

4.9 PUBLIC SERVICES

4.9.1 Setting

Public services in the urban portions of the unincorporated areas of the county are provided and administered by various local jurisdictions and agencies. Two different types of districts are responsible for providing county residents with basic services, County Service Areas (CSA) and Community Service Districts (CSD). A CSA is a special district that is governed by the County Board of Supervisors and administered through the Department of Public Works. These special districts are usually single purpose areas that provide utility services. For example, CSA 21 provides road maintenance in Cambria, while the Cambria CSD provides water, wastewater, trash, and other services. There are eleven CSAs within the county (see Table 4.9-1). Only the countywide Road Maintenance CSA 21 is located within the project area.

Table 4.9-1: County Service Areas (CSAs)

CSA	Location	Service	In Project Area?
1	Nipomo	Wastewater	No
7	Oak Shores	Wastewater, roads	No
9	Los Osos	Roads, emergency, medical/fire	No
10	Cayucos	Water, street lighting	No
12	Lopez Water Service (San Luis Bay)	Water sales	No
16	Shandon	Water, energy costs, street lighting	No
17	California Valley	Lighting, electrical facilities	No
18	San Luis Obispo Country Club	Wastewater, water	No
21	Countywide	Road maintenance	Yes
22	San Luis Obispo Airport Area	Water, wastewater	No
23	Santa Margarita	Water, energy costs, street lighting	No

A CSD is a local governing body authorized to provide a variety of public services, with the exception of land use planning. A CSD typically has an elected governing body with full financial and operational responsibilities.

There are fifteen CSDs throughout the county. Their primary function is to provide community water and/or wastewater services in urbanized areas. They have little relevance to the proposed program which would require new residential cluster projects to be serviced by individual on-site wells and septic systems, rather than community services. The fifteen countywide CSDs include:

- Avila Beach
- California Valley
- Cambria
- Creston Hills Ranch
- Ground Squirrel Hollow
- Heritage Ranch
- Independence Ranch
- Linne
- Los Osos
- Nipomo
- Oceano
- San Miguel
- San Simeon
- Squire Canyon
- Templeton



a. Wastewater. Most of the County's larger unincorporated communities maintain their own treatment plants, with the exception of Cayucos and Oceano (which have joint facilities with other jurisdictions), and Santa Margarita and Los Osos (which have no sewer system at this time). There are fifteen wastewater treatment facilities that accept wastewater from unincorporated communities within the county. Those areas that are not connected to the treatment facilities rely on septic tanks and leachfields, or other acceptable methods to dispose of wastewater. Areas of the county where agricultural cluster subdivisions could occur are outside of unincorporated communities with wastewater service and will rely on septic tanks and leachfields on each lot to serve as the lot's wastewater disposal method. On-site sewage disposal systems use a buried tank for the processing of solids and leach areas for disposal of liquid waste through soil infiltration. Septic tanks or leaching systems may be installed on slopes of less than 20 percent. Slopes of 20 percent or more require a septic system that is designed, installed and certified by a registered engineer. No disposal area shall be located where the natural slope is 30 percent or greater. In areas where the soils have a limited capacity to absorb effluent, community sewage systems are required for all new developments with a density of more than one dwelling unit per 2.5 acres, as well as for day use areas, recreational vehicle parks, and other intense uses.

Following is a general description of on-site wastewater disposal conditions in those planning areas where agricultural cluster subdivisions could potentially occur based on the proposed locational criteria. Under the proposed amendments, cluster subdivisions would not occur in the Nacimiento, Las Pilitas, Los Padres, Shandon-Carrizo, San Luis Bay Coastal, or South County Coastal planning areas.

Adelaida Planning Area. Sewage disposal throughout this planning area is by septic systems. Soil conditions and large parcel sizes should permit the continued safe usage of these techniques (Adelaida Area Plan, 2003).

El Pomar/Estrella Planning Area. Sewage disposal throughout this planning area is by septic systems. The precautions of careful siting and periodic maintenance will prevent the most common septic system problems (El Pomar/Estrella Area Plan, 2007).

Estero Planning Area. The rural portions of the Estero Planning area are serviced by septic tank systems (Estero Area Plan, 2008).

Huasna-Lopez Planning Area. Sewage disposal throughout this planning area is by septic systems. Soil conditions and large parcel sizes should permit the continued safe usage of these techniques. Intensive recreational uses, however, may be limited by septic disposal methods (Huasna-Lopez Inland Area Plan, 2003).

North Coast Planning Area. Sewage disposal in rural and agricultural portions of the planning area is served entirely by septic tanks (North Coast Area Plan, 2008).

Salinas River Planning Area. The rural portion of the Salinas River planning area (outside of urban areas) relies on septic systems for sewage disposal. Due to good soil conditions and larger parcel sizes, these methods should continue to prove satisfactory for anticipated levels of development in most of the planning area (Salinas River Area Plan, 2001).



San Luis Bay (Inland) Planning Area. The rural portions of the San Luis Bay (Inland) planning area are serviced by septic tank systems. These suburban and rural areas should remain at densities that will permit the continued safe use of septic tank systems. This will be particularly important in the Arroyo Grande fringe area where soil types and/or slopes can be marginal for septic use (San Luis Bay- Inland Area Plan, 2003).

San Luis Obispo Planning Area. Sewage disposal needs of the rural and urban reserve portions of the San Luis Obispo planning area are served primarily by individual septic systems (San Luis Obispo Area Plan, 2007).

South County (Inland) Planning Area. Sewage disposal in this area relies on septic systems or other individual disposal system outside of the Nipomo urban area, Black Lake Specific Plan area, Woodlands Village area, and Cypress Ridge (South County Area Plan, 2007).

b. Fire Protection. The California Department of Forestry and Fire Protection (Cal Fire) contracts with the County to provide fire protection, emergency medical, and rescue services in the rural areas of the county where agricultural cluster subdivisions would occur. In certain urban areas of the county, CSDs provide fire protection services:

- Cayucos
- Santa Margarita
- Cambria
- Templeton
- Avila Beach (contract with Cal Fire)
- Los Osos (contract with Cal Fire)
- Oceano (part of the Five Cities Fire Authority)
- San Miguel

The project area contains land in designated high and very high fire hazard areas (refer to Figure 4.9-1). Fire hazard severity is determined by a number of factors including but not limited to: remoteness of the area, density of vegetation, the area's circulation network, proximity to fire fighting facilities, vegetation type, and the degree of urbanization. These factors among others contribute to an area's overall emergency response time.

Appropriate response times for fire protection services vary with the degree of urbanization. Framework for Planning indicates appropriate response times for fire protection services. Appropriate response times for urban areas are up to six minutes; for suburban areas, six to seven minutes. In rural areas where agriculture cluster subdivisions will occur the appropriate response time for fire protection is ten minutes (Framework for Planning (Inland), 2003). Response times exceeding 15 minutes for structure fires provide little possibility of saving the structure, and 60 minutes or more could mean fires approaching disaster levels in steep, chaparral covered, remote areas such as the Santa Lucia Range. For structure fires, Cal Fire has mutual aid agreements with all fire protection agencies in the county. An air tanker squadron at Paso Robles Airport is available if needed. Figure 4.9-2 shows Cal Fire's estimated 10 and 15 minute response time areas in relation to the project area boundary.

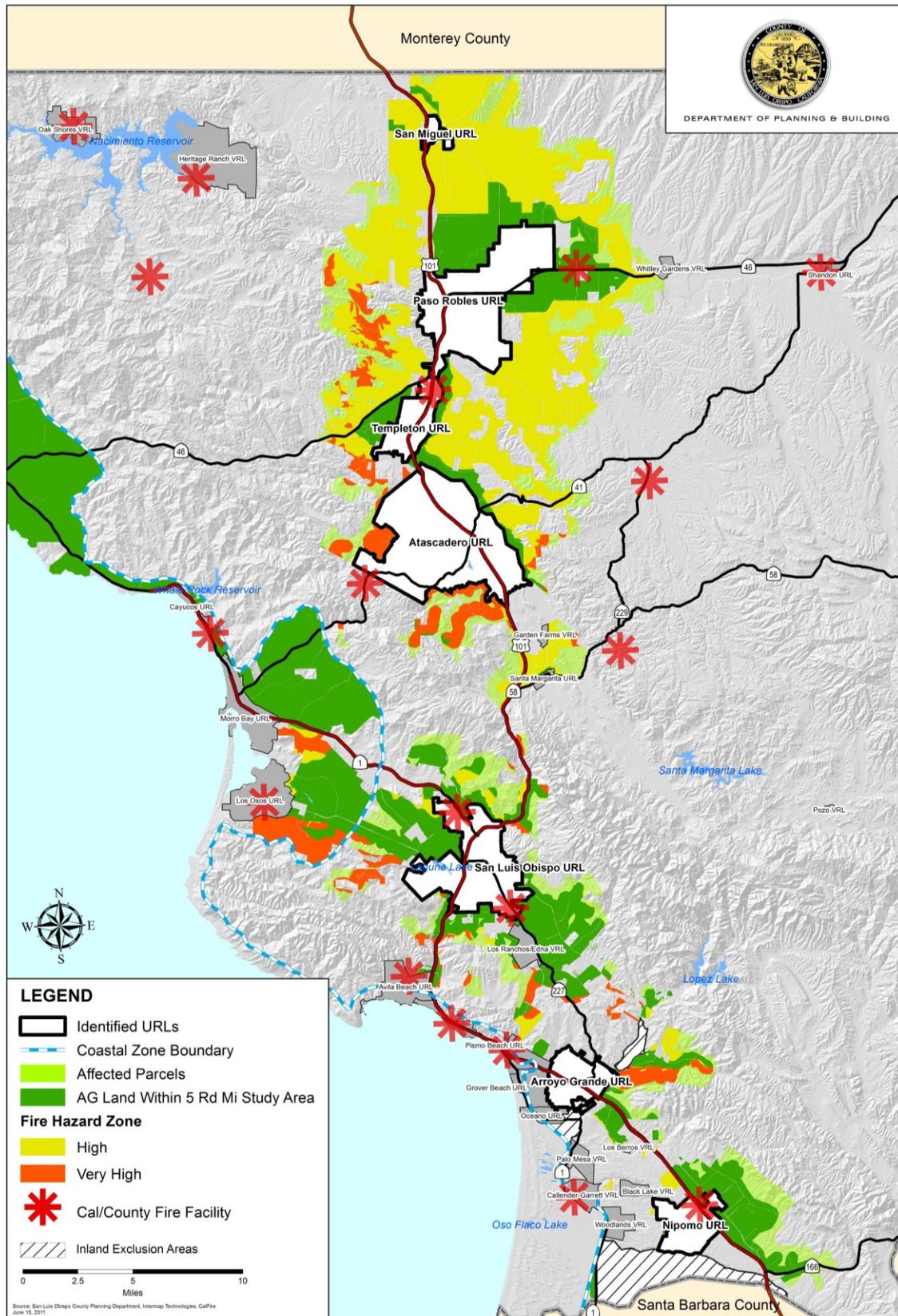
Rural fires are primarily those associated with wildland fire hazards and structure fires. Most fires in the county are caused by human activity. Over the years, County development standards have become more stringent to reduce the frequency and severity of such events. Local ordinances often prohibit the use of fire-prone construction materials, such as shake-shingle roofs. Electrical standards have also been upgraded to reduce fire risk inside structures. Smoke detectors are now required and sprinklers are required for all structures greater than 1,000 square feet in area and for any new residential structure of any size.



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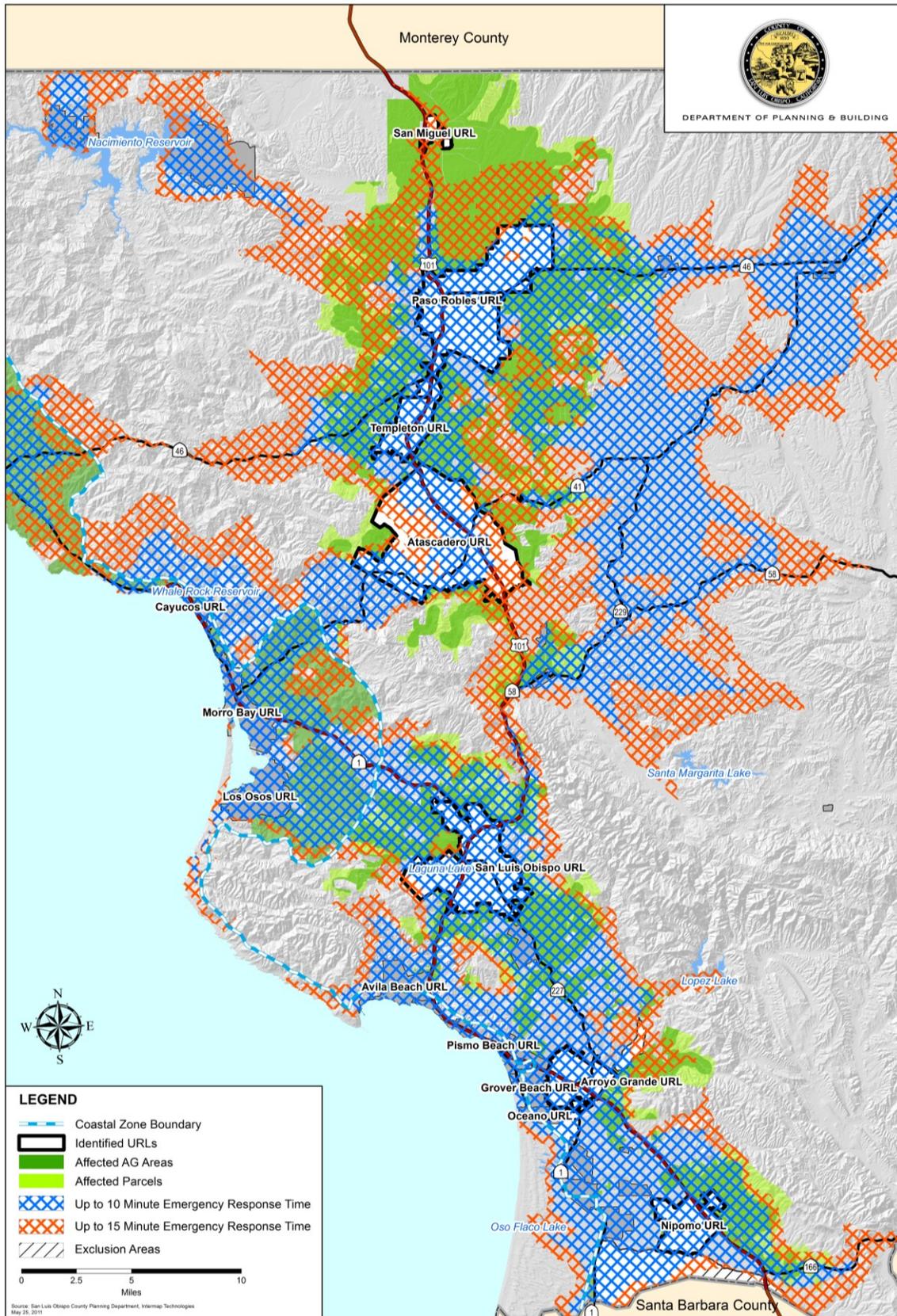
Figure 4.9-1: Fire Hazard Overlay



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Figure 4.9-2: Up to 15 Minute Cal Fire Response Time Overlay



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Following is a general description of existing fire protection services in those planning areas where agricultural cluster subdivisions could potentially occur based on the proposed locational criteria. Under the proposed amendments, cluster subdivisions would not occur in the Nacimiento, Las Pilitas, Los Padres, Shandon-Carrizo, San Luis Bay Coastal, or South County Coastal planning areas.

Adelaida Planning Area. Fire protection is provided in the planning area by stations located south of the City of Paso Robles and at Las Tablas (the intersection of Chimney Rock Road and Cypress Mountain Drive). ~~A lookout base is maintained on Rocky Butte in the extreme northwest corner of the planning area. Both the Las Tablas station and Rocky Butte lookout station are~~ is manned/staffed on a seasonal basis (generally May to October). The westerly edge of the planning area is also served by the Cal Fire stations at Cambria, Heritage Ranch and Cayucos on a secondary basis. ~~Other agencies closest to the planning area include the City of Paso Robles is also close to this planning area and the Heritage Ranch volunteer fire company.~~ A fire company is also maintained at Camp Roberts by the California National Guard and is available for additional cooperative assistance (Adelaida Area Plan, 2003 and Paul Lee, September 2011).

Fire response time in portions of the planning area is poor to fair, though the majority of the area has a response time of 30 minutes or less. The eastern and central northwest portions can be reached within 15 minutes due to closer proximity to primary stations at Paso Robles and Las Tablas. The Santa Lucia Range along the westerly edge of the planning area is less accessible, with response time from 45 to greater than 60 minutes (Adelaida Area Plan, 2003).

El Pomar-Estrella Planning Area. Cal Fire provides fire protection for the entire planning area and maintains mutual and automatic aid agreements with the Paso Robles, Atascadero City, and Templeton Fire Departments. The closest fire engine response is from stations in Creston and on ~~Highway 46 near Branch Road~~ near Highway 46 (Meridian). The County recently completed construction of a new fire station in Creston. At the time of the writing of this EIR, the Creston station had permanent staffing on Tuesday through Thursday of each week, and relied on ~~paid eCall firefighters on Mondays and Fridays through Monday~~ (Paul Lee, June 2011 and September 2011).

Estero Planning Area. Cal Fire provides fire protection for the majority of the rural and agricultural areas in the Estero planning area. A station is located immediately south of Cayucos. For further service, Cal Fire has reciprocal cooperative agreement with the Cayucos Fire Department district if the need arises (Estero Area Plan, 2008).

Huasna-Lopez Planning Area. Fire protection for the Huasna-Lopez planning area is provided by Cal Fire. Stations are located in San Luis Obispo and Nipomo, and an air tanker ~~squadron is based~~ at the Paso Robles airport during summer months/high risk fire season. Response times from the Cal Fire stations are generally poor, with most areas being served in more than 30 minutes, although some limited areas can be served within 15 to 30 minutes. Assistance can be requested from the U.S. Forest Service, which operates a helicopter just east of Lopez Lake on Hi Mountain Road during high fire risk season, if available. Additional cooperative assistance is provided to the Arroyo Grande Valley area by the City of Arroyo Grande Fire Department. Prescribed burnings are conducted cooperatively by the Cal Fire and



private landowners to reduce wildland fire hazards. Structural fire protection and medical aid assistance is provided year-round by Cal Fire. ~~A fire pick-up pumper is maintained in the Lopez Lake Recreation Area for immediate response to fires in the park area.~~ The Huasna-Lopez Planning Area is identified by the Cal Fire as a "high" or "very high" fire hazard severity area (Huasna-Lopez Area Plan, 2003 and Paul Lee, September 2011).

North Coast Planning Area. Fire protection for the rural portions of the planning area is provided by Cal Fire ~~with the headquarters located in the north end of Cambria. A lookout base is maintained on Rocky Butte.~~ Cambria is served ~~through~~ by the Cambria Community Services District (CCSD) with a fire station located on Burton Drive near Highway One in the downtown village area. An agreement with Cal Fire also provides an engine to most calls within the CCSD. ~~Fire protection service has been provided locally since 1957.~~ At present, the district is served by ~~two~~ one full-time permanent employees and a volunteer force. Cal Fire is responsible for wildland firefighting within the CCSD boundaries. ~~An additional fire station is proposed in the west village near the Veterans Memorial Hall.~~ Fire protection in San Simeon Acres is ~~provided through an all-volunteer fire unit of the Community Services District~~ is provided by Cal Fire. ~~Equipment is maintained at the Cal Fire Station in Cambria.~~ (North Coast Area Plan, 2005 and Paul Lee, September 2011).

Salinas River Planning Area. Cal Fire provides fire protection for rural areas outside of established service districts in San Miguel, Templeton and Santa Margarita, and the two cities of Paso Robles and Atascadero. In addition, the department has automatic and mutual aid agreements with the cities and independent districts. Cal Fire provides other initial attack engine companies in the Salinas River planning area. One Cal Fire engine company is located in the City of Paso Robles ~~community of Templeton~~ and responds north to the county line, and south to the northern Atascadero city limits. The second engine company is located at the Parkhill Fire Station, east of Santa Margarita. It provides service from the south end of Atascadero to the top of Cuesta grade. During the summer months Cal Fire provides two additional engines at each station for a total of six engines (Salinas River Area Plan, 2003 and Paul Lee, September 2011).

San Luis Bay (Inland) Planning Area. Pismo Beach (a Cal Fire contract), Arroyo Grande and Grover Beach provide fire protection services within their respective corporate limits. The rural portions of the planning area rely on fire protection from the Cal Fire stations located in either San Luis Obispo or Nipomo. Response times from the Cal Fire station at the San Luis Obispo County Airport range up to 7 ½ minutes for areas along the northerly half of Price Canyon Road, a small area around the intersection of Noyes Road and Highway 227, and a corridor along Highway 101 south to about Castro Canyon (San Luis Bay Area Plan, 2004).

~~A recently established volunteer fire company in~~ The Avila Valley Fire Station provides fire protection service to Avila Valley, See, Squire, Price and Sycamore Canyons, north to the San Luis Obispo city limits, and the Diablo Canyon power plant, ~~also utilizing an all-volunteer force.~~ ~~The Oceano Community Services District has a volunteer force and provides services to the Oceano community, including Haleyon, from a station located at Paso Robles and 13th Street~~ (San Luis Bay Area Plan, 2004 and Paul Lee, September 2011).



Oceano is served by the Five Cities Fire Authority (established July 9, 2010), which also serves the cities of Arroyo Grande and Grover Beach. The Authority's response area is approximately 9.5 square miles and protects approximately 37,700 residents year-round (www.fivecitiesfireauthority.org).

The Arroyo Grande fringe area is within a 7 ½ to 15 minute response time from either San Luis Obispo or Nipomo stations. The remaining portions of the planning area have response times of 15 minutes or greater. Some of the more remote portions of the Irish Hills and Indian Knob area have response times in excess of 15 minutes. The U.S. Forest Service is available to back-up Cal Fire capabilities with air tanks and a helicopter with fire crew, if available. For structure fires Cal Fire has mutual aid agreements with all fire protection agencies in the county (San Luis Bay Area Plan, 2004 and Paul Lee, September 2011).

San Luis Obispo Planning Area. Fire protection and emergency medical assistance for rural areas and areas between the city limits and the urban reserve line, are provided by the Cal Fire, which acts as the County Fire Department by contract with the county. Two Cal Fire stations are located in the planning area: the county headquarters and Fire Station is just north of the city limits on Highway 1; the second is at the San Luis Obispo County Airport Fire Station south of the city on Highway 227. The city of San Luis Obispo provides fire protection within its corporate limits. Camp San Luis Obispo's fire protection is provided by Cal Fire maintains its own fire department, while Cal Poly's fire protection is provided in part under a contract with the City of San Luis Obispo, and Cal Fire daytime service only (San Luis Obispo Area Plan, 2003 and Paul Lee, September 2011).

South County (Inland) Planning Area. Fire protection and emergency medical assistance are provided by Cal Fire, which acts as the County Fire Department by contract with the county. This protection is provided throughout the year from the station located on North Oak Glen, east of Highway 101 in Nipomo, and ~~the new Station No. 22~~ Station No. 22 located on Highway 1 on the west side of the mesa (South County Inland Area Plan, 2003 and Paul Lee, September 2011).

c. Police Protection and Emergency Services. The County Sheriff's Department provides police and patrol services in the unincorporated areas of the county. The county is divided into three service areas for police protection: North, Coast, and South. The Sheriff's Department is headquartered from the operational facility near Camp San Luis Obispo on Kansas Avenue. Each area has its own substation, which is supervised by a sergeant and staffed with deputies and legal clerks.

The North Station is located at 65 North Main Street in Templeton. The North Station's area of responsibility consists of 1,400 square miles and extends from the top of Cuesta Grade to the Monterey County line, extending east to the Kern County line. Planning areas served by the North Station include: Nacimiento, Adelaida, El-Pomar/Estrella, Salinas River, Los Padres, Las Pilitas, and Shandon-Carrizo. Average response times are in the 5 to 20 minute range, while longer service requests to outlying county areas can be up to 45 minutes. Poor response times are generally due to the large area being served and the distances involved. These areas include the more rural portions of Adelaida, El-Pomar/Estrella, Nacimiento, Los Padres, Las Pilitas, and Shandon-Carrizo planning areas. The Nacimiento, Los Padres, Las Pilitas and Shandon-Carrizo planning areas are outside of the project area.



The Coast Station is located at 2099 10th Street in Los Osos, serving an area of 900 square miles. The Coast Station personnel provide service to San Simeon/Hearst Castle area, Cambria, Harmony, Cayucos, Los Osos/Baywood Park, rural San Luis Obispo, and Avila Beach/Port San Luis. Planning areas served by the Coast Station include: Nacimiento, Adelaida, North Coast, Estero, San Luis Bay Inland, San Luis Obispo, Los Padres, and Las Pilitas. Current average response times generally range from 5 to 30 minutes with longer response times to the more rural outlying areas of the service jurisdiction.

The South Station is located at 1681 Front Street in Oceano. The South Station serves the communities of Oceano, Nipomo, Huasna, rural Arroyo Grande, New Cuyama, and Lopez Lake, totaling 950 square miles. Planning areas served by the South Station include: Huasna-Lopez, South County Coastal, South County Inland, Los Padres, San Luis Obispo, and Shandon-Carrizo. Current average response times generally range from 5 to 30 minutes with longer response times to the more rural outlying areas of the south and southeast portions of the county.

The California Highway Patrol (CHP) services San Luis Obispo County's highways, with stations located in San Luis Obispo and Templeton. They are available to respond in emergency situations, but generally do not respond to residential calls.

Emergency services generally include ambulance and hospital service. Private companies based throughout the county provide ambulance service. Response times are generally good with the exception of the more rural portions of the county where the large area being served and the distances involved lend to poorer levels of service. Hospital services are provided by Twin Cities Hospital in Templeton, Arroyo Grande Community Hospital in the City of Arroyo Grande, and by French and Sierra-Vista Hospitals in the City of San Luis Obispo. In addition, the western portion of the Adelaida area and the North Coast planning area are included in the Cambria Community Hospital District, which operates a clinic and provides ambulance service.

d. Schools. Current enrollment and capacity information are provided by the school districts. School capacity is defined as permanent capacity or design capacity. Enrollment at most of the county's schools exceeds their design capacities. This is made possible by the addition of relocatable classrooms to a school site. However, estimates provided by the school districts indicate that there is a practical limit to the number of relocatable classrooms that can be added to a site, beyond which the "core" facilities become so over-stressed that the educational environment begins to deteriorate. The maximum capacity estimate was about 25 percent higher than permanent capacity. With the exception of Shandon Unified, all county school districts are located partially or entirely within the project area.



Table 4.9-2: San Luis Obispo County Schools 2009/2010

District	School	Capacity	Enrollment	Enrollment Capacity	RLOS ¹
Cayucos Elementary	Cayucos Elementary	240	187	0.78	OK
Coast Unified	Cambria Elementary	360	307	0.85	OK
	Santa Lucia Middle	103	161	1.56	III
	Coast Union H.S.	506	265	0.52	OK
San Miguel Joint Union	K-5 and K-8	690	566	0.82	OK
Paso Robles	Paso Robles Elem. (6)	2,930	2,899	0.99	II
	Paso Robles Middle.	1,170	1,497	1.28	III
	Paso Robles H.S.	1,836	2,111	1.15	III
Templeton Unified	Templeton Elem (2)	955	872	0.91	II
	Templeton Middle	545	523	0.96	III
	Templeton H.S.	720	794	1.10	III
Atascadero Unified	Atascadero Elem (4)	1,708	1,820	1.07	III
	Atascadero Jr. High	1,086	714	0.66	OK
	Atascadero H.S.	1,824	1,521	0.83	I
	Carrisa Plains K-8	53	25	0.47	OK
	Creston Elementary	40	111	2.78	III
San Luis Coastal Unified	Santa Margarita Elem	358	329	0.92	I
	Los Osos Elem	897	726	0.81	OK
	Los Osos Middle	750	364	0.49	OK
	Morro Bay H.S.	1,030	908	0.88	OK
	Morro Bay Elem (1)	529	418	0.79	OK
	SLO Area Elem (7)	2,707	2,265	0.84	OK
	Laguna Middle	800	707	0.88	OK
San Luis H.S.	1,550	1,523	0.98	III	
Lucia Mar Unified	Bellevue-Santa Fe (K-8 Charter)	170	146	0.86	OK
	Five Cities Elem (8)	3,991	4,454	1.12	III
	5-Cities Middle (2)	1,210	1,043	0.86	OK
	Arroyo Grande H.S.	1,500	2,233	1.49	III
	Nipomo Elem (2)	1,200	1,060	0.88	OK
	Nipomo Middle	660	769	1.17	III
Pleasant Valley Joint Union	Nipomo H.S.	1,025	1,220	1.19	III
	Lopez H.S.	250	145	0.58	OK
Pleasant Valley Joint Union	Pleasant Valley School	104	137	1.32	III

Source: *San Luis Obispo County Annual Resources Summary Report 2009-2010*

Notes:

¹ RLOS = Recommended Level of Severity

I – When enrollment projections reach school capacity within seven years

II – When enrollment projections reach school capacity within five years

III – When enrollment equals or exceeds capacity



e. Parks and Recreation. The Parks and Recreation Element of the General Plan provides policy guidance regarding the provision of park and recreation services, documents the County's existing park and recreational resources, and facilitates the evaluation of park and recreation needs during the land use decision process. Chapter 8 of the Parks and Recreation Element contains the County's official list of park and recreation proposals. The County implements the projects identified on this list through grant funding, capital improvement expenditures, or discretionary project review. The list is periodically updated.

Parks and recreational resources are important to identify and evaluate because they provide an important measure of the physical quality of life in a community. Such resources enhance the community's aesthetic qualities, the health of the community's environment, and residents' perceptions and enjoyment of the region. Park classifications recognize that a neighborhood park has a different role than a community or regional park. Part of this role is tied to the size of the individual park. For example, a neighborhood park (with a typical size of 5 to 10 acres) simply cannot provide the same recreation or serve as many people as a community park which tends to be 15 to 25 acres in size. Below are the typical park classifications.

Mini-Parks. Mini-parks are the smallest type of park. They may range in size from a small residential lot, in some cases as small as 6,000 square feet, up to 5 acres. In most cases, mini-parks are one acre or less. Because of their small size, mini parks may be more passive in nature. A typical mini-park will include a landscaped area, a short pathway, one to two benches and perhaps a picnic table. Some mini-parks include children's play equipment, a tennis court, half a basketball court, or similar recreation. Mini-parks tend to serve a distinct neighborhood. In some cases, mini-parks are developed for combined uses. For example, as an area for children's play equipment and the neighborhood's retention basin. Because of their small size, mini-parks have limited recreation potential and have the highest inherent maintenance cost per square foot of any recreation facilities.

Linear Parks. Linear parks are located along a corridor. These parks tend to be narrow and long in configuration. Linear parks may link schools, parks or neighborhoods and may also serve a community's transportation needs. Often a linear park derives its shape by conforming to an edge: of the coast, of a river or creek or an abandoned railroad right-of-way. By their nature, linear parks lend themselves to trails and bike paths, but also typically provide other recreation amenities such as picnic areas, benches, scenic overlooks, interpretive displays and even play areas and lawns. Linear parks are most valuable and practical when they preserve and enhance an important corridor or natural edge, or provide a protected, safe corridor between facilities (such as between a school and surrounding neighborhoods).

Neighborhood and Community Parks. Neighborhood and community parks continue to be the primary park units for meeting a community's park and recreation needs. The primary intent of a neighborhood park is to serve a nearby population, typically one or more neighborhoods. According to National Recreation and Parks Association standards, a neighborhood park is 15 or more acres. In general, neighborhood parks are within walking distance from the people they are primarily intended to serve (i.e., one mile or less). Neighborhood parks usually include passive recreation as well as some active recreation. Typical facilities might include children's play equipment, hard courts (such as basketball, tennis or handball), a turf area and individual picnic areas.



By definition, community parks are 25 or more acres, providing recreation facilities that serve the community and in some cases visitors from outside the local community. For example, a community park with numerous sports fields will draw people from a wide area for tournament play. As a result, community parks tend to serve a much larger population than a neighborhood park. Community parks also tend to be more active in nature and/or provide a greater mix of active recreation. Typical facilities might include a skate park, sports fields (football, baseball, soccer, and softball), a swimming pool, a sufficient number of tennis courts for tournament play, group picnic areas, and/or a community center as well as facilities for some passive uses such as a trails, scenic overlooks, benches and interpretive displays.

Regional Parks. Regional Parks are the largest parks provided by the County. According to the National Recreation and Parks Association, there can be two types of regional parks: Urban Regional Parks and Rural Regional Parks. The Urban Regional Park tends to have greater than 200 acres, providing facilities such as play areas, picnicking, boating, fishing, swimming, camping and trail use. The Rural Regional Park tends to be 1,000 acres or more. These parks include nature-oriented outdoor activities, such as viewing and studying nature, wildlife habitat, conservation, swimming, picnicking, hiking, fishing, boating, camping, and trail use. Both facilities tend to serve persons within one hours' driving time from the park. Because of the type of recreation provided, regional parks not only draw from the County's population (from both unincorporated areas of the county as well as residents of the cities), but also from the economically important tourist population. El Chorro, Heilmann and Biddle Park are examples of Urban Regional Parks; whereas Santa Margarita Lake Regional Park and Lopez Lake Recreation Area would be examples of Rural Regional Parks.

Recreation Site. Another setting that is sometimes thought of as a park and/or contains park-like amenities is a site containing a community center or indoor sports facilities. Community centers or indoor sports facilities will often provide an indoor location for recreation such as basketball, fitness classes, crafts, games, and other similar recreation. These sites may also include some outdoor recreation or may simply include a building, parking and exterior landscaping. An example of a recreation site maintained by San Luis Obispo County is the San Luis Obispo Veteran's Memorial Building. This facility offers meeting rooms, music, dances, and an area for small conferences.

Existing Park Resources Provided by San Luis Obispo County. There are approximately 23 parks, 3 golf courses, and 8 Special Places (Special Places include Natural Areas, coastal access, and historic facilities. Natural Area is land protected for its resources which may also afford some passive recreation. Two examples of Natural Areas owned and operated by San Luis Obispo County Parks include the Elfin Forest and Monarch Grove, both located in Los Osos) currently operated by San Luis Obispo County Parks. Urban Regional Parks account for 644 acres, Rural Regional Parks account for 11,398 acres, and mini, neighborhood and community parks account for 214 acres. Table 4.9-3 provides a list of park facilities maintained by San Luis Obispo County.



Table 4.9-3: County Parks Inventory, September 2006

Site	Location	Park Acreage	Natural Area Acres
REGIONAL PARKS (URBAN)			
Biddle Park	Arroyo Grande	27	20
Duveneck Park (undeveloped)	Templeton	80	0
El Chorro Park	San Luis Obispo	40	450
Heilmann Park	Atascadero	102	0
Sand and Surf RV Park	Oceano	5	0
Total Regional Parks (Urban)		254	470
REGIONAL PARKS (RURAL)			
Lopez Lake Recreation Area	Arroyo Grande	200	4,076
Santa Margarita Lake Park	Santa Margarita	21	7,101
Total Regional Parks (Rural)		221	11,177
MINI, NEIGHBORHOOD AND COMMUNITY PARKS			
Avila Park/Plaza	Avila	2.5	0
Cuesta Park	San Luis Obispo	5	0
C.W. Clarke Park	Shandon	11.5	0
Hardie Park	Cayucos	4	0
Lampton Cliffs Park	Cambria	2.2	0
Los Osos Community Park	Los Osos	6.2	0
Norma Rose Park (undeveloped)	Cayucos	1.5	0
Nipomo Community Park	Nipomo	74	80
Oceano Memorial Park	Oceano	11.8	0
Paul Andrew Park	Cayucos	1	0
Jack Ready Park (undeveloped)	Nipomo	30	0
San Miguel Park	San Miguel	4.3	0
Santa Margarita Community Park	Santa Margarita	2	0
See Canyon Park (undeveloped)	Avila Valley	8.7	0
Shamel Park	Cambria	6	0
Templeton Park	Templeton	3.5	0
Total Mini, Neighborhood, and Community Parks		174.2	80
SPECIAL PLACES (NATURAL AREAS, COASTAL ACCESSWAYS, HISTORIC SITES)			
Bishop Peak	San Luis Obispo	0	104.3
Cayucos Beach	Cayucos	14	0
Coastal Accessways	Coastal Area	7.3	0
Elfin Forest	Los Osos	0	38.7
Wolf Natural Area	San Miguel	0	58
Monarch Grove	Los Osos	0	18
Mesa Meadows	Nipomo	0	20
Rios Caledonia Adobe	San Miguel	2.8	0
Total Special Places		24.1	239
GOLF COURSES			
Chalk Mountain GC	Atascadero	212	0
Dairy Creek GC	San Luis Obispo	224	0
Morro Bay GC (State Parks owned, County operated)	Morro Bay	125	0
Total Golf Courses		561	0
TRAILS AND STAGING AREAS (OUTSIDE PARKS)			
Bob Jones Pathway	Avila Valley	1.8	0
Cypress Ridge Trail	Nipomo	1	0
Hi Mountain Trail and Staging Area	Huasna	7	0
San Miguel Staging Area (Salinas River)	San Miguel	2	0
Total Trails		11.8	0
TOTAL OPERATED ACREAGE		1,246.1	12,056

Source: San Luis Obispo County Parks and Recreation Element, September 2006



Existing Park Resources Provided by Other Agencies. San Luis Obispo County is not the only agency that provides parks and recreation in San Luis Obispo County. Each incorporated city provides their own system of parks and recreation. Cities, since they serve an urban area, often emphasize active recreation, including recreational programming (recreation classes) as well as neighborhood and community parks. County residents may use city parks typically at no fee. In addition, county residents can typically use a city's recreation programs (recreation classes and league play) for a small, additional fee. Within the unincorporated areas of the county, some CSDs provide parks and recreation opportunities. For example, the Cambria and Templeton CSDs both provide parks and recreation in their respective areas.

Parks are also provided by state and federal agencies. These parks tend to be passive in nature, and thus do not provide items such as soccer fields or tennis courts, but they do provide important areas for nature appreciation and often coastal access. State agencies such as the California Department of Parks and Recreation ("State Parks") provide large, typically passive parks. These parks include items such as trails, camping, access to historic facilities, and/or nature appreciation. Examples of State Parks facilities within San Luis Obispo County include Hearst San Simeon State Historical Monument, Montaña de Oro State Park, Oceano Dunes State Vehicular Recreational Area, Estero Bluffs State Park, San Simeon State Park, Morro Bay State Park, and numerous others. The federal government also provides access to passive parkland. Agencies such as the Bureau of Land Management and the United States Forest Services often provide trail corridors, camping, nature appreciation and in some cases preservation of historic facilities. Examples of federal parks in this area include the Piedras Blancas Light House (near San Simeon), the Carrizo Plains, and the Los Padres National Forest.

Parks and recreation are not only provided by public agencies. Private individuals or groups often provide these services. For example, most communities have a health club that offers items such as weight lifting and fitness classes. In addition, private enterprise may also provide recreation facilities, such as off-highway vehicle parks, paint ball parks, and archery ranges. Throughout the County, there are private golf courses (such as Cypress Ridge and Avila Beach Golf Resort) that offer public play. In addition, some residential neighborhoods provide their own private park. The local homeowner's association usually maintains these parks for persons residing in that neighborhood.

f. Public Libraries. The San Luis Obispo City-County Library System provides library services throughout the County and includes a total of fourteen branches and one book mobile. Table 4.9-4 provides the branch location. Although these libraries are primarily located in urban areas of the county, they serve the rural population as well.



Table 4.9-4: San Luis County Libraries 2011

Arroyo Grande Library 800 W. Branch Arroyo Grande, CA 93420	Atascadero Martin Polin Regional Library 6850 Morro Road Atascadero, CA 93422
Cambria Library 900 Main Street Cambria, CA	Cayucos Library 310 B Street Cayucos, CA 93430
Creston Library 6290 Adams Creston, CA 93432	Los Osos Library 2075 Palisades Ave. Los Osos, CA 93402
Morro Bay Library 625 Harbor St. Morro Bay, CA 93442	Nipomo Library 918 West Tefft St. Nipomo, CA 93444
Oceano Library 1551 17th St. Oceano, Ca	Paso Robles Library (not part of City-County Library System) 1000 Spring Street Paso Robles, CA 93446
San Miguel Library 254 13th St San Miguel, CA 93451	San Luis Obispo Library 995 Palm Street San Luis Obispo, CA 93403
Shandon Library 240 East Centre St. Shandon, CA 93461	Santa Margarita Library 9630 Murphy Ave. Santa Margarita, CA 93453
Simmler Library 13080 Soda Lake Rd. Simmler, CA 93453	Shell Beach Library 230 Leeward Ave Shell Beach, CA 93449

The current library standard is 0.7 square foot per capita for populations of less than 10,000 and 0.5 square foot per capita for populations over 10,000. The county libraries are currently under sized based on the populations the branches serve, with the exceptions of the Cayucos and Creston branches (Brian Reynolds, San Luis Obispo City-County Library Director, 2010).

g. Solid Waste/Landfills. San Luis Obispo County has three landfills for solid waste disposal:

Cold Canyon Landfill. This landfill is located about 6 miles south of the City of San Luis Obispo on Highway 227. This privately owned and operated landfill is a Class III facility, all types of nonhazardous municipal solid waste is accepted. Its current maximum daily capacity is 1,620 tons per day. The Cold Canyon Landfill is in the permitting process for a 46-acre expansion of the existing landfill operation. Cold Canyon’s request includes the following significant changes:

- Expand the existing “Resource Recovery Park” (which includes a Public Drop-Off facility, construction and demo debris recycling (expansion proposed), household hazardous waste drop-off, universal and electronic waste processing and recycling) from 2 to 4 acres;



- Increase landfill volume/capacity from 6.09 to 12.9 million cubic yards;
- Increase disposal operation area by 46 acres (existing overall facility size would change from 121 to 209 acres);
- Extend compost area from 14 acres to up to 25 acres for storage and processing; and
- Expand existing material recovery/sort facility from 120 tons/day to 400 tons/day.

Chicago Grade Landfill. Chicago Grade Landfill is located 4 miles northeast of Atascadero off of Highway 41. This privately owned and operated landfill is a Class III facility, all types of nonhazardous municipal solid waste is accepted. It was expanded in 2007 and with a maximum daily capacity of 500 tons per day. A permit is in the process to add a recycling component to this landfill.

Paso Robles Landfill. Paso Robles Landfill is located 8.5 miles east of Paso Robles off of Highway 46 East. This landfill operates as a Class III facility, all types of nonhazardous municipal solid waste is accepted. This land fill is permitted for a daily maximum capacity of 250 tons per day. However in 2008 the Paso Robles Landfill Utilities Manager indicated that a permit application to revise the daily maximum capacity to 450 tons per day is currently in process.

4.9.2 Impact Analysis

a. Methodology and Significance Thresholds. The following thresholds have been used to determine the impacts to wastewater treatment, fire protection, police protection, emergency services, schools, libraries and solid waste/landfills. In accordance with Appendix G of the *State CEQA Guidelines*, impacts would be considered significant if development under the Agricultural Cluster Subdivision Ordinance would result in the any of the following:

Public Services:

- *Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities.* Refer to Impact PS-1, below.
- *Need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire and police protection, schools, parks, or other public facilities.* Refer to Impacts PS-2, PS-3, and PS-4, below.

Utilities:

- *Exceed wastewater treatment requirements of the Regional Water Quality Control Board.* Refer to Impact PS-1, below.
- *Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.* Refer to Impact WR-1 in Section 4.12: Water Resources.
- *Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.* Refer to Section 4.13: Effects Found Not to be Significant.
- *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed.* Refer to Impact WR-1 in Section 4.12: Water Resources.



- *Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition the provider's existing commitments. Refer to Section 4.13: Effects Found Not to be Significant.*
- *Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. Refer to Impact PS-5, below.*
- *Comply with federal, state, and local statutes and regulations related to solid waste. Refer to Impact PS-5, below.*

Recreation:

- *Would increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Refer to Impact PS-3, below.*
- *Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment. Refer to Impact PS-3, below.*

b. Project Impacts and Mitigation Measures.

Impact PS-1 The proposed Agricultural Cluster Subdivision Program could change where septic systems treat wastewater, resulting in health hazards and/or impacts to water quality. Compared to the existing ordinance, cluster parcels would be more appropriately sized for on-site septic systems. Compared to existing conditions, the proposed amendments would result in the construction of additional septic systems for up to 418 new single family residences. With implementation of existing ordinance standards, impacts in relation to both the existing ordinance and existing conditions would be less Class III, *less than significant*.

Compared to Development Potential under the Existing Ordinance

When compared to development potential under the existing ordinance, the proposed amendments would reduce the number of residential cluster parcels that could potentially be created in the county from 4,582 to 418, a 91 percent reduction. The program would also introduce the Agricultural Cluster Subdivision Program into the Coastal Zone; however, the Coastal version of the program would only authorize the reconfiguration of existing underlying lots into residential cluster lots, essentially replacing current ordinance provisions for lot line adjustments with more restrictive agricultural clustering standards.

The proposed amendments would reduce the number of septic systems which could potentially be constructed in areas that lack the appropriate soil characteristics to adequately filtrate and biologically breakdown waste. In addition, by increasing the minimum parcel size for cluster lots from 10,000 square feet to 2.5 acres, the amendments ensure parcels that are more appropriately sized for individual septic systems. The larger parcel sizes should provide sufficient area for individual on-site wastewater systems to be sited even if there are soil or slope limitations to septic suitability. Therefore, the proposed amendments reduce the potential for health hazards and/or water quality impacts related to new septic systems. Impacts would be Class III, *less than significant*.



Compared to Existing Conditions

Compared to existing conditions, the proposed Agricultural Cluster Subdivision Program would allow for the development of up to 418 new single family residences in agricultural areas within five miles of the URLs of Arroyo Grande, Atascadero, San Luis Obispo, San Miguel, Nipomo, Templeton, and Paso Robles. Based on a minimum lot size of 2.5 acres and a maximum lot size of 5 acres, the proposed program could result in the disturbance of between 1,045 and 2,090 acres of undeveloped land (less than one percent of the 261,851 acre project area) for construction, grading, and site preparation activities.

The Agricultural Cluster Subdivision Program would also allow for the reconfiguration of legally established underlying lots in eligible areas of the Coastal Zone (rural North Coast and Estero planning areas, excluding Hearst Ranch) to accommodate residential development. To date, 320 legal underlying lots have been identified in these areas. However, since many of these lots could already be developed in their current configuration with fewer restrictions than would be required under the proposed amendments, only a small percentage of the eligible lots would be likely to participate in the program. Nonetheless, any future reconfiguration would result in the construction of new septic systems for residential development.

The proposed amendments would require new residential cluster parcels to be serviced by individual on-site septic systems. In areas of the county where septic systems treat wastewater, impacts would occur if the development were concentrated in areas where the soil's natural ability to filter and biologically breakdown wastes were inadequate, or if it were not topographically feasible for a standard septic system to function properly. In such an instance, an engineered wastewater system would need to be designed. While many soil types in the county have limitations regarding the ability to site septic systems due to such factors as slow percolation rate, or slope, most of these areas can accommodate an engineered system if adequate area exists on-site. The proposed amendments would establish a 2.5-acre minimum residential parcel size. This would ensure that individual agricultural cluster parcels would meet the minimum size requirements to provide for on-site septic systems. In addition, future residential development resulting from the proposed amendments would be subject to existing standards in the Building and Construction Ordinance, Title 19 of the County Code, regulating the siting and design of individual wastewater systems, as well as RWQCB standards. Impacts would therefore be Class III, *less than significant*.

Mitigation Measures. No mitigation is required beyond standard County ordinance requirements. New wastewater treatment systems would be required to comply with Title 19 of the County Code (Sections 19.07.022 and 19.07.023) to ensure septic system design and capacities are adequate. Compliance with these requirements would ensure less than significant impacts.

Residual Impacts. With implementation of existing ordinance requirements, impacts compared to both the existing ordinance and existing conditions would be Class III, *less than significant*



Impact PS-2 The proposed Agricultural Cluster Subdivision Program could increase County population by up to 969 residents. This may incrementally increase demands on the San Luis Obispo County Sherriff Department, Cal Fire, and other emergency service providers. At this time, however, impacts related to the construction of new or physically altered emergency service facilities are too speculative for evaluation. Impacts in relation to both the existing ordinance and existing conditions would be Class III, *less than significant*.

Compared to Development Potential under the Existing Ordinance

As described under Impact PS-1, the proposed program would reduce agricultural cluster development potential by 91 percent (from 4,582 to 418 units) in the Inland portion of the county, and would replace existing ordinance provisions for lot line adjustments with more restrictive clustering standards in the Coastal Zone. These changes would reduce demands on the County Sheriff Department, Cal Fire, and other emergency service providers. In addition, the proposed amendments would require agricultural cluster subdivisions to be located closer to existing communities. Emergency response times are generally lower in these urbanized areas compared to more remote areas of the county. Therefore, since the program would reduce demands on existing law enforcement and emergency service providers, it would not lead to the construction of new or physically altered service stations or facilities. Impacts would be Class III, *less than significant*, when considered in relation to the existing ordinance.

Compared to Existing Conditions

The proposed amendments could facilitate the development of up to 418 new residential units. Based on a factor of 2.318 persons dwelling unit, these additional units would generate approximately 969 additional residents countywide. This additional population may incrementally increase demands on the Sherriff Department, Cal Fire, and other emergency service providers. As shown in Figure 4.9-2, future development authorized under the program would largely be located in areas with acceptable emergency response times (up to 15 minutes). One notable exception is the rural area surrounding the community of San Miguel, where emergency response times are between 15 and 20 minutes. The poor response times in this area are primarily due to the area's distance from the nearest Cal Fire station, located approximately 15 miles to the southeast, near Whitley Gardens.

During the development review process, future agricultural cluster projects would be required to incorporate necessary measures to maintain adequate emergency service levels. These measures would vary from project to project and from service provider to provider depending on the size and location of each project, as well as the service agency's unique circumstances at the time of project review. Individual projects reviewed under the proposed program would be required, under Title 18 of the County Code, to pay public facilities fees at the time of building permit issuance. A portion of these fees could be used by the Sheriff Department and Cal Fire to fund improvements which are necessary to maintain acceptable levels of service. However, at this time, no meaningful information is available regarding the location of future agricultural cluster subdivisions and whether they would trigger the need for new or physically altered



facilities to maintain adequate service ratios, response times, or other objectives for Sheriff, Cal Fire, and other emergency service providers. Although it has been acknowledged that build-out of the agricultural cluster program may have incremental impacts to these services, it is speculative to determine the nature of future site specific impacts that may be secondary effects of this project (*CEQA Guidelines Section 15145*).

As shown in Figure 4.9-1, the program could also result in the construction of new residences in high fire hazard areas. The fire hazard potential of an area is determined by the relative amounts of fuel loading, fire weather, and slope. Fuel loading refers to the age, type, and density of vegetation in an area. The fire weather index considers the number of hot, dry days. Slope refers to the topography of an area, which may hinder access for firefighting efforts. Slope is also important because fire travels faster on steep slopes. There are many areas in the county, including within the project area, which are subject to these fire threats. As described in Section 4.5, Geologic Hazards, approximately 18 percent of the project area is comprised of slopes of 30 percent or more. Residential structures developed under the proposed amendments could be located on steep slopes in order to avoid prime agricultural soils, as required by the agricultural clustering provisions.

Existing ordinances require that individual projects maintain a specific gallon per minute fire flow ~~and~~ additional storage capacity in rural areas based on Cal Fire specifications. Fire flow is defined as the amount of water required, above and beyond domestic needs, to extinguish a fire in a structure and protect from wildland fire, which shall be available during peak water demand periods. Every applicant would be required to comply with the most recent ~~Uniform California~~ Fire Code and implement County ~~F~~fire protection standards as required by both the Land Use Ordinance (Chapter 22.50 - Fire Safety) and Coastal Zone Land Use Ordinance (Sections 23.05.080 through 23.05.086). The design of driveways is required to meet County standards to ensure adequate emergency access to the site. Future proposed road systems are required to allow unhindered Fire Department access and maneuvering during emergencies.

An applicant is also required to follow prepare a fire safety plan generated by Cal Fire or, as applicable, in collaboration with ~~other~~the local fire agencies. In areas where fire hazard is considered high or very high, in wildland /urban interface areas, and state responsibility areas, the fire safety plans will employ state-designated wildland urban interface requirements. Inspection of all required fire safety measures will take place before final occupancy is granted on any construction permit. Impacts would therefore be Class III, *less than significant*.

Mitigation Measures. Impacts resulting from the construction of new or physically altered emergency service facilities would be considered during the project-level environmental review for individual agricultural cluster projects. At this time, however, no meaningful information is available regarding the exact location of these projects or the scope of improvements which would be necessary to maintain or achieve acceptable levels of service. Impacts are therefore too speculative for evaluation. As required under existing ordinance provisions, individual cluster projects would pay public facilities fees and prepare a fire safety plan showing compliance with existing fire code requirements. No additional mitigation measures beyond existing requirements are necessary.



Residual Impacts. Impacts would be Class III, *less than significant*, when compared in relation to both the existing ordinance and existing conditions.

Impact PS-3 The proposed Agricultural Cluster Subdivision Program could increase County population by up to 969 residents. This may incrementally increase demands on San Luis Obispo County parks, recreational services, and libraries. However, with the payment of public facilities fees and State Quimby Act fees, impacts in relation to both the existing ordinance and existing conditions would be Class III, *less than significant*.

Compared to Development Potential under the Existing Ordinance

As described under Impact PS-1, the proposed program would reduce agricultural cluster development potential by 91 percent (from 4,582 to 418 units) in the Inland portion of the county, and would replace existing ordinance provisions for lot line adjustments with more restrictive clustering standards in the Coastal Zone. These changes would reduce demands on the County parks, recreation services, and libraries. Impacts would therefore be Class III, *less than significant*, when considered in relation to the existing ordinance.

Compared to Existing Conditions

Parkland Impacts. While the County has not adopted per capita parkland standards, the Parks and Recreation Element of the General Plan sets a goal to achieve three acres of neighborhood and community parkland per 1,000 residents. Therefore, impacts are significant if a development project causes the County to contain less than three acres of neighborhood and community parkland per 1,000 residents. In addition, impacts are significant if the Agricultural Cluster Subdivision Program would increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.

The Quimby Act gives the legislative body of a city or county the authority, by ordinance, to require the dedication of land or payment of in-lieu fees, or a combination of both, for park and recreational purposes as a condition of approval of a tract map or parcel map. The existing Quimby Act's parks-to-population ratio requirement in the County is three acres of parkland per 1,000 residents. The current population in the County of San Luis Obispo is 270,637 (Department of Finance, January 2011). Therefore, the County would require 809 acres of neighborhood and community parkland. With roughly 174 acres of neighborhood and community parkland in the unincorporated area, the County currently has a 634 acre parkland shortage. When comparing parkland in the unincorporated area to the *unincorporated* population of 104,324 residents (rather than countywide population of 269,637), the shortage is less severe: 139 acres. In addition, County has roughly 1,072 acres of regional parkland, open space, and recreational areas, as well as 12,000 acres of natural areas.

As described under Impact PS-2, the proposed program would generate up to 969 additional residents, representing a 0.8 percent increase to the current unincorporated population of approximately 118,218. Based on the County standard of three acres of community and



neighborhood parkland per 1,000 residents, the project would generate a need for 2.9 acres of parkland, exacerbating the existing 634 acre parkland shortage. However, development resulting from the program would not be anticipated to significantly increase the use of existing community and neighborhood for the following reasons:

- **Cluster development would be located on 2.5 acre lots.** Given the 2.5 to 5 acre minimum parcel size for agricultural cluster subdivisions, future residents would have an abundance of on-site open space.
- **Many cluster lots would be outside the service area for community and neighborhood parks.** According to the National Recreation and Park Association, the service areas for neighborhood and community parks are $\frac{1}{4}$ - $\frac{1}{2}$ mile and 1 - 2 miles, respectively. Since the proposed program allows cluster development to occur within five miles of identified URLs, the majority of new cluster lots are likely to be located outside of the service areas for community and neighborhood parks.
- **The County contains significant amounts of regional parkland and natural areas.** The County has roughly 1,072 acres of regional parkland, open space, and recreational areas, as well as 12,000 acres of natural areas. These areas, in addition to the on-site open space provided on each residential cluster lot, would adequately accommodate the recreational needs of future residents resulting from the program.

Recreational Facility Impacts. Impacts would also be considered significant if the program would require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. In other words, the EIR must evaluate the environmental impacts associated with the construction of new recreational facilities that could be developed as a result of the proposed program. This may include on-site recreational amenities proposed by project applicants, such as recreation rooms, playground equipment, or swimming pools, as well as new facilities that are required during the development review process, such as new community parks or recreational trails. However, at this time, no meaningful information is available regarding the location of future agricultural cluster subdivisions and whether they would propose or be required through the development review process to construct new recreational facilities. It is therefore too speculative to determine the nature of future site specific impacts that may be secondary effects of this project (*CEQA Guidelines Section 15145*).

Library Facility Impacts. The addition of up to 969 new residents countywide would increase demands on existing libraries in the county. Based on the County's library standard of 0.5 square feet per capita, the program would generate the need for up to 485 additional square feet of library space countywide. The additional population resulting from the program would not be concentrated within the service area of a single library; rather, the population would be dispersed across the county. Assuming that each of the County's 16 libraries is equally affected, the program would generate the need for an additional 30 square feet at each library. However, with the exceptions of the Cayucos and Creston branches, the County libraries are already under sized. While the program would slightly exacerbate this existing library shortage, it's not anticipated to impact existing service ratios such that the construction of new or physically altered library facilities would be necessary.



Cumulative Impacts. Individual agricultural cluster projects together with other past, present, and future development projects in the county would incrementally increase demands on county parkland and libraries. To offset their incremental contribution to this impact, individual projects reviewed under the program would be required to pay public facilities fees pursuant to Title 18 of the County Code and in-lieu public parks fee pursuant to the State Quimby Act and Title 21 of the County Code. Payment of in-lieu park fees would result in funding equivalent to the provision of public neighborhood and community parks in accordance with State Quimby Act standards and as required by the County. Although it has been acknowledged that build-out of the agricultural cluster program may have incremental impacts to parkland and libraries, it is speculative to determine the nature of future site specific impacts that may be a secondary effects of this project (*CEQA Guidelines Section 15145*). Impacts would be Class III, *less than significant*.

Mitigation Measures. Payment of required public facilities fees and Quimby Fees are already required by County ordinance. These existing measures serve to mitigate each project's individual contribution towards significant impacts on parks/recreational facilities and libraries. No additional mitigation measures beyond existing requirements are necessary.

Residual Impacts. Impacts would be Class III, *less than significant*, when considered in relation to both the existing ordinance and existing conditions.

Impact PS-4 **The proposed Agricultural Cluster Subdivision Program could increase County population by up to 969 residents. This additional population may incrementally increase demands placed on existing County schools. At this time, however, impacts related to the construction of new or physically altered school related facilities are too speculative for evaluation. However, with the payment of development fees, impacts in relation to both the existing ordinance and existing conditions would be Class III, less than significant.**

Compared to Development Potential under the Existing Ordinance

As described under Impact PS-1, the proposed program would reduce agricultural cluster development potential by 91 percent (from 4,582 to 418 units) in the Inland portion of the county, and would replace existing ordinance provisions for lot line adjustments with more restrictive clustering standards in the Coastal Zone. These changes would reduce demands on existing schools. Therefore, the program would not result in the need for the construction of new or physically altered school facilities. Impacts would be Class III, *less than significant*, when considered in relation to the existing ordinance.

Compared to Existing Conditions

As described under Impact PS-2, the proposed program could increase population by up to 969 additional residents in the Inland portion of the County and would generate new residents in the Coastal Zone. This additional population would incrementally increase demands on each of the County's school districts, except for Shandon Unified, which is not within the project area boundary. Several County school districts, including Coast Unified, Paso Robles, Templeton



Unified, Atascadero Unified, Lucia Mar Unified, and Pleasant Valley School District, are all experiencing overcrowding in at least one of their schools (refer to Table 4.9-2). As a result, impacts would be most severe in areas served by these districts.

The program is anticipated to generate additional residents in districts that are operating near, at, or over capacities. Individual projects reviewed under the proposed amendments would be required to pay development impact fees to the school district in which the project is located. These fees would contribute funding for new school facilities for the students potentially generated by the proposed program. Pursuant to Section 65995 (3)(h) of the California Government Code (Senate Bill 50, chaptered August 27, 1998), the payment of statutory fees "...is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization. Although it has been acknowledged that build-out of the agricultural cluster program may have incremental impacts on existing school services, it is speculative to determine the nature of future site specific impacts that may be a secondary effects of this project (*CEQA Guidelines Section 15145*). Therefore, impacts would be Class III, *less than significant*.

Mitigation Measures. Payment of existing statutory school impact fees would reduce impacts to a less-than-significant level. No further measures beyond the existing requirements would be necessary.

Residual Impacts. Impacts would be Class III, *less than significant*, when considered in relation to both the existing ordinance and existing conditions.

Impact PS-5 Development resulting from the Agricultural Cluster Subdivision Program could place demands on landfill capacities. Compared to the existing ordinance, the program would reduce demands on landfill capacities. Compared to existing conditions, the program would increase demands on landfill capacities. However, with implementation of existing ordinance standards, impacts in relation to both the existing ordinance and existing conditions would be Class III, less than significant.

Compared to Development Potential under the Existing Ordinance

As described under Impact PS-1, the proposed program would reduce agricultural cluster development potential by 91 percent (from 4,582 to 418 units) in the Inland portion of the county, and would replace existing ordinance provisions for lot line adjustments with more restrictive clustering standards in the Coastal Zone. These changes would reduce demands on existing landfills. Impacts would therefore be Class III, *less than significant*.

Compared to Existing Conditions

As described under Impact PS-2, the proposed program could increase population by up to 969 additional residents in the Inland portion of the County and would generate new residents in the Coastal Zone. This additional population would incrementally increase demands on existing landfill capacities. ~~County landfills, Chicago Grade, Cold Canyon Paso Robles are regulated by the San Luis Obispo Integrated Waste Management Authority. This agency verified that these landfills have the capacity to serve waste generated by residences of future development and~~



~~construction of development generated by the Agricultural Cluster Subdivision Program~~The three operating landfills in the county: Chicago Grade Landfill (privately owned and operated), Cold Canyon Landfill (privately owned and operated) and the Paso Robles Landfill (owned by the City of Paso Robles) are regulated by the California Department of Resources Recycling and Recovery. The local San Luis Obispo County Integrated Waste Management Authority verified that these landfills have the capacity to serve the waste generated by the projected residences from the future development and the construction of development generated by the Agricultural Cluster Subdivision Program.

~~County Recycling Ordinance (Title 8) requires the recycling of 50 percent of construction waste. Building permits are not issued without identification of waste handling methods and prior to final inspection applicants are required to submit original recycling and disposal receipts~~The California Green Building Codes and the County Recycling Ordinance (Chapter 8.12.400 et seq) require the recycling of fifty percent of the construction and demolition debris generated by development activities. Construction and demolition permits are not issued without identification of a project's waste handling methods. Prior to final building inspection, permittees must demonstrate that the recycling requirement has been met, usually by the submittal of recycling and disposal receipts. Therefore, after implementation of existing ordinance requirements, impacts would be Class III, *less than significant.*

Mitigation Measures. No mitigation is required beyond standard County ordinance requirements. Compliance with current ~~county ordinance~~ County and State requirements for recycling of construction and demolition waste, and the county's ability of local landfills capacity to accommodate the generation of new solid waste makes impacts to solid waste/landfills less than significant.

Residual Impacts. Impacts would be Class III, *less than significant*, when considered in relation to both the existing ordinance and existing conditions.

c. Cumulative Impacts. This section describes the cumulative impacts of the proposed Agricultural Cluster Subdivision Program compared to development potential under both the existing ordinance and existing conditions. The geographic scope for the public services and utilities cumulative analysis includes the entire county.

Compared to Development Potential under the Existing Ordinance

As described under Impact PS-1, the proposed program would reduce agricultural cluster development potential by 91 percent (from 4,582 to 418 units) in the Inland portion of the county, and would replace existing ordinance provisions for lot line adjustments with more restrictive clustering standards in the Coastal Zone. As described above, the proposed program would therefore reduce demands placed on existing public services and utilities. Cumulative impacts compared to the existing ordinance would be Class III, *less than significant.*

Compared to Existing Conditions

As described under Impact PS-2, the proposed program could increase population by up to 969 additional residents in the Inland portion of the County and would generate new residents in the Coastal Zone. This additional population together with residents from other past and



future projects (refer to Table 3.3-1) in the county would incrementally increase demands on county law enforcement, fire protection, and other emergency service facilities, as well as parks, recreational facilities, schools, and landfill capacities. As described below, cumulative impacts to these facilities would be addressed through the payment of development impact fees by individual agricultural cluster projects in accordance with adopted fee programs:

Public Facilities Fees Ordinance. In 1991, the County of San Luis Obispo adopted the Public Facilities Fees Ordinance, Title 18 of the County Code, in order to mitigate the incremental impacts on public facilities caused by new development projects in the county. These fees are used to finance public facilities and to ensure that new development projects pay their fair share for these facilities. In particular, public facilities fees are used to finance capital improvements for County parks, Sheriff and Cal Fire facilities, libraries, and other governmental facilities. Therefore, through payment of public facilities fees, in accordance with Title 18 of the County Code, the proposed program's contribution to cumulative impacts on these facilities would be Class III, *less than significant*.

School Impact Fees. Agricultural cluster projects would be required to pay school fees to offset their contribution to cumulative impacts on existing school facilities. Pursuant to Section 65995 (3)(h) of the California Government Code (Senate Bill 50, chaptered August 27, 1998), the payment of statutory fees "...is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization." Therefore, through payment of school impact fees, the proposed program's contribution to cumulative impacts on existing school facilities would be Class III, *less than significant*.

Quimby Act Fees. To offset their incremental contribution to cumulative impacts on county parkland, individual agricultural cluster projects would be required to pay park in-lieu fees in accordance with the State Quimby Act and Title 21 of the County Code. Payment of in-lieu park fees would result in funding equivalent to the provision of public neighborhood and community parks in accordance with State Quimby Act standards and as required by the County. Following payment of these fees, impacts would be Class III, *less than significant*.



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