emergency management agencies, jointly established a standardized emergency management system for use by all emergency response agencies.

The State Hazardous Material Management Act (HMMA) requires that any business that handles hazardous material in excess of specified threshold quantities (500 pounds of solid material, 55 gallons of liquids, or 200-cubic feet of compressed gas) prepare a business plan that includes an inventory of stored hazardous materials. The plan must also include a map showing the location of hazardous materials, and must contain a training program for employees in handling hazardous

materials. The plan should also include a section regarding personnel protection measures, and an evacuation plan for the business and surrounding properties in the event of an accidental spill or release. The plan must be prepared at the time the new facility begins operation and must be recertified every 2 years when conditions change at the facility.

## **Local Regulations**

Regulations pertaining to local monitoring and control of hazardous material use by businesses are contained in California Health and Safety Code (Section 25550, et seq.). These regulations require businesses that use or store hazardous materials in excess of specified quantities to provide information regarding the type and amount of hazardous materials that are used onsite, and to prepare emergency response plans that are to be implemented in the event of a hazardous material release. Businesses are also inspected on a periodic basis to ensure that handling, storage, and disposal practices conform to regulatory requirements. These regulatory requirements are commonly referred to in a “Business Plan.”

In San Luis Obispo County, the County Environmental Health Services Division has been appointed as the administering agency for Business Plans. In addition to the requirement to prepare Business Plans, businesses that use or store specified quantities of substances that have been listed as “acutely hazardous materials” may be required to prepare a Risk Management and Prevention Program, which describes specific safety and record keeping measures, and potential consequences of a materials release.

## **Hazardous Material Release Response**

To address the potential for an uncontrolled hazardous material release in San Luis Obispo County, and to ensure that adequate resources are available to respond to a significant hazardous material release, the County Office of Emergency Services has prepared a Hazardous Materials Emergency Response Plan (1994). The objectives of this plan are to:

- Protect the public in the event of a hazardous material emergency;
- Provide rapid and effective warning to citizens that may be affected by a hazardous material release;
- Identify the responsibilities of local, state, and federal agencies; and
- Describe the emergency organization and management systems necessary to implement the Plan.

Because of the common threat that a hazardous material incident could occur anywhere in the County, the County of San Luis Obispo, all seven cities, fire departments located throughout the County, and a variety of other agencies and jurisdictions have entered into a regional hazardous material cooperative agreement that provides mutual aid response to hazardous materials

emergencies. This program has resulted in the creation of a specialized team of personnel to respond to hazardous material emergencies.

To reduce the potential danger of hazardous materials, specific governmental agencies maintain inventories of the names, locations, and substances used by individual businesses and other entities. Pursuant to state and federal law, the County Environmental Health Services Division maintains lists of what materials are used at fixed facilities and where they are used. In addition, Environmental Health and other agencies perform inspections of these facilities to ensure compliance with state and federal standards.

### **San Luis Obispo County General Plan**

The San Luis Obispo County General Plan contains the following policy to address the use, storage, disposal, and/or transport of hazardous materials:

#### ***Safety Element/Hazardous Materials***

**Policy S-26.** Reduce the potential for exposure to humans and the environment by hazardous substances.

**Policy S-27.** Reduce the potential for pesticide exposure to humans and the environment.

### **5.7.4 - Thresholds of Significance**

According to the CEQA Guidelines Appendix G Environmental Checklist, to determine whether hazards and hazardous materials impacts are significant environmental effects, the following questions are analyzed and evaluated. Would the project:

- a.) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- b.) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the hazardous materials into the environment?
- c.) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- d.) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
- e.) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?
- f.) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

- g.) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- h.) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

### 5.7.5 - Analysis

This section analyzes Proposed Projects 1 through 4. The analysis includes a discussion of project-specific and cumulative impacts, provides mitigation measures where required, and concludes with a determination of level of significance after mitigation.

### Construction Activities

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**Impact 5.7.A:**            **The proposed project could result in exposing residents, visitors, and construction personnel to health hazards from the routine transport, use, or disposal of hazardous materials during construction activities.**

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#### ***Project-Specific Impact Analysis***

##### **Proposed Projects 1 through 4**

Grading and construction activities may involve limited transport, storage, usage, or disposal of hazardous materials, such as the use of petroleum products for fueling/servicing of construction equipment. This activity would occur for short-term periods during the construction of the facilities associated with the collection system, treatment plant site, and disposal sites. This short-term activity would be subject to federal, state, and local health and safety requirements. The fueling and servicing of construction equipment would cease upon project completion and all such hazardous materials would be removed from the project site and disposed of pursuant to applicable federal, state and local regulations. Because the construction activities are required to comply with the applicable regulations and laws pertaining to the transport, storage, use, and disposal of potentially hazardous materials associated with the project, health hazards from construction activities would be less than significant.

Past uses of pesticides and chemicals associated with agricultural operations can leave measurable residues in soils. The four treatment plant sites have been used for agricultural production in which agricultural chemicals could have been used. Potential hazardous impacts from the potential past application of chemicals to the sites are considered a potentially significant impact.

#### ***Cumulative Impact Analysis***

##### **Proposed Projects 1 through 4**

Related projects within the greater cumulative project area are detailed in Section 4.2 and Exhibit 4.2-1 in the Draft EIR. Three of the nine related projects (Los Osos CSD Waterline Replacement, Los Osos Valley Road Palisades Storm Drain, and AT&T Cable) physically overlap with the study area for the proposed project but are either completed or expected to be completed by the time that

construction of the proposed project is anticipated to begin (2010). Six of the nine related projects (State Park Marina Renovation, Morro Bay Wastewater Treatment Plant, Dredging of Morro Bay, CMC Wastewater Treatment Plant, Phase II Steam Generator Replacement at Diablo, and Spent Fuel Storage Facility at Diablo) have no physical overlap with the proposed project. The two related Diablo projects are in fact nearly 7 miles south of Los Osos. Therefore, since there are no related projects that would contribute to cumulative impacts, implementation of Proposed Projects 1 through 4 would not contribute to cumulative impacts on public health and safety related to the routine transport, use, or disposal of hazardous materials during construction activities.

### **Mitigation Measures**

#### **Project-Specific**

*Proposed Projects 1 through 4*

**5.7.A.1** Prior to any onsite construction activities at the proposed treatment plant sites, soils shall be sampled and analyzed by a licensed engineer or geologist approved by the County of San Luis Obispo Health Department to determine the level of residue for pesticides, herbicides, chemicals, and associated metals. If residues are found to be within acceptable amounts in accordance with the San Luis Obispo County Health Department (SLOCHD) and Environmental Protection Agency/Department of Toxic Substance Control (DTSC) standards, then grading and construction may begin. If the residue is found to be greater than the SLOCHD and DTSC standards, all contaminated soils exceeding the acceptable limits shall be remediated and/or properly disposed of in accordance with SLOCHD and DTSC requirements. An appropriate verification closure letter from SLOCHD and DTSC shall be obtained and submitted to the County of San Luis Obispo Planning Department. Depending on the extent of contaminated soils, a verification closure letter from the California Regional Water Quality Control Board may also need to be submitted to the County of San Luis Obispo Planning Department. Site remediation can occur by the use of onsite transportable thermal treatment units or bio-remediation. The soil can also be excavated and shipped offsite to fixed incineration or bio-remediation facilities.

#### **Cumulative**

*Proposed Projects 1 through 4*

No mitigation measures are required.

### **Level of Significance After Mitigation**

#### **Project-Specific**

*Proposed Projects 1 through 4*

Less than significant.

#### **Cumulative**

*Proposed Projects 1 through 4*

Less than significant.

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## Operational Activities

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**Impact 5.7.B:** The proposed wastewater facilities could result in exposing offsite residents and visitors to health hazards from the routine transport, use, or disposal of hazardous materials.

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### ***Project-Specific Impact Analysis***

#### **Proposed Project 1**

##### *Collection System*

Proposed Project 1 includes both septic tank effluent pumps (STEP) and septic tank effluent gravity (STEG) collection lines. For this system, new STEP/STEG tanks would be installed at each connection. A force main that would transport the collected tank effluent to the Cemetery/Giacomazzi/Branin site. Subsequent to treatment, the treated effluent would be conveyed to the Tonini sprayfield site and the Broderson leachfield site.

Under the trucking system of Proposed Project 1, solids would be pumped from the 4,679 STEP/STEG tanks every two years and trucked from the prohibition zone to the treatment plant. Since the trucking system would include in a self contained system for pumping the solids from the tanks and would result in the transport of the hazardous materials through the community to the treatment site, there is a potential health and safety impact; however, this impact would be less than significant because the routine pumping of the tanks and transport of the solids would be required to meet applicable federal, state, and local regulations.

##### *Treatment Plant Site*

Proposed Project 1 would be located on a combination of the Cemetery, Giacomazzi, and Branin sites. Treatment options associated with this alternative consist of facultative ponds that could present potential public health and safety hazards. Facultative ponds are the most common form of wastewater lagoons. They are generally shallow, with an aerobic layer that overlies an anaerobic layer that usually contains sludge deposits. Screening will be used ahead of partially mixed facultative ponds (PMFPs) to maintain active volume in the ponds and to make subsequent pond cleaning and biosolids processing more efficient by minimizing inorganic materials that must be removed from the biosolids. The collected materials consist of raw wastewater solids that are a major source of odors and could present a health and safety hazard for operations staff and, therefore, could cause a potential significant impact.

The solids handling process for the LOWWP involves dewatering and disposal. Staff may be exposed to short-term impacts from odor and noise when working in the dewater structure. Short-term chemical exposure is also associated with dewatering. A typical practice is to inject polymers into the sludge feed to dewatering equipment to enhance the capture of solids. Polymers are non-volatile, but can be corrosive to skin when stored “neat” (not diluted). Storage systems are designed to prevent a release during filling and operations, and therefore, this impact is considered less than significant.

One of the project objectives is to reduce the nitrogen content of the wastewater in order to comply with RWQCB Waste Discharge/Recycled Water Requirements Order No. R3-2003-0007. Additional treatment processes are required to meet the discharge requirements. Secondary treatment through PMFPs performs some denitrification, but denitrification at the rates required of typical treatment facilities requires the support of mechanical systems. These systems consist of enclosed filtration systems that use granular media to provide an inorganic attachment point for biological growth. A carbon supplement is required, and it is usually supplied in the form of methanol, which must be delivered and stored onsite at the treatment facility. Methanol is highly flammable and is a mild irritant to skin and eyes. In addition, the operation and maintenance of the treatment facility would also include the storage, handling, and use of hazardous materials such as sodium hydroxide, which is corrosive and can cause severe irritation to eyes, skin, mucous membranes, and sodium hypochlorite, which can result in a pronounced irritant effect and may cause severe burns to skin and eyes. These hazardous materials could result in potential significant impacts from handling and storage.

Areas in the vicinity of the proposed treatment facilities under Proposed Project 1 could be used for farming which could involve pesticide use. Farming activities could involve pesticide use and because pesticide use in the vicinity of people (i.e., residents or employees) is potentially harmful to humans, it is strictly regulated. The San Luis Obispo County Agriculture Commissioner enforces provisions set forth in the California Food and Agricultural Code Section 11501. The intent of Agricultural Code Section 11501, in part, is to provide for the proper, safe, and efficient use of pesticides to protect the environment from environmentally harmful pesticides, and to assure consumers and users that pesticides are properly labeled and are appropriate for the use designated by the label. The enforcement mechanism is the pesticide permitting process (issuance of Restricted Materials Permits). Through this permitting process, time and location of use is carefully controlled. Buffer zones are created around non-agricultural land uses where the method and timing of pesticide application is very strictly limited. For instance, aerial application of agricultural chemicals within a buffer zone is forbidden (no aerial crop dusting). Application of agricultural chemicals by any means within a buffer zone will be forbidden during periods of high wind conditions. Because of the limitations on pesticide use near non-agricultural land uses, adherence to these existing regulations would reduce potential health hazards associated with pesticide use from agricultural activities to less than significant.

#### *Disposal Sites*

Treated effluent from the treatment plant would be conveyed to the Tonini sprayfield site and the Broderson leachfield site. Treated effluent from the treatment facility would be pumped to the Tonini property through a pressurized pipeline. The irrigation lines to spray heads to be located above sprayfields would be buried less than two feet below grade. Spray heads would be detachable and approximately three feet tall. They would rotate and spray water out to a radius of approximately 15 feet and be placed at approximately 30-foot increments. A drain would be constructed at the bottom of the sprayfield slopes to collect the tailwater, and a pump would be required to reapply the water.

The effluent disposed at the sprayfields would not meet Title 22 tertiary treatment standards. In addition, the effluent disposed at the Broderson leachfields would not meet Title 22 tertiary treatment standards. Therefore, the following project design feature (PDF) has been included in the project to reduce potential permanent and temporary public health and safety impacts.

**PDF 5.7.B-1** A fence will be placed around the regions used as sprayfields and leachfields to prevent the unauthorized entrance of people into the region.

Broderson is the only potential leachfield site that would benefit the groundwater water balance for restoration of the upper and lower aquifers (with the added benefit of reducing saltwater intrusion). The disposal site would be accessed by a gravel road that extends south from the south end of Broderson Avenue and be surrounded by fencing, as identified above in PDF 5.7.B.1) to limit public access. The entire Broderson site is 81-acres while the leachfields would occupy a rectangular area covering approximately 8-acres. The leachfield area would need to be excavated to an average depth of 6.5 feet during construction. It would then be re-graded. The leachfields would consist of a 4-foot depth of gravel for drainage, covered by a geotextile fabric, covered by at least 2.5 feet of native soil backfill. The percolation piping would consist of 4-inch perforated PVC pipe laid with perforations facing upwards, one foot below the geotextile fabric layer. If the pores beneath the leachfield become clogged over time, the leachfield would need to be excavated and the ground beneath it ripped or disked. The estimated frequency of ripping ranges from once every 5 years to once every 10 years. Consistent with the current Waste Discharge Requirement (WDR), it is anticipated that leachfields at Broderson can accept secondary treated effluent. A single pipeline would be used to carry effluent west from the wastewater treatment facility to Broderson. The following PDF has been included in the project to reduce potential permanent and temporary public health and safety impacts.

**PDF 5.7.B-2** Berms (earthen or of other suitable material) would be constructed around the leachfields in locations where it would allow potential runoff of effluent during storm events to be captured and allowed to infiltrate.

The proposed sprayfields at the Tonini site are located in the vicinity of existing agricultural fields. As discussed above for the proposed treatment plant sites, the use of pesticides within the adjacent farming areas would be controlled through the issuance of Restricted Materials Permits. Because of the limitations on pesticide near non-agricultural land uses, adherence to these regulations would reduce potential health hazards associated with pesticide use from agricultural activities to less than significant.

#### *Combined Project Effects*

A wastewater treatment system by its nature collects, transports, treats and disposes of hazardous material. The treatment process requires transport, storage, and use of methanol, polymers, sodium hydroxide and sodium hypochlorite. The hazardous materials impacts of this project are potentially

significant. Long-term operational activities associated with the proposed facilities would result in a combined potentially significant effect related to public health and safety.

### **Proposed Projects 2 and 3**

#### *Collection System*

Proposed Projects 2 and 3 would include a gravity collection system that would consist of a combination of conventional gravity sewers (GS) and low pressure grinder pumps (LPGP). Individual septic tanks would not be used and the existing ones would be abandoned. For sewage lift stations or pump stations, typically three pumps would be installed in the gravity conveyance system - two operational, and one standby. The pump stations would occupy approximately 0.1-acre of area each and would be installed underground not exposing residents to hazardous materials.

Public health and safety considerations include the operation and maintenance of various sized pipelines from within the Prohibition Zone to the treatment plant and to one of the disposal sites. In this manner, the project is transporting potentially hazardous materials throughout the community. However, wastewater facilities are a common feature of urban environments and are considered to pose less than significant impacts.

#### *Treatment Plant Site*

Proposed Projects 2 and 3 would use either oxidation ditch (OxDitch) or BioLAC treatment protocols. In Proposed Project 2, treatment facilities would be located at the Giacomazzi parcel with storage ponds onsite. In Proposed Project 3, treatment facilities would be located at the Giacomazzi and Branin parcels with storage ponds located at the Tonini site. An oxidation ditch is fundamentally a large holding tank. This would be generally shallow, and constructed with an impermeable lining. The tank would provide wastewater with plenty of exposure to open air for oxygen diffusion and would help prevent anaerobic conditions from developing. One or more mechanical surface aerators would be attached to the side of the ditch to expedite the treatment process.

Raw sewage would be delivered to the ditch where it would slowly be mixed by the aerators. After treatment, the effluent would be pumped to a settling tank where sludge and water would separate. Most wastewater would then proceed to other treatment processes. The sludge would be removed from the bottom of the settling tank and a portion would be returned to the ditch to facilitate microbial activity in the next batch of sewage.

Both the OxDitch tanks and the BioLAC ponds have smaller footprints than that of a facultative pond system, thereby reducing the risk of structural failure. They require the same screening and flow monitoring as described under Proposed Project 1. Because these proposed projects include a gravity collection system, the OxDitch/BioLAC treatment would remove nitrogen without the need for supplementary methanol.

Operation and maintenance of the treatment facility would include the storage, handling, and use of such hazardous materials as sodium hydroxide, which is corrosive and can cause severe irritation to

eyes, skin, and mucous membranes and sodium hypochlorite, which can result in a pronounced irritant effect and may cause severe burns to skin and eyes.

These hazardous materials could result in potential significant impacts from the storage, handling, and use.

The proposed sprayfields at the Tonini site are located in the vicinity of existing agricultural fields. As discussed above for Proposed Project 1, the use of pesticides within the adjacent farming areas would be controlled through the issuance of Restricted Materials Permits. Because of the limitations on pesticide near non-agricultural land uses, adherence to these regulations would reduce potential health hazards associated with pesticide use from agricultural activities to less than significant.

*Disposal Sites*

Except for the storage, handling, and use of methanol, the potential impacts associated with the operation of the disposal system facilities would be the same as described above for Proposed Project 1. Proposed Projects 2 and 3 would not use methanol during the treatment process.

*Combined Project Effects*

Except for the storage, handling, and use of methanol, the potential impacts associated with the operation of the facilities within the collection system, and at the treatment plant site and disposal sites would be the same as described above for Proposed Project 1. Proposed Projects 2 and 3 would not use methanol during the treatment process.

**Proposed Project 4**

*Collection System*

The potential impacts associated with the operation of the collection system facilities would be the same as described above for Proposed Projects 2 and 3.

*Treatment Plant Site*

The potential impacts associated with the operation of the treatment facilities would be the same as described above for Proposed Project 1.

*Disposal Sites*

The potential impacts associated with the operation of the disposal facilities would be the same as described above for Proposed Project 1.

*Combined Project Effects*

The potential impacts associated with the operation of the facilities within the collection system, and at the treatment plant site and disposal sites would be the same as described above for Proposed Projects 2 and 3.

## **Cumulative Impact Analysis**

### *Proposed Projects 1 through 4*

Related projects within the greater cumulative project area are detailed in Section 4.2 and Exhibit 4.2-1 in the Draft EIR. Three of the nine related projects (Los Osos CSD Waterline Replacement, Los Osos Valley Road Palisades Storm Drain, and AT&T Cable) physically overlap with the study area for the proposed project but are either completed or expected to be completed by the time that construction of the proposed project is anticipated to begin (2010). Six of the nine related projects (State Park Marina Renovation, Morro Bay Wastewater Treatment Plant, Dredging of Morro Bay, CMC Wastewater Treatment Plant, Phase II Steam Generator Replacement at Diablo, and Spent Fuel Storage Facility at Diablo) have no physical overlap with the proposed project. The two related Diablo projects are in fact nearly 7 miles south of Los Osos. Therefore, since there are no related projects that would contribute to cumulative impacts, implementation of Proposed Projects 1 through 4 would not contribute to cumulative impacts on public health and safety related to the routine transport, use, or disposal of hazardous materials.

## **Mitigation Measures**

### **Project-Specific**

#### *Proposed Projects 1 through 4*

**5.7.B.1** Prior to operation of the wastewater project, a Hazardous Materials Management Plan shall be developed and submitted to the County of San Luis Obispo Environmental Health Services Division for approval. The plan shall identify hazardous materials utilized at the proposed wastewater facilities and their characteristics; storage, handling, training procedures, and spill contingency procedures. Additionally, the Hazardous Materials Management Plan shall identify procedures in the event of accidents such as the release of raw wastewater or secondary treated water into watercourses such as Los Osos Creek. These procedures shall include immediate response personnel to limit public access to spill areas, potentially shutting down pump stations, creating berms, use of vacuum trucks, and use of water booms to contain spills within open water areas. Furthermore, the Plan shall address response and containment of fuel at pump station sites.

### **Cumulative**

#### *Proposed Projects 1 through 4*

No mitigation measures are required.

## **Level of Significance After Mitigation**

### **Project-Specific**

#### *Proposed Projects 1 through 4*

Less than significant.

**Cumulative***Proposed Projects 1 through 4*

Less than significant.

**Accident Conditions**

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**5.7.C:**                    **The project could create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the hazardous materials into the environment.**

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***Project-Specific Impact Analysis*****Proposed Projects 1 through 4**

Although unlikely, there is a potential for the proposed collection system piping to experience a break and result in an accidental release of raw wastewater. Potential accidental releases could occur within streets or at creek crossings. This untreated wastewater is considered hazardous; therefore, if there is a break, this potential impact is considered significant.

In addition, the collection system includes the collection lines connecting to pump stations. There is the potential for a break or malfunction of the collection system at the pump stations. Under Proposed Project 1, each STEP/STEG tank has a 0.5 horsepower effluent pump while under Proposed Projects 2 through 4, there are pump stations throughout the community that could result in an accidental release of untreated effluent. This potential accidental release is considered a potential significant public health and safety impact.

Treatment processes associated with Proposed Projects 1 through 4 (such as facultative, ponds, oxidation ditch, and BioLAC) include ponds or ditches that would result in a negligible potential for accidental releases of untreated effluent. Therefore, this potential is considered less than significant.

The disposal sites will include fencing and berms (see PDFs 5.7.B-1 and 5.7.B-2). The fencing will reduce the potential for accidental public contact of secondary treated water. The berms will reduce potential accidental releases of secondary treated water from the sites.

***Cumulative Impact Analysis*****Proposed Projects 1 through 4**

Related projects within the greater cumulative project area are detailed in Section 4.2 and Exhibit 4.2-1 in the Draft EIR. Three of the nine related projects (Los Osos CSD Waterline Replacement, Los Osos Valley Road Palisades Storm Drain, and AT&T Cable) physically overlap with the study area for the proposed project but are either completed or expected to be completed by the time that construction of the proposed project is anticipated to begin (2010). Six of the nine related projects (State Park Marina Renovation, Morro Bay Wastewater Treatment Plant, Dredging of Morro Bay, CMC Wastewater Treatment Plant, Phase II Steam Generator Replacement at Diablo, and Spent Fuel Storage Facility at Diablo) have no physical overlap with the proposed project. The two related Diablo projects are in fact nearly 7 miles south of Los Osos. Therefore, since there are no related

projects that would contribute to cumulative impacts, implementation of Proposed Projects 1 through 4 would not contribute to cumulative impacts on public health and safety related to an accidental release of hazardous materials during construction and/or operation of the proposed project.

### **Mitigation Measures**

#### **Project-Specific**

*Proposed Projects 1 through 4*

Implementation of Mitigation Measure 5.7.B.1 is required.

#### **Cumulative**

*Proposed Projects 1 through 4*

No mitigation measures are required.

### **Level of Significance After Mitigation**

#### **Project-Specific**

*Proposed Projects 1 through 4*

Less than significant.

#### **Cumulative**

*Proposed Projects 1 through 4*

Less than significant.

### **Other Accident Conditions**

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<b>5.7.D:</b>	<b>The project may create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions.</b>
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### **Project-Specific Impact Analysis**

#### **Proposed Projects 1 through 4**

The proposed projects may create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions. Construction activities could result in an accidental break in a main water supply line that could create a localized loss of water for firefighting. This potential impact is considered significant.

Because of the substantial construction activities that will be required under Proposed Project 1, activities may increase calls for emergency personnel and may require specialized safety and rescue training and equipment. Contractors associated with construction activities are required to follow specific safety and rescue procedures in accordance with the California Occupational Safety and Health Administration. Therefore, the increase in emergency calls that are due to construction activities would be considered less than significant.

## **Cumulative Impact Analysis**

### **Proposed Project 1 through 4**

Related projects within the greater cumulative project area are detailed in Section 4.2 and Exhibit 4.2-1 in the Draft EIR. Three of the nine related projects (Los Osos CSD Waterline Replacement, Los Osos Valley Road Palisades Storm Drain, and AT&T Cable) physically overlap with the study area for the proposed project but are either completed or expected to be completed by the time that construction of the proposed project is anticipated to begin (2010). Six of the nine related projects (State Park Marina Renovation, Morro Bay Wastewater Treatment Plant, Dredging of Morro Bay, CMC Wastewater Treatment Plant, Phase II Steam Generator Replacement at Diablo, and Spent Fuel Storage Facility at Diablo) have no physical overlap with the proposed project. The two related Diablo projects are in fact nearly 7 miles south of Los Osos. Therefore, since there are no related projects that would contribute to cumulative impacts, implementation of Proposed Projects 1 through 4 would not contribute to cumulative impacts on public health and safety related to an accidental release of hazardous materials during construction and/or operation of the proposed project.

## **Mitigation Measures**

### **Project-Specific**

#### *Proposed Projects 1 through 4*

**5.7.D.1** To reduce the potential temporary loss of water for firefighting that may occur as a result of construction activities, either of the following shall occur: (1) acquiring a water tender, to the satisfaction of the County Fire Chief; or (2) compensating for the potential temporary loss of water through some other equivalent means as determined by the County Fire Chief.

### **Cumulative**

#### *Proposed Projects 1 through 4*

No mitigation measures are required.

## **Level of Significance After Mitigation**

### **Project-Specific**

#### *Proposed Projects 1 through 4*

Less than significant.

### **Cumulative**

#### *Proposed Projects 1 through 4*

Less than significant.

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## Schools

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**5.7-E:**                    **The project could emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school.**

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### ***Project-Specific Impact Analysis***

#### **Proposed Projects 1 through 4**

There are three schools within the Community of Los Osos that are currently open: Baywood Elementary, Monarch Elementary, Sunnyside Elementary, Los Osos Junior High, and Los Osos High School. None of the proposed projects includes a treatment plant or disposal site parcel within a 0.25-mile of an existing or planned school. Proposed pipelines along roadways adjacent to the existing schools would be located within 0.25-mile of the school sites. In the event of any leakage from a pipeline, there is a potential for an accidental release of untreated wastewater. This potential impact is considered significant.

### ***Cumulative Impact Analysis***

#### **Proposed Projects 1 through 4**

Related projects within the greater cumulative project area are detailed in Section 4.2 and Exhibit 4.2-1 in the Draft EIR. Three of the nine related projects (Los Osos CSD Waterline Replacement, Los Osos Valley Road Palisades Storm Drain, and AT&T Cable) physically overlap with the study area for the proposed project but are either completed or expected to be completed by the time that construction of the proposed project is anticipated to begin (2010). Six of the nine related projects (State Park Marina Renovation, Morro Bay Wastewater Treatment Plant, Dredging of Morro Bay, CMC Wastewater Treatment Plant, Phase II Steam Generator Replacement at Diablo, and Spent Fuel Storage Facility at Diablo) have no physical overlap with the proposed project. The two related Diablo projects are in fact nearly 7 miles south of Los Osos. Therefore, since there are no related projects that would contribute to cumulative impacts, implementation of Proposed Projects 1 through 4 would not contribute to cumulative impacts on public health and safety related to hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school.

### ***Mitigation Measures***

#### **Project-Specific**

*Proposed Projects 1 through 4*

Implementation of Mitigation Measure 5.7.B.1 is required.

#### **Cumulative**

*Proposed Projects 1 through 4*

No mitigation measures are required.

## **Level of Significance After Mitigation**

### **Project-Specific**

*Proposed Projects 1 through 4*

Less than significant.

### **Cumulative**

*Proposed Projects 1 through 4*

Less than significant.

## **Hazardous Materials Site Listing**

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**5.7-F:**                    **The project would not be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the public or the environment.**

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## **Project-Specific Impact Analysis**

### **Proposed Projects 1 through 4**

The purpose of the records review is to obtain and review records that will help identify recognized environmental conditions in connection with the property. These records included environmental and regulatory databases. There were no areas of recognized environmental concern identified with the areas proposed for facilities. Based on the database search that was conducted for the project site, there are no hazardous materials sites that are located in any area proposed for facilities that are on the Cortese list. The sites identified on the Cortese list are those compiled pursuant to Government Code Section 65962.5. Therefore, the implementation of the proposed project would not create a hazard to the public or the environment related to existing listed hazardous waste sites compiled pursuant to Government Code Section 65962.5.

## **Cumulative Impact Analysis**

### **Proposed Projects 1 through 4**

The proposed facilities within Proposed Projects 1 through 4 are not located on a site that is on a regulatory list of hazardous materials compiled pursuant to Government Code Section 65962.5. Therefore, project implementation will not result in a cumulative impact in relation to Government Code Section 65962.5.

## **Mitigation Measures**

### **Project-Specific**

*Proposed Projects 1 through 4*

No mitigation measures are required.

### **Cumulative**

*Proposed Projects 1 through 4*

No mitigation measures are required.

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## **Level of Significance After Mitigation**

### **Project-Specific**

*Proposed Projects 1 through 4*

No impact.

### **Cumulative**

*Proposed Projects 1 through 4*

No impact.

## **Airports**

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**5.7-G:** For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, the project would not result in a safety hazard for people residing or working in the project area.

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## **Project-Specific Impact Analysis**

### **Proposed Projects 1 through 4**

The proposed projects are not located within an airport land use plan or within 2 miles of a public airport or public use airport.

## **Cumulative Impact Analysis**

### **Proposed Projects 1 through 4**

There would be no cumulative health hazard impacts related to proximity to a public airport or public use airport.

## **Mitigation Measures**

### **Project-Specific**

*Proposed Projects 1 through 4*

No mitigation measures are required.

### **Cumulative**

*Proposed Projects 1 through 4*

No mitigation measures are required.

## **Level of Significance After Mitigation**

### **Project-Specific**

*Proposed Projects 1 through 4*

No impact.

### **Cumulative**

*Proposed Projects 1 through 4*

No impact.

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## Private Airstrip

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**5.7-H:** For a project within the vicinity of a private airstrip, the project would not result in a safety hazard for people residing or working in the project area.

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### ***Project-Specific Impact Analysis***

#### **Proposed Projects 1 through 4**

The project is not located in the vicinity of a private airstrip; therefore, there would be no associated safety hazard related to people residing or working in the project area.

### ***Cumulative Impact Analysis***

#### **Proposed Projects 1 through 4**

There would be no cumulative health hazard impacts related to the proximity of a private airstrip.

### ***Mitigation Measures***

#### **Project-Specific**

*Proposed Projects 1 through 4*

No mitigation measures are required.

#### **Cumulative**

*Proposed Projects 1 through 4*

No mitigation measures are required.

### ***Level of Significance After Mitigation***

#### **Project-Specific**

*Proposed Projects 1 through 4*

No impact.

#### **Cumulative**

*Proposed Projects 1 through 4*

No impact.

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## Emergency Plans

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**5.7-I:** The project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

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### ***Project-Specific Impact Analysis***

#### **Proposed Projects 1 through 4**

The proposed projects would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

### ***Cumulative Impact Analysis***

#### **Proposed Projects 1 through 4**

Related projects within the greater cumulative project area are detailed in Section 4.2 and Exhibit 4.2-1 in the Draft EIR. Three of the nine related projects (Los Osos CSD Waterline Replacement, Los

Osos Valley Road Palisades Storm Drain, and AT&T Cable) physically overlap with the study area for the proposed project but are either completed or expected to be completed by the time that construction of the proposed project is anticipated to begin (2010). Six of the nine related projects (State Park Marina Renovation, Morro Bay Wastewater Treatment Plant, Dredging of Morro Bay, CMC Wastewater Treatment Plant, Phase II Steam Generator Replacement at Diablo, and Spent Fuel Storage Facility at Diablo) have no physical overlap with the proposed project. The two related Diablo projects are in fact nearly 7 miles south of Los Osos. Therefore, since there are no related projects that would contribute to cumulative impacts, implementation of Proposed Projects 1 through 4 would not contribute to cumulative impacts on public health and safety related to an adopted emergency response plan or emergency evacuation plan.

### **Mitigation Measures**

#### **Project-Specific**

*Proposed Projects 1 through 4*

No mitigation measures are required.

#### **Cumulative**

*Proposed Projects 1 through 4*

No mitigation measures are required.

### **Level of Significance After Mitigation**

#### **Project-Specific**

*Proposed Projects 1 through 4*

No impact.

#### **Cumulative**

*Proposed Projects 1 through 4*

No impact.

### **Wildland Fires**

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**5.7-J: The project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.**

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### **Project-Specific Impact Analysis**

#### **Proposed Projects 1 through 4**

The collection system is located inside the Urban Reserve Boundary and the treatment facilities are located in open agricultural areas. Hot, dry weather in combination with Santa Ana winds frequently results in wildland fires throughout the county. Although the risk of damage to the proposed treatment structures exists, their proximity to roads and easy accessibility to firefighting personnel and equipment reduce the risk to structures to less than significant.

The Broderson leachfield is located in the Los Osos Greenbelt, but constant application of treated effluent would keep the ground moist in the area of the leachfield and reduce the likelihood of wildfires in the area. Although the risk of fire damage to the proposed collection, treatment, and disposal facilities exists, it is no greater than the risk to which adjacent residences and structures are currently exposed. Therefore, the potential increase in exposure is less than significant.

### ***Cumulative Impact Analysis***

#### **Proposed Projects 1 through 4**

Related projects within the greater cumulative project area are detailed in Section 4.2 and Exhibit 4.2-1 in the Draft EIR. Three of the nine related projects (Los Osos CSD Waterline Replacement, Los Osos Valley Road Palisades Storm Drain, and AT&T Cable) physically overlap with the study area for the proposed project but are either completed or expected to be completed by the time that construction of the proposed project is anticipated to begin (2010). Six of the nine related projects (State Park Marina Renovation, Morro Bay Wastewater Treatment Plant, Dredging of Morro Bay, CMC Wastewater Treatment Plant, Phase II Steam Generator Replacement at Diablo, and Spent Fuel Storage Facility at Diablo) have no physical overlap with the proposed project. The two related Diablo projects are in fact nearly 7 miles south of Los Osos. Therefore, since there are no related projects that would contribute to cumulative impacts, implementation of Proposed Projects 1 through 4 would not contribute to cumulative impacts on public health and safety related to the exposure of people and structures to wildland fires.

### ***Mitigation Measures***

#### **Project-Specific**

*Proposed Projects 1 through 4*

No mitigation measures are required.

#### **Cumulative**

*Proposed Projects 1 through 4*

No mitigation measures are required.

### ***Level of Significance After Mitigation***

#### **Project-Specific**

*Proposed Projects 1 through 4*

Less than significant.

#### **Cumulative**

*Proposed Projects 1 through 4*

No impact.

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## Consistency with Local Goals and Policies Related to Public Health and Safety

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5.1.2-K: The proposed projects would not conflict with local goals and policies relating to public health and safety.

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### ***Project-Specific Impact Analysis***

#### **Proposed Projects 1 through 4**

Based on a review of the County of San Luis Obispo goals and policies related to hazardous materials, two policies were identified that would apply to the proposed projects. Table 5.7-2 provides a discussion of the proposed project's consistency with the two applicable policies. Based on the consistency conclusions outlined in Table 5.7-2, Proposed Projects 1 through 4 would result in no impacts to existing local goals and policies related to public health and safety (hazardous materials).

### ***Cumulative Impact Analysis***

#### **Proposed Projects 1 through 4**

Related projects within the greater cumulative project area are detailed in Section 4.2 and Exhibit 4.2-1 in the Draft EIR. Three of the nine related projects (Los Osos CSD Waterline Replacement, Los Osos Valley Road Palisades Storm Drain, and AT&T Cable) physically overlap with the study area for the proposed project but are either completed or expected to be completed by the time that construction of the proposed project is anticipated to begin (2010). Six of the nine related projects (State Park Marina Renovation, Morro Bay Wastewater Treatment Plant, Dredging of Morro Bay, CMC Wastewater Treatment Plant, Phase II Steam Generator Replacement at Diablo, and Spent Fuel Storage Facility at Diablo) have no physical overlap with the proposed project. The two related Diablo projects are in fact nearly 7 miles south of Los Osos. Therefore, since there are no related projects that would contribute to cumulative impacts, implementation of Proposed Projects 1 through 4 would not contribute to cumulative impacts on local goals and policies relating to public health and safety.

### ***Mitigation Measures***

#### **Project-Specific**

*Proposed Projects 1 through 4*

No mitigation measures are required.

#### **Cumulative**

*Proposed Projects 1 through 4*

No mitigation measures are required.

### ***Level of Significance After Mitigation***

#### **Project-Specific**

*Proposed Projects 1 through 4*

No impact.

**Cumulative**

Proposed Projects 1 through 4

No impact.

**Table 5.7-2: Consistency of the Proposed Projects with Goals and Policies Regarding Public Health and Safety**

Public Health and Safety Goals, Policies, and Ordinances	Proposed Project Consistency			
	Proposed Project 1	Proposed Project 2	Proposed Project 3	Proposed Project 4
<b>Policy S-26:</b> Reduce the potential for exposure to humans and the environment by hazardous substances.	A Hazardous Materials Management Plan will be developed and submitted as part of the permitting process. The proposed projects will be subject to federal, state, and local health and safety requirements, which include compliance measures for storage, display, handling, and dispensing of hazardous materials. The proposed projects will be consistent with this policy.			
<b>Policy S-27:</b> Reduce the potential for pesticide exposure to humans and the environment.	The proposed project will include employees that will oversee the operations at the proposed treatment facilities. The facilities that are in the vicinity of existing agricultural activities (such as the proposed treatment plant sites and the sprayfield site) will include buffer zones. Furthermore, the method and timing of pesticide application in the nearby agricultural fields are limited through a pesticide permitting process (i.e., issuance of a Restricted Materials Permits). These current mechanisms would reduce the potential for pesticide exposure to employees at the treatment plant and sprayfield sites. The proposed projects would be consistent with this policy.			

## **I-2: Environmental FirstSearch Report**



# *FirstSearch Technology Corporation*

## **Environmental FirstSearch™ Report**

Target Property:

**2267 FALCON VALLEY RIDGE LANE**

**LOS OSOS CA 93402**

Job Number: MBALOSOSOS

### **PREPARED FOR:**

EAS

15224 Clymer St.

Mission Hills, CA 91345

06-27-08



*Tel: (781) 551-0470*

*Fax: (781) 551-0471*

# *Environmental FirstSearch Search Summary Report*

**Target Site:** 2267 FALCON VALLEY RIDGE LANE  
LOS OSOS CA 93402

## FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	04-07-08	4.00	0	0	0	0	0	0	0
NPL Delisted	Y	04-07-08	4.00	0	0	0	0	0	0	0
CERCLIS	Y	04-22-08	4.00	0	0	0	0	0	0	0
NFRAP	Y	04-22-08	4.00	0	0	0	0	0	0	0
RCRA COR ACT	Y	04-01-08	4.00	0	0	0	0	0	0	0
RCRA TSD	Y	04-01-08	4.00	0	0	0	0	0	0	0
RCRA GEN	Y	04-01-08	4.00	0	0	0	0	6	0	6
RCRA NLR	Y	04-01-08	4.00	0	0	0	0	1	0	1
Federal IC / EC	Y	04-01-08	4.00	0	0	0	0	0	0	0
ERNS	Y	04-22-08	4.00	0	0	0	0	0	1	1
Tribal Lands	Y	12-01-05	4.00	0	0	0	0	0	1	1
State/Tribal Sites	Y	08-08-07	4.00	0	0	0	0	3	0	3
State Spills 90	Y	11-06-07	4.00	0	0	0	0	0	1	1
State/Tribal SWL	Y	04-09-08	4.00	0	0	0	0	2	2	4
State/Tribal LUST	Y	04-11-08	4.00	0	0	0	0	3	4	7
State/Tribal UST/AST	Y	01-03-07	4.00	0	0	0	0	11	0	11
State/Tribal EC	Y	NA	4.00	0	0	0	0	0	0	0
State/Tribal IC	Y	04-27-07	4.00	0	0	0	0	0	0	0
State/Tribal VCP	Y	08-15-06	4.00	0	0	0	0	0	0	0
State/Tribal Brownfields	Y	08-08-07	4.00	0	0	0	0	0	0	0
State Permits	Y	04-16-08	4.00	0	0	0	2	20	1	23
State Other	Y	08-08-07	4.00	0	0	0	0	3	0	3
- TOTALS -				0	0	0	2	49	10	61

### Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to FirstSearch Technology Corp., certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in FirstSearch Technology Corp.'s databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

### Waiver of Liability

Although FirstSearch Technology Corp. uses its best efforts to research the actual location of each site, FirstSearch Technology Corp. does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of FirstSearch Technology Corp.'s services proceeding are signifying an understanding of FirstSearch Technology Corp.'s searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

***Environmental FirstSearch  
Site Information Report***

**Request Date:** 06-27-08  
**Requestor Name:** ryan leaver  
**Standard:** ASTM-05

**Search Type:** COORD  
**Job Number:** MBALOSOSOS

**Target Site:** 2267 FALCON VALLEY RIDGE LANE  
 LOS OSOS CA 93402

*Demographics*

<b>Sites:</b> 61	<b>Non-Geocoded:</b> 10	<b>Population:</b> NA
<b>Radon:</b> NA		

*Site Location*

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>		<u>UTMs</u>
<b>Longitude:</b>	-120.803635	-120:48:13	<b>Easting:</b>	699709.612
<b>Latitude:</b>	35.299644	35:17:59	<b>Northing:</b>	3908287.36
			<b>Zone:</b>	10

*Comment*

<b>Comment:</b>
-----------------

*Additional Requests/Services*

<b>Adjacent ZIP Codes:</b> 0 Mile(s)	<b>Services:</b>																																		
<table border="1"> <thead> <tr> <th>ZIP Code</th> <th>City Name</th> <th>ST</th> <th>Dist/Dir</th> <th>Sel</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	ZIP Code	City Name	ST	Dist/Dir	Sel						<table border="1"> <thead> <tr> <th></th> <th>Requested?</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Sanborns</td> <td>No</td> <td></td> </tr> <tr> <td>Aerial Photographs</td> <td>No</td> <td></td> </tr> <tr> <td>Historical Topos</td> <td>No</td> <td></td> </tr> <tr> <td>City Directories</td> <td>No</td> <td></td> </tr> <tr> <td>Title Search/Env Liens</td> <td>No</td> <td></td> </tr> <tr> <td>Municipal Reports</td> <td>No</td> <td></td> </tr> <tr> <td>Online Topos</td> <td>No</td> <td></td> </tr> </tbody> </table>		Requested?	Date	Sanborns	No		Aerial Photographs	No		Historical Topos	No		City Directories	No		Title Search/Env Liens	No		Municipal Reports	No		Online Topos	No	
ZIP Code	City Name	ST	Dist/Dir	Sel																															
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## Environmental FirstSearch Sites Summary Report

**Target Property:** 2267 FALCON VALLEY RIDGE LANE  
LOS OSOS CA 93402

**JOB:** MBALOSOSOS

**TOTAL:** 61                    **GEOCODED:** 51                    **NON GEOCODED:** 10                    **SELECTED:** 52

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Page No.
1	PERMITS	LOS OSOS VALLEY MORTUARY and MEMOR CAL000309284/ACTIVE	2260 LOS OSOS VALLEY RD LOS OSOS CA 93402	0.30 NE	1
2	PERMITS	LARGE ANIMAL PRACTICE CAL000112297/ACTIVE	2245 CIMARRON WAY LOS OSOS CA 93402	0.36 NW	1
3	PERMITS	CLEARWATER COLOR NURSERY CAL000297655/ACTIVE	2335 JACARANDA LN LOS OSOS CA 93402	0.73 SE	2
4	UST	LOS OSOS UNOCAL TISID-STATE42850/ACTIVE	1701 LOS OSOS VALLEY LOS OSOS CA 93402	1.11 NW	2
5	PERMITS	FRANK MERRILL BACK HOE SERVICES CAL000271337/ACTIVE	1431 LOS OSOS VALLEY RD LOS OSOS CA 93402	1.38 NW	3
6	PERMITS	C BEECHAM CORP CAL000321117/ACTIVE	3030 CLARK VALLEY RD LOS OSOS CA 93402	1.45 SE	3
7	PERMITS	RALPHS GROCERY 271 CAL000320459/ACTIVE	1240 LOS OSOS VALLEY RD LOS ANGELES CA 93402	1.53 NW	4
8	PERMITS	ALS SEPTIC PUMPING SERVICE INC CAL000301603/ACTIVE	1430 NIPOMO AVE LOS OSOS CA 93402	1.64 NW	4
9	PERMITS	SMITTY S AUTO CENTER CAL000033809/ACTIVE	2143 FAIRCHILD WAY LOS OSOS CA 93402	1.64 NW	5
10	PERMITS	CENTRAL COAST AUTOHAUS CAL922544220/ACTIVE	2125 FAIRCHILD LOS OSOS CA 93402	1.65 NW	5
11	RCRAGN	RITE AID NO 5821 CAR000075952/SGN	1110 LOS OSOS VLY RD LOS OSOS CA 93402	1.67 NW	6
12	LUST	LOS OSOS VALLEY GARAGE T0607900176/REMEDIAL ACTION	1099 LOS OSOS VALLEY RD LOS OSOS CA 93402	1.68 NW	7
12	LUST	BEAR VALLEY CHEVRON T0608000000/POST REMEDIAL ACTION	1099 LOS OSOS VALLEY RD LOS OSOS CA 93402	1.68 NW	8
12	UST	BEAR VALLEY CHEVRON SLOCNTY10109	1099 LOS OSOS VALLEY ROAD LOS OSOS CA	1.68 NW	9
12	UST	LOS OSOS CHEVRON TISID-STATE42777/ACTIVE	1099 LOS OSOS VALLEY LOS OSOS CA 93402	1.68 NW	9
14	OTHER	PTK CORPORATION CAL40360004/PROPERTY/SITE REFERR	1173 LOS OLIVOS AVE LOS OSOS CA 93402	1.71 NW	10
13	RCRAGN	RANTEC POWER SYSTEMS INC CAD114262710/LGN	1173 LOS OLIVOS AVE LOS OSOS CA 93402	1.71 NW	11
13	STATE	PTK CORPORATION CAL40360004/PROPERTY/SITE REFERR	1173 LOS OLIVOS AVE LOS OSOS CA 93402	1.71 NW	12
15	PERMITS	MORRO BAY SERVICE GROUP INC CAL000306422/ACTIVE	1071 LOS OSOS VALLEY RD LOS OSOS CA 93402	1.72 NW	14
17	PERMITS	DON S AUTO REPAIR CAL000080337/ACTIVE	1137 LOS OLIVOS AVE LOS OSOS CA 93402	1.74 NW	15
16	STATE	WILLIAMS BROTHERS POND CAL40200002/PROPERTY/SITE REFERR	1145 LOS OLIVOS AVE LOS OSOS CA 93402	1.74 NW	16

## Environmental FirstSearch Sites Summary Report

**Target Property:** 2267 FALCON VALLEY RIDGE LANE  
LOS OSOS CA 93402

**JOB:** MBALOSOSOS

**TOTAL:** 61                    **GEOCODED:** 51                    **NON GEOCODED:** 10                    **SELECTED:** 52

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Page No.
18	OTHER	WILLIAMS BROTHERS POND CAL40200002/PROPERTY/SITE REFERR	1145 LOS OLIVOS AVE LOS OSOS CA 93402	1.75 NW	18
19	UST	SLOCO SOUTH BAY FIRE TISID-STATE42746/ACTIVE	2315 BAYVIEW HEIGHTS LOS OSOS CA 93402	1.75 NW	19
22	OTHER	WUNSCH FEED CAL40510003/PROPERTY/SITE REFERR	1137 LOS OLIVOS AVENUE LOS OSOS CA 93402	1.76 NW	20
21	PERMITS	PE ENTERPRISES INC CAL000258500/ACTIVE	1119 LOS OLIVOS AVE LOS OSOS CA 93402	1.76 NW	21
20	STATE	WUNSCH FEED CAL40510003/PROPERTY/SITE REFERR	1137 LOS OLIVOS AVENUE LOS OSOS CA 93402	1.76 NW	22
23	SWL	MONARCH GROVE RECLAMATION WMUD3 401057001/ACTIVE	2122-9TH STREET, STE 204 LOS OSOS CA 93402	1.76 NW	23
24	SWL	LOS OSOS LANDFILL CLOSURE WMUD3 400307001/ACTIVE	2295 TURRI RD SAN LUIS OBIPS CA 93405	1.80 NW	24
26	UST	VALLEY LIQUOR SLOCNTY10101	2199 10TH STREET LOS OSOS CA	1.80 NW	27
26	UST	VALLEY LIQUOR TISID-STATE42776/ACTIVE	2199 10TH LOS OSOS CA 93401	1.80 NW	27
25	UST	ROSIES FOOD MART SLOCNTY10029	995 LOS OSOS VALLEY RD LOS OSOS CA	1.80 NW	28
27	PERMITS	VALLEY LIQUOR CAL000330135/ACTIVE	2199 10TH ST LOS OSOS CA 93402	1.81 NW	28
28	PERMITS	LOS OSOS AUTO BODY CAL000074205/ACTIVE	2090 11TH ST LOS OSOS CA 93402	1.82 NW	29
29	PERMITS	SOUTH BAY FIRE DEPT CAL000251890/ACTIVE	2315 BAYVIEW HEIGHTS DR LOS OSOS CA 93402	1.82 NW	30
30	PERMITS	ROBERT A KUMABE D.D.S CAL000112286/ACTIVE	2238 BAYVIEW HEIGHTS DR STE LOS OSOS CA 93402	1.83 NW	30
31	PERMITS	GEORGE E JANEWAY JR DDS CAL000084093/ACTIVE	2238 BAYVIEW HEIGHTS DR F LOS OSOS CA 93402	1.84 NW	31
32	RCRAGN	PACIFIC BELL CAT080027170/SGN	2053 10TH STREET BAYWOOD PARK CA 93402	1.85 NW	32
33	LUST	ROSIE S EXXON T0607914299/PRELIM. SITE ASSES.	995 LOS OSOS VALLEY RD LOS OSOS CA 93402	1.86 NW	33
33	PERMITS	GOLDEN GATE PETROLEUM - LOS OSOS C CAL000305049/ACTIVE	995 LOS OSOS VALLEY RD LOS OSOS CA 93402	1.86 NW	34
34	PERMITS	BEAR VALLEY ANIMAL CLINIC CAL000074938/ACTIVE	2021 ELEVENTH ST LOS OSOS CA 93402	1.87 NW	34
35	UST	PACIFIC BELL SLOCNTY10028	2053 10TH ST LOS OSOS CA	1.88 NW	35

## Environmental FirstSearch Sites Summary Report

**Target Property:** 2267 FALCON VALLEY RIDGE LANE  
LOS OSOS CA 93402

**JOB:** MBALOSOSOS

**TOTAL:** 61                    **GEOCODED:** 51                    **NON GEOCODED:** 10                    **SELECTED:** 52

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Page No.
35	UST	PACIFIC BELL (SE-161) TISID-STATE42800/ACTIVE	2053 10TH BAYWOOD PARK CA 93426	1.88 NW	35
36	PERMITS	DR.RICHARD TARVER DDS CAL000108007/ACTIVE	2098 9TH ST. LOS OSOS CA 93402	1.92 NW	36
37	PERMITS	OCEAN PLAZA CLEANERS CAL000169710/ACTIVE	2060 9TH ST LOS OSOS CA 93402	1.94 NW	36
37	RCRAGN	OCEAN PLAZA CLEANERS CAD981651268/SGN	2060 NINETH ST LOS OSOS CA 93402	1.94 NW	37
37	RCRANLR	OCEAN PLAZA CLEANERS CAD981651268/NLR	2060 NINETH ST LOS OSOS CA 93402	1.94 NW	38
38	RCRAGN	HINGSTON EQUIPMENT CAD981688955/TRANSPORTER	1350 12TH ST LOS OSOS CA 93402	2.41 NW	39
39	UST	SEA PINES GOLF COURSE TISID-STATE42821/ACTIVE	250 HOWARD LOS OSOS CA 93402	3.10 NW	40
40	UST	MORRO BAY STATE PARK TISID-STATE42719/ACTIVE	1 STATE PARK MORRO BAY CA 93442	3.83 NW	41
41	PERMITS	MORRO BAY GOLF COURSE CAL000040158/ACTIVE	201 STATE PARK RD MORRO BAY CA 93442	3.89 NW	42
42	RCRAGN	GREENFIELD TRANSPORT CAR000045195/TRANSPORTER	804 O CONNOR WY SAN LUIS OBISP CA 93405	3.97 NE	43

## *Environmental FirstSearch Sites Summary Report*

**Target Property:** 2267 FALCON VALLEY RIDGE LANE  
LOS OSOS CA 93402

**JOB:** MBALOSOSOS

**TOTAL:** 61                    **GEOCODED:** 51                    **NON GEOCODED:** 10                    **SELECTED:** 52

<b>Map ID</b>	<b>DB Type</b>	<b>Site Name/ID/Status</b>	<b>Address</b>	<b>Dist/Dir</b>	<b>Page No.</b>
ERNS		559770/UNKNOWN	WEST BASIN OF MOORING AREA AVILA BEACH CA 93402	NON GC	N/A
LUST		BAYWOOD PARK TRAINING AREA ( J09CA T0607978933/CASE CLOSED	BAYWOOD PARK CA 93402	NON GC	N/A
LUST		NBVC POINT MUGU MAIN BASE (UST SIT T0611100393/CASE CLOSED	BLDG 325 TANK 28 POINT MUGU CA 93402	NON GC	N/A
LUST		NBVC POINT MUGU MAIN BASE (UST SIT T0611100414/CASE CLOSED	BLDG 531 TANK 36 POINT MUGU CA 93402	NON GC	N/A
LUST		NBVC POINT MUGU MAIN BASE BLDG 5-3 T0611100413/PRELIM. SITE ASSES.	BLDG 5-3 TANK 7 POINT MUGU CA 93402	NON GC	N/A
<b>PERMITS</b>		<b>DPR MONTANA DE ORO STATE PARK CAL000001474/ACTIVE</b>	<b>MONTANA DE ORO STATE PARK LOS OSOS CA 93402</b>	<b>NON GC</b>	<b>N/A</b>
SPILLS		ILLICIT DRUG LAB - LOS OSOS G_SL0607905116/VERIFICATION MONITO	TURRI ROAD LOS OSOS CA 93402	NON GC	N/A
SWL		LOS OSOS LANDFILL AB3750-40-AA-0007	LOS OSOS CA	NON GC	N/A
SWL		LOS OSOS LANDFILL SWIS40-AA-0007/CLOSED	2275 TURRI ROAD (APN 067-0 LOS OSOS CA	NON GC	N/A
TRIBALLAND		BUREAU OF INDIAN AFFAIRS CONTACT I BIA-93402	CA 93402	NON GC	N/A



















































***Environmental FirstSearch  
Site Detail Report***

**Target Property:** 2267 FALCON VALLEY RIDGE LANE  
LOS OSOS CA 93402

**JOB:** MBALOSOSOS

SWL

---

<b>SEARCH ID:</b> 11	<b>DIST/DIR:</b> 1.80 NW	<b>MAP ID:</b> 24
----------------------	--------------------------	-------------------

---

**NAME:** LOS OSOS LANDFILL CLOSURE  
**ADDRESS:** 2295 TURRI RD  
SAN LUIS OBISPO CA 93401  
SAN LUIS OBISPO  
**CONTACT:** CARMEN FOJO

**REV:** 07/03/00  
**ID1:** WMUD3 400307001  
**ID2:** 40-AA-0007  
**STATUS:** ACTIVE  
**PHONE:**



































***Environmental FirstSearch***  
***Street Name Report for Streets within 1 Mile(s) of Target Property***

**Target Property:** 2267 FALCON VALLEY RIDGE LANE  
LOS OSOS CA 93402

**JOB:** MBALOSOSOS

<b>Street Name</b>	<b>Dist/Dir</b>	<b>Street Name</b>	<b>Dist/Dir</b>
Blue Heron View Ln	0.17 SW		
Cimarron Way	0.30 NW		
Clark Valley Rd	0.08 SE		
Eto Ln	0.72 NW		
Falcon Ridge Ln	0.01 SW		
Holly Oak St	0.90 NW		
Irish Hills Ct	0.95 NW		
Jacaranda Ln	0.70 SE		
Lariat Dr	0.57 NW		
Latigo Ln	0.74 NW		
Live Oak Ln	0.99 NW		
Los Osos Valley Rd	0.29 NE		
Martingale Ave	0.82 NW		
Palomino Dr	0.75 NW		
Paradise Ln	0.48 SE		
Rocky Rd	0.27 NE		
Sea Oaks Dr	0.90 NW		
Sombrero Dr	0.37 NW		
Tapidero Ave	0.48 NW		
Valley View Dr	0.79 NW		

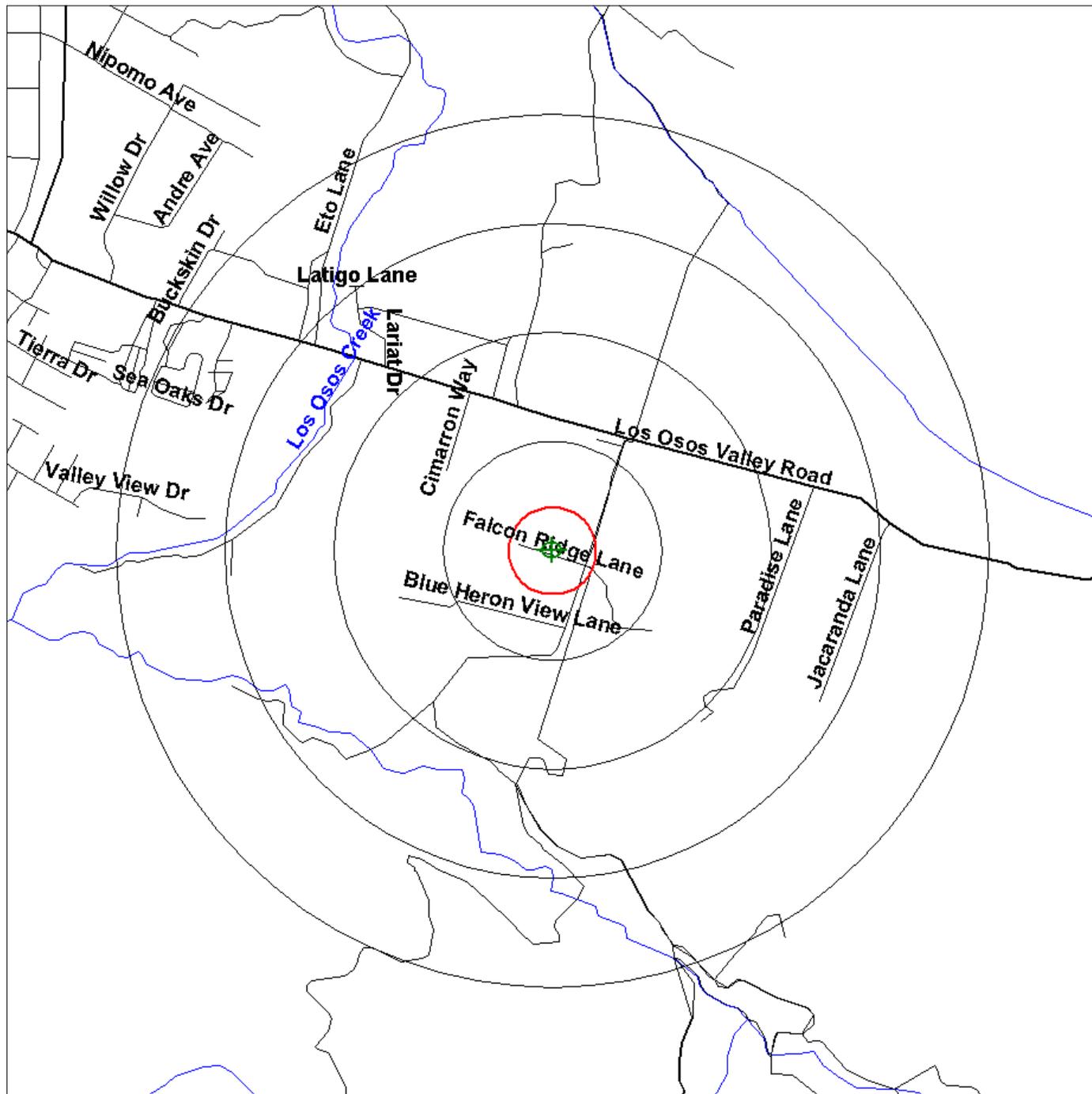


# Environmental FirstSearch

1 Mile Radius  
ASTM Map: NPL, RCACOR, STATE Sites

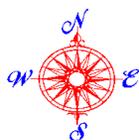


**2267 FALCON VALLEY RIDGE LANE, LOS OSOS CA 93402**



Source: 2005 U.S. Census TIGER Files

- Target Site (Latitude: 35.299644 Longitude: -120.803635) ..... 
- Identified Site, Multiple Sites, Receptor .....   
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste ..... 
- Triballand ..... 
- Railroads ..... 
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

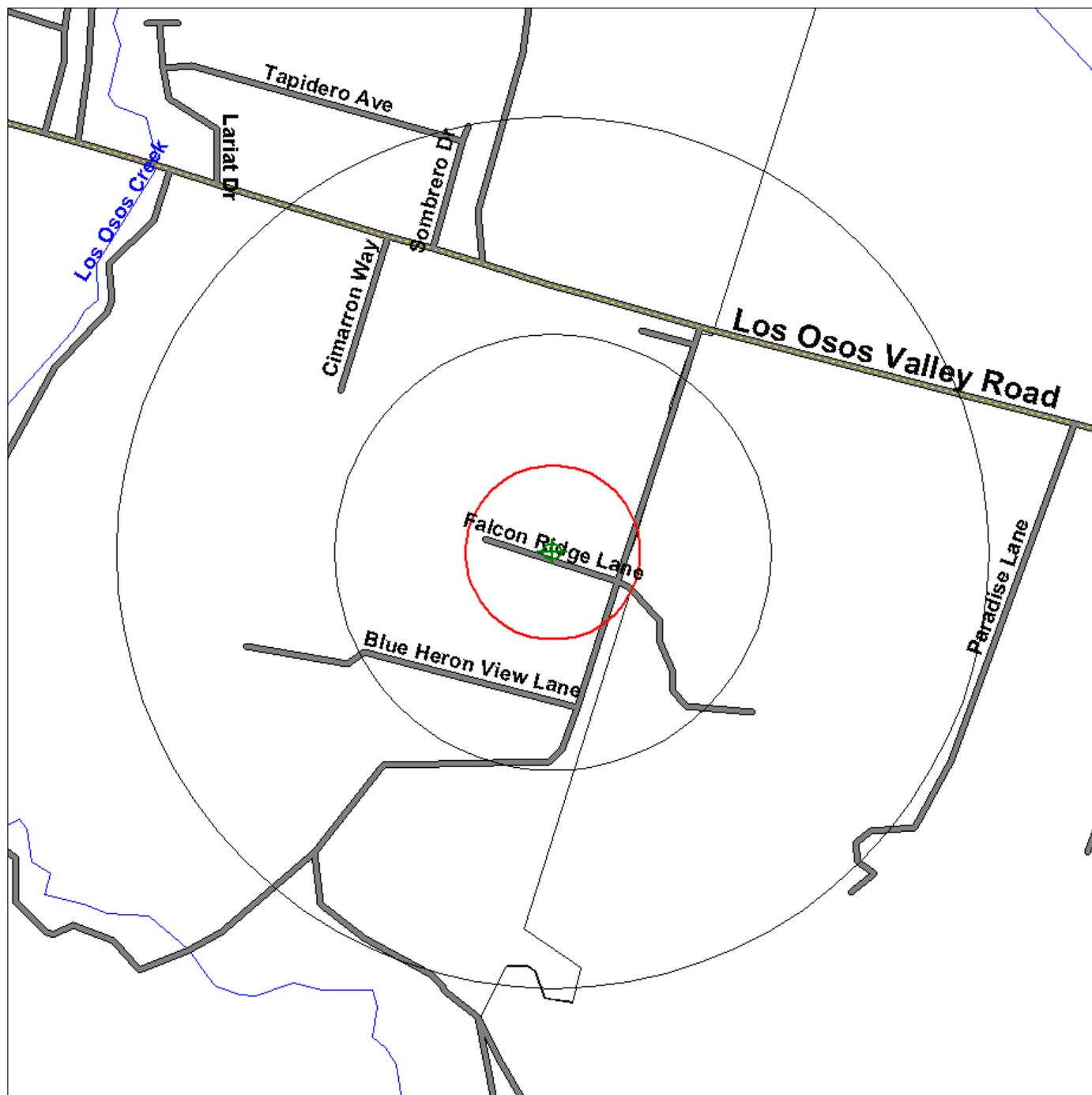


# Environmental FirstSearch

.5 Mile Radius  
ASTM Map: CERCLIS, RCRATSD, LUST, SWL



**2267 FALCON VALLEY RIDGE LANE, LOS OSOS CA 93402**



Source: 2005 U.S. Census TIGER Files

- Target Site (Latitude: 35.299644 Longitude: -120.803635) .....
- Identified Site, Multiple Sites, Receptor .....
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste .....
- Triballand.....
- Railroads .....
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius





# Environmental FirstSearch

.25 Mile Radius  
ASTM Map: RCRA GEN, ERNS, UST

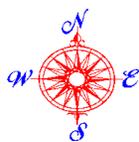


**2267 FALCON VALLEY RIDGE LANE, LOS OSOS CA 93402**



Source: 2005 U.S. Census TIGER Files

- Target Site (Latitude: 35.299644 Longitude: -120.803635) ..... 
- Identified Site, Multiple Sites, Receptor .....   
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste ..... 
- Triballand ..... 
- Railroads ..... 
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



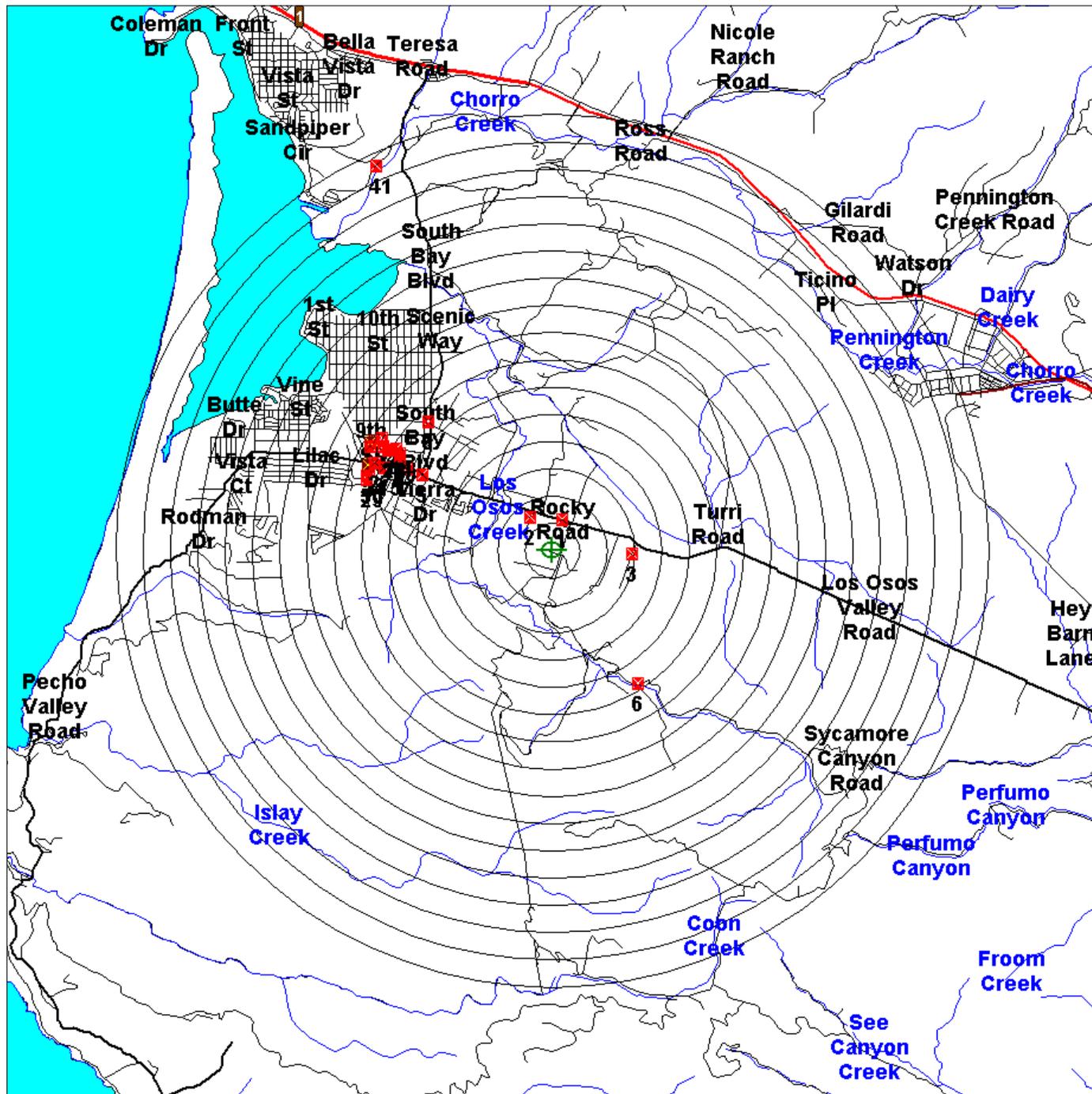
# Environmental FirstSearch

4 Mile Radius

Non-ASTM Map: RCANLR, Permits, Other



## 2267 FALCON VALLEY RIDGE LANE, LOS OSOS CA 93402



Source: 2005 U.S. Census TIGER Files

- Target Site (Latitude: 35.299644 Longitude: -120.803635) .....
- Identified Site, Multiple Sites, Receptor .....
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste .....
- Triballand.....
- National Historic Sites and Landmark Sites .....
- Railroads .....
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



