

4.10 PUBLIC SERVICES AND UTILITIES

*Agricultural Residential Cluster Subdivision. The Agricultural Residential Cluster Subdivision would result in potentially significant, but mitigable (Class II) impacts with respect to defensible space (safety), and schools. Impacts related to providing law enforcement would be less than significant, based on the requirement that the applicant provide funding to offset potential service impacts. The Agricultural Residential Cluster Subdivision would introduce residential uses into a high fire hazard area and would burden CDF/County Fire Department services. This would be a Class II, significant but mitigable, impact. Waste generated during Agricultural Residential Cluster Subdivision construction and occupancy would be disposed of at the Chicago Grade Landfill, approximately eight miles north of the community of Santa Margarita. Prior to implementation of any recycling programs, the Agricultural Residential Cluster Subdivision would result in the generation of 110 tons per year (604 pounds per day) of solid waste. Class II significant but mitigable impacts would result. **Impacts to the Santa Margarita Library would be Class III, less than significant, with the payment of library fees.***

*Future Development Program. Because no active application exists for the Future Development Program, the assessment of public services and utilities impacts is based on a reasonable worst case scenario with regard to the location of future land uses within anticipated development areas. Buildout of the Future Development Program would result in impacts similar to those resulting from the Agricultural Residential Cluster Subdivision alone. However, students generated by the additional residential components (beyond the Agricultural Residential Cluster Subdivision) would necessitate the installation of one additional classroom at Santa Margarita Elementary School. Impacts would be reduced through mitigation requiring buildout date notification, to assist in the district's long-range planning efforts. **Impacts to the Santa Margarita Library would be Class III, less than significant, with the payment of library fees.***

Impacts related to recreation are discussed in Section 4.10, Recreation.

4.10.1 Law Enforcement

a. Setting. Police services in the Santa Margarita Ranch area are provided by the San Luis Obispo County Sheriff's Department. The sheriff station that would be the first responder to the area is the North Station, located at 356 North Main Street, in the City of Templeton, approximately 17 miles north of the Santa Margarita Ranch. The station's area of responsibility consists of 1,400 square miles and provides service to the unincorporated communities of Shandon, San Miguel, Santa Margarita, California Valley, and Heritage Ranch. Calls for service, crime trends, and population figures are used to measure the adequacy of the Department's response in the area. The station is staffed with a commander, two sergeants, four senior deputies, approximately 18 patrol deputies, one rural crime deputy, and two legal clerks (Randy Johnson, Crime Prevention, Oral Communication, February 28, 2006). The Department is currently understaffed. Emergency response times for the Templeton North Station are dependent on where the patrol vehicles are in relation to a call, as well as the nature of the call. The estimated average response time to the Agricultural Residential Cluster Subdivision and Future Development Program is 20-30 minutes (Patrick Hedges, Sheriff-Coroner, Written Communications, February 21, 2006).



b. Impact Analysis.

1. Methodology and Significance Thresholds. Information on current population to deputy ratios and service demands was collected through the San Luis Obispo County Sheriff's Department. The proposed Agricultural Residential Cluster Subdivision and Future Development Program would result in potentially significant impacts if they would result in substantial adverse physical impacts associated with provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives.

2. Agricultural Residential Cluster Subdivision Impacts and Mitigation Measures.

Agricultural Residential Cluster Subdivision Impact PS-1 **The Agricultural Residential Cluster Subdivision would increase the population by approximately 302 residents. This may incrementally increase demands on the San Luis Obispo County Sheriff's Department. However, upon payment of public facility fees as a condition of project approval, the Agricultural Residential Cluster Subdivision would not substantially affect the personnel, equipment or organization of the Sheriff's Department. This is a Class III, less than significant impact.**

The current department ratio of the number of deputies to population is currently approximately 0.64 deputies per 1,000 citizens, which does not satisfy the department's goal of one deputy per 1,000 citizens (Patrick Hedges, February 21, 2006). The number of residents generated by the Agricultural Residential Cluster Subdivision was calculated by using the department's population generation factor of 2.7 people per unit for the 112 single-family units. Using this method, the proposed Agricultural Residential Cluster Subdivision would generate an estimated 302 residents. This population increase would result in the need for additional department service. However, responding to additional service calls would not significantly compromise response time goals, upon payment of public facility fees. As a condition of project approval, the applicant will be required to pay this fee at the time each building permit is issued.

Mitigation Measures. Beyond the required fees described in the impact statement, no additional mitigation measures are required.

Residual Impacts. Impacts would be less than significant.

Agricultural Residential Cluster Subdivision Impact PS-2 **The Agricultural Residential Cluster Subdivision lacks sufficient defensible space features that could result in impacts related to public safety at the site. Such safety concerns would be a Class II, significant but mitigable impact.**

The County requires new developments to employ defensible space concepts into site design and building specifications (e.g., appropriate setbacks, adequate lighting of walkways and parking lots, and the use of burglary-resistant hardware and fixtures in buildings). Because plans are



not yet available in sufficient detail, the proposed Agricultural Residential Cluster Subdivision does not contain such features. This could result in a relative decrease in public safety and associated increase in police department service calls. This would be a potentially significant impact.

Mitigation Measures. The following mitigation measure is required:

Agricultural Residential Cluster Subdivision PS-2(a)

Defensible Space Features. The applicant shall implement defensible space features, including security lighting, in common areas, subject to the review and approval of the Sheriff's Department. In addition, individual lot developers shall incorporate structural defensible space features, including burglary-resistant hardware, into individual building plans.

Plan Requirements and Timing. The applicant shall submit revised site plans depicting defensible space features to the County Sheriff's Department for review. These features shall be installed prior to occupancy clearance. **Monitoring.** The Sheriff's Department shall ensure compliance prior to occupancy clearance.

Residual Impacts. Implementation of the above mitigation measure would reduce impacts to a less than significant level.

3. Future Development Program Impacts and Mitigation Measures. The Future Development Program represents potential future buildout of the Santa Margarita Ranch, including the proposed Agricultural Residential Cluster Subdivision. Refer to Section 4.10.1(b)(2) for a discussion of law enforcement impacts resulting from the Agricultural Residential Cluster Subdivision independently.

Future Development Program Impact PS-1

The Future Development Program would increase the population by approximately 1,388 residents. This may incrementally increase demands on the San Luis Obispo County Sheriff's Department. However, upon payment of public facility fees as a condition of approval of future development, the Future Development Program would not substantially affect the personnel, equipment or organization of the Sheriff's Department. This is a Class III, less than significant impact.

As discussed in Section 4.10.1(b)(2) above, the current department ratio of the number of deputies does not meet the department's goal of one deputy per 1,000 citizens (Patrick Hedges, February 21, 2006). The Sheriff's Department is understaffed, with calls for service increasing (Patrick Hedges, February 21, 2006).



Buildout in accordance with the Future Development Program would result in a total of 514 dwelling units (402 units in addition to the Agricultural Residential Cluster Subdivision) and an associated population increase of 1,388 persons. This represents an approximate 104.8% increase in the existing population of the Santa Margarita community of approximately 1,325. This population increase would result in the need for additional department service. However, responding to additional service calls would not significantly compromise response time goals, upon payment of public facility fees. As a condition of project approval, the applicant will be required to pay this fee at the time each building permit is issued.

Mitigation Measures. Beyond the required fees described in the impact statement, no additional mitigation measures are required.

Residual Impacts. Impacts would be less than significant.

Future Development Program Impact PS-2

The Future Development Program currently lacks sufficient defensible space features that could result in impacts related to public safety. Such safety concerns would be a Class II, significant but mitigable impact.

At the time of development permit application, developers would be required to employ defensible space concepts into site design and building specifications (e.g., appropriate setbacks, adequate lighting of walkways and parking lots, and the use of burglary-resistant hardware and fixtures in buildings). A lack of defensible space features would result in a potentially significant impact.

Mitigation Measures. Agricultural Residential Cluster Subdivision measure PS-2(a) (Defensible Space Features) would apply to all Future Development Program land uses. No additional mitigation is required.

Residual Impacts. With implementation of the required measure, impacts would be less than significant.

4. Cumulative Impacts. The evaluation of the Future Development Program, which includes the Agricultural Residential Cluster Subdivision, in this EIR accounts for all of the expected growth in the Santa Margarita area, as it represents buildout of the major landholding that surrounds the existing community, consistent with the Salinas River Area Plan. Therefore, cumulative police protection impacts from buildout of the Agricultural Residential Cluster Subdivision in combination with buildout of the Future Development Program were addressed in the Future Development Program impact analysis above. As future applications for individual Future Development Program projects are submitted at a project level of detail, the precise evaluation of future project cumulative impacts would be coordinated through the required Specific Plan and associated environmental review, or through individual project-level environmental review, as applicable.

4.10.2 Fire Protection

a. Setting. Fire services in the Santa Margarita Ranch area are provided by the California Department of Forestry and Fire Protection (CDF)/San Luis Obispo County Fire



Department. The fire station that would provide first response to the Agricultural Residential Cluster Subdivision and Future Development Program is the Parkhill Fire Station (Station #40) located at 6140 Parkhill Road, approximately 3.2 miles northeast of the Agricultural Residential Cluster Subdivision site. Currently there is a 10 to 15 minute response time from this fire station to the Santa Margarita area (Robert Lewin, Fire Marshall, San Luis Obispo County Fire Department, Personal Communication, June 29, 2006). The Santa Margarita Volunteer Fire Department would provide mutual aid to the Ranch property from the station located at 22375 G Street, near the center of the community of Santa Margarita. However, the Agricultural Residential Cluster Subdivision and Future Development Program are outside of their jurisdiction. The Parkhill Fire Station is staffed with two professional firefighters and a volunteer force of up to 15 year round (Robert Lewin, Fire Marshall, San Luis Obispo County Fire Department, Written Communication, June 12, 2006). During the fire season, two additional fire engines are staffed with three professional fire fighters and a firefighting bulldozer is staffed with a third additional professional fire fighter (Robert Lewin, Fire Marshall, San Luis Obispo County Fire Department, Written Communication, June 12, 2006).

Several recent historical fires have occurred in the vicinity, including the Las Pilitas Fire, which burned about 75,000 acres in 1985, the Highway 41 Fire, which burned about 49,000 acres in 1994, and the Highway 58 Fire, which burned about 107,000 acres in 1996.

According to the San Luis Obispo County Safety Element, the Santa Margarita Ranch property is in a zone of high to very high fire hazard. The majority of the property, including the entire Agricultural Residential Cluster Subdivision site, is located in a high fire hazard severity zone (SLO County Safety Element, 1999). The southwestern portion of the Ranch property, in the Santa Lucia Mountains, is designated a very high fire hazard severity zone. This designation is due primarily to the chaparral vegetation and steep slopes in this portion of the program site (SLO County Safety Element, 1999). Vegetation types throughout the remainder of the Ranch property, including oak and pine forest, oak savannah, open grasslands, chaparral and riparian areas, are also highly susceptible to generation of wildland fire. The topography of the Ranch varies, ranging from gently to moderately sloping areas to deeply incised drainage channels. The intermixing of native vegetation, steep slopes, and difficult access conditions have produced a Wildland Urban Interface (WUI) in the Santa Margarita area, resulting in an increased risk of wildfire-related hazards (SLO County Safety Element, 1999).

b. Impact Analysis.

1. Methodology and Significance Thresholds. Information on current service demands and available staff and equipment was collected through the County Fire Department. All plans as submitted to the County by the applicant were reviewed.

The Agricultural Residential Cluster Subdivision and Future Development Program would result in potentially significant impacts if they would result in substantial adverse physical impacts associated with provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives.



According to the Uniform Fire Code, access roads must have an unobstructed by parking minimum width of 20 feet, and maximum allowable grades are 16%. Cul-de-sac diameters must equal at minimum, 80 feet in diameter, with a turning radius that meets County standards. Two means of access are required unless development is considered fire safe to the extent that occupants may shelter in place.

2. Agricultural Residential Cluster Subdivision Impacts and Mitigation Measures.

Agricultural Residential Cluster Subdivision Impact PS-3 **The Agricultural Residential Cluster Subdivision would increase the number of residents served by the CDF/County Fire Department and is located within a high fire hazard area. The Agricultural Residential Cluster Subdivision may substantially affect the personnel, equipment or organization of the Fire Department which could impede emergency access to the proposed residences. This would be a Class II, significant but mitigable, impact.**

The introduction of Agricultural Residential Cluster Subdivision residents into a high fire hazard area would be a potentially significant impact. According to the San Luis Obispo County Safety Element, the Agricultural Residential Cluster Subdivision would introduce residents into an area that has a high potential for wildland fire hazards, thereby increasing the burden on fire protection services. 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 fire fighting efforts. Slope is also important because fire travels faster on steep slopes.

The Agricultural Residential Cluster Subdivision site is located in an area that may present emergency access difficulty due to the distance of the site from the nearest fire station. Primary access to the Agricultural Residential Cluster Subdivision site will be provided by an existing access road (hereafter the east driveway), located approximately 750 feet west of the Calf Canyon Road (SR 58)/West Pozo Road intersection. Phase Two of the development includes the addition of a secondary access point from Highway 58. The site access from the east driveway would be located approximately 3.2 miles from the County/CDF Parkhill Fire Station (Station #40). The Santa Margarita Volunteer Fire Department would provide mutual aid to the site from the station located at 22375 G Street in the community of Santa Margarita, approximately 1.7 miles from the east driveway access point to the Agricultural Residential Cluster Subdivision. However, the Agricultural Residential Cluster Subdivision is outside of their jurisdiction. Both access roads would be gated. The estimated average response time to the Agricultural Residential Cluster Subdivision area is 10 minutes (Robert Lewin, Fire Marshall, Personal Communication, June 29, 2006). Development of the Agricultural Residential Cluster Subdivision site with the proposed residential uses would incrementally increase demand for fire protection and emergency response services beyond current conditions. In addition, the Agricultural Residential Cluster Subdivision would be located outside the acceptable response time radius of the nearest Fire station.

The development area is located near moderately sloped (30% slope) hills which are directly to the southwest. Such development would not be substantially at risk from rapid fire movement



because of the relatively low fuel load (grasses as opposed to dense brush) and the generally downhill location of the development relative to the hill (fire generally travels more quickly uphill than down). In addition, the development area would remove grassland that otherwise may be a fire hazard.

As conditions of approval, the proposed project would be required to maintain a specific gallon per minute fire flow to firefighters during an emergency based on Public Works and the Fire Department specifications. Fire flow is defined as the amount of water required, above and beyond domestic needs, to extinguish a fire in a structure and which shall be available during peak water demand periods. The applicant would be required to comply with the most recent Uniform Fire Code and implement County fire protection standards as a condition of project approval. The design of driveways is required to meet County standards to ensure adequate emergency access to the site. The proposed road system is required to allow unhindered Fire Department access and maneuvering during emergencies. In addition, the placement of fire hydrants is required to be designed with the guidance of the Fire Department.

The proposed Agricultural Residential Cluster Subdivision would introduce residents into a high fire hazard area, thereby increasing the burden on fire protection services. The introduction of Agricultural Residential Cluster Subdivision residents into a fire hazard area would be a potentially significant impact.

Mitigation Measures. The CDF/San Luis Obispo County Fire Department estimates that the Agricultural Residential Cluster Subdivision would represent an incremental contribution to the need for an additional fire station in the vicinity of the community of Santa Margarita. Construction of an additional fire station involves land acquisition, building construction and furnishings, as well as being equipped with a new engine and other required vehicles. An additional two professional fire fighters would also be required to staff this facility at all times in order to maintain the County's service standard (Robert Lewin, Fire Marshall, Personal Communication, June 29, 2006).

In accordance with CDF/San Luis Obispo County Fire Department recommendations, the following mitigation measures are required:

**Agricultural Residential
Cluster Subdivision
PS-3(a)**

Fire Station. The applicant shall provide for the construction of a new CDF/San Luis Obispo County Fire Station to be located near the Agricultural Residential Cluster Subdivision site either through the dedication of land or through the payment of in lieu fees, as determined in consultation with the Public Works Department and CDF/San Luis Obispo County Fire Department.

Plan Requirements and Timing. Prior to issuance of occupancy permits for the Agricultural Residential Cluster Subdivision development, the applicant shall dedicate land to be used for the future construction of a CDF/San Luis Obispo County Fire Station or shall pay in lieu fees to fund such construction, in consultation with the County Public Works Department and CDF/San Luis Obispo County Fire Department. **Monitoring.**



Public Works and the Fire Department shall review the offer for dedication or payment of in lieu fees prior to the issuance of occupancy permits.

**Agricultural Residential
Cluster Subdivision
PS-3(b)**

On-Site Fire Protection. Road widths and circulation, as well as the placement of fire hydrants and installation of automatic sprinkler systems, shall be designed with the guidance of the Fire Department. A road system that allows unhindered Fire Department access and maneuvering during emergencies shall be provided. Specifically, the following measures are required:

- Agricultural Residential Cluster Subdivision roads must be an all weather surface at least 20 feet in width, unobstructed by parking. Cul-de-sacs and turnouts must be to Fire Department standards. As the on-site roads are proposed to be a private system, there must be on-going, legally binding provisions in effect to maintain the roads to Fire Department approval.
- Road grades on all roads shall not exceed 16%, per the Uniform Fire Code.
- House numbers and street signs shall be lighted to County standards so that emergency vehicles including police and ambulances can locate residences in the event of any emergency.
- All fire apparatus access roads and driveways shall be designed and maintained to support the imposed loads of 20 tons at 25 mph, and shall be provided with a surface so as to provide all-weather driving capabilities and maintain 90% compaction.

Plan Requirements and Timing. Prior to issuance of grading permits, the applicant shall submit revised plans subject to the review and approval by CDF/County Fire Department which illustrate the roadways and site access, and the placement of fire hydrants throughout the site. Primary access shall be installed during initial grading, and hydrants shall be installed prior to occupancy clearance. **Monitoring.** The Fire Department shall ensure compliance prior to occupancy clearance.

**Agricultural Residential
Cluster Subdivision
PS-3(c)**

Fire/Vegetation Management Plan. The applicant shall prepare and submit a Fire/Vegetation Management Plan to the Fire Department that will meet the following requirements:



- The plan must set forth requirements to assure ongoing protection of all structures and roads, both prior to and after lot sales.
- The plan shall require 100 feet of clearance from chaparral brush to structures throughout the development, and 30 feet of clearance from grasslands to structures throughout the development.
- Vegetation within the first 30 feet of all structures must be strictly irrigated and controlled, with specific shrub species eliminated. No conifer (except Monterey pine, single specimen), eucalyptus, juniper, cypress, pampas grass, acacia, or palm trees shall be allowed within the 100-foot zone. Coastal live oak (*Quercus* sp.), California sycamore, Toyon and shrubs/trees approved by the County Fire Department will be acceptable within the 100-foot zone as well as the 30-foot zone.
- The plan shall outline vegetation management standards within the 30-foot buffer zone, such as:
 - Grasses and groundcovers shall be maintained at no more than 18 inches in height on slopes that require erosion control measures. Grasses shall be mowed elsewhere.
 - Trees must be limbed up to one third of their height to a maximum of 10 feet.
 - Flammable native shrubs shall not be planted or allowed to grow in continuous masses. Small clusters will be allowed as long as the minimum space between clusters is observed.
- The Fire/Vegetation Management Plan must clearly state exactly what management practices must be accomplished, date of annual compliance, and responsibility for cost of compliance.
- The plan must also include a Wildland Emergency Response check list (approved by County Fire Department) to be made available to all residents.

Plan Requirements and Timing. A Fire/Vegetation Management Plan shall be submitted to the Fire Department and Public Works Department for review and approval prior to



issuance of grading permits. **Monitoring.** The Fire Department shall inspect to verify landscaping is in compliance with the plan and shall monitor landscape maintenance annually.

**Agricultural Residential
Cluster Subdivision
PS-3(d)**

Structural Safeguards. Upon implementation of the Agricultural Residential Cluster Subdivision, individual property developers shall provide the following structural safeguards:

- *Class A Roofs.* All Agricultural Residential Cluster Subdivision structures shall have non-wood Class A roofs, with the ends of tile blocked, spark arresters visible from the street, proper vent screens, and non-combustible gutters and down spouts. No combustible paper in or on attic insulation shall be allowed.
- *Design of Accessory Features.* Decks, gazebos, patio covers, and fences, must not overhang slopes and must be of one-hour fire retardant construction. Front doors shall be solid core, minimally 1 ¾ inch thick. Garage doors shall be noncombustible.
- *Power Lines.* All new power lines shall be installed underground in order to prevent fires caused by arcing wires.
- *Fire Walls.* Structures along the perimeter or exposed to internal open space areas shall have one hour rated exterior fire walls, with exteriors **walls** being more than 2 inches **thick**, and must not contain vinyl or plastic window frames or rain gutters or down spouts.

Plan Requirements and Timing. Where appropriate, all of the structural safeguards described above shall be graphically depicted on grading and building plans submitted prior to land use permit approval. Measures shall be installed prior to occupancy. **Monitoring.** Fire Department inspectors shall inspect the site prior to issuance of the occupancy permit for each phase and annually to ensure compliance.

Residual Impacts. With implementation of the above measures, impacts on fire protection services would be less than significant. Since the location of the fire station has not been determined, impacts associated with implementation of the fire station would be too speculative to evaluate at this time. Environmental impacts associated with construction of a future fire station would be evaluated in a separate environmental document prepared pursuant to the California Environmental Quality Act (CEQA).



3. Future Development Program Impacts and Mitigation Measures. The Future Development Program represents potential future buildout of the Santa Margarita Ranch, including the proposed Agricultural Residential Cluster Subdivision. Refer to Section 4.10.2(b)(2) for a discussion of fire protection impacts resulting from the Agricultural Residential Cluster Subdivision independently.

Future Development Program Impact PS-3

The Future Development Program would increase the number of residents and occupants served by the CDF/County Fire Department and is located within in a high to very high fire hazard area. The increase may substantially affect the personnel, equipment or organization of the Fire Department which could impede emergency access to the proposed residences. This would be a Class II, *significant but mitigable*, impact.

According to the San Luis Obispo County Safety Element, the majority of the Ranch property is located in a high fire hazard area, while the southwestern portion of the Ranch property, in the Santa Lucia Mountains, is designated a very high fire hazard severity zone. This designation is due primarily to the chaparral vegetation and steep slopes in this portion of the program site (SLO County Safety Element, 1999). The Future Development Program would introduce residents and occupants into the area, thereby increasing the burden on fire protection services.

Similar to the Agricultural Residential Cluster Subdivision alone, Future Development Program land uses may experience emergency access difficulty due to the distance from the nearest fire station. The estimated average response time to Future Development Program components is 15 minutes (Robert Lewin, Fire Marshall, Personal Communication, June 29, 2006). In addition, buildout of the Future Development Program would increase demand for fire protection and emergency response services over current conditions.

Mitigation Measures. Agricultural Residential Cluster Subdivision measure PS-3(a) (Santa Margarita Ranch Fire Station) requires the dedication of land for a new CDF/San Luis Obispo County Fire Station in the Santa Margarita Ranch area. The construction and staffing of a fire station in this area would improve response times to Future Development Program land uses to 5 minutes (Robert Lewin, Fire Marshall, Personal Communication, June 29, 2006). However, because this measure requires the dedication of land only, Future Development Program land uses may be constructed prior to construction and operation of the station. Therefore, the introduction of Future Development Program residents and occupants into a high to very high fire hazard area would be a potentially significant impact. Therefore, Agricultural Residential Cluster Subdivision measures PS-3(b) (On-Site Fire Protection), PS-3(c) (Fire/Vegetation Management Plan), and PS-3(d) (Structural Safeguards) would similarly apply to the Future Development Program. No addition mitigation is required.

Residual Impacts. With implementation of the required measures, impacts related to fire protection services would be less than significant.



4. Cumulative Impacts. The evaluation of the Future Development Program, which includes the Agricultural Residential Cluster Subdivision, in this EIR accounts for all of the expected growth in the Santa Margarita area, as it represents buildout of the major landholding that surrounds the existing community, consistent with the Salinas River Area Plan. Therefore, cumulative fire protection impacts from buildout of the Agricultural Residential Cluster Subdivision in combination with buildout of the Future Development Program were addressed in the Future Development Program impact analysis above. As future applications for individual Future Development Program projects are submitted at a project level of detail, the precise evaluation of future project cumulative impacts would be coordinated through the required Specific Plan and associated environmental review, or through individual project-level environmental review, as applicable.

4.10.3 Schools

a. Setting. The Atascadero Unified School District (AUSD) provides elementary, junior high, and high school services to the Santa Margarita area. Santa Margarita Elementary School (grades K-6), located at 22070 H Street in the community of Santa Margarita, Atascadero Junior High School (grades 7-8), located at 6501 Lewis Avenue in Atascadero, and Atascadero High School (grades 9-12), located at One High School Hill in Atascadero, would accommodate students from the Agricultural Residential Cluster Subdivision and Future Development Program.

Table 4.10-1 shows current enrollments and capacities within these schools. As shown in Table 4.10-1, Santa Margarita Elementary School, Atascadero Junior High School, and Atascadero High School maintain surplus enrollment capacity. Santa Margarita Elementary School has an enrollment of 291 students and Atascadero Junior High School has an enrollment of 705 students. Atascadero High School serves grades nine through twelve and has a current enrollment of 1,644 students.

Operating revenue provided to school districts is funded by local property tax revenue accrued at the state level and then allocated to each school district based on the average daily student attendance. However, physical improvements to accommodate new students come primarily from assessed fees on development projects since state funding for capital improvements typically lags behind enrollment growth.

Table 4.10-1. Current Enrollment and Capacities of Schools in Atascadero Unified School District

School	Operating Capacity	Current Enrollment	% Capacity Utilization
Santa Margarita Elementary School	358	291	81%
Atascadero Junior High School	1,086	705	65%
Atascadero High School	1,824	1,644	90%

Source: James L. Stecher, Superintendent, Atascadero Unified School District, Written Communication, February 27, 2006 and March 6, 2006.



b. Impact Analysis

1. Methodology and Significance Thresholds. Pursuant to the State CEQA Guidelines, the Agricultural Residential Cluster Subdivision and Future Development Program would result in potentially significant impacts if they would result in substantial adverse physical impacts associated with provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives. Therefore, the evaluation of school impacts under CEQA is limited to those effects with the potential to result in physical impacts, such as the need for construction of new classrooms or placement of portable classrooms.

The need for new classrooms is evaluated based on the maximum student per classroom loading standards of the AUSD. Student generation rates from residential units were provided by the school district and used to estimate the number of students generated by the Agricultural Residential Cluster Subdivision and the Future Development Program.

2. Agricultural Residential Cluster Subdivision Impacts and Mitigation Measures.

Agricultural Residential Cluster Subdivision Impact PS-4 **The Agricultural Residential Cluster Subdivision would generate an estimated total of 48 elementary, junior high and high school students. Students generated by the Agricultural Residential Cluster Subdivision would not increase students at Santa Margarita Elementary School, Atascadero Junior High School, or Atascadero High School beyond the designated capacity. Impact to schools is Class III, less than significant.**

Table 4.10-2 describes the projected student enrollment at Santa Margarita Elementary School, Atascadero Junior High School, and Atascadero High School, based on student generation factors, estimated residential development, residential absorption, fertility rates, cohort survival factors, and inter-district transfers. The AUSD utilizes a student generation factor of 0.2177 per dwelling unit for elementary and secondary education levels. The elementary level includes kindergarten through sixth grade; the secondary level includes seventh through twelfth grades.

Table 4.10-2 Atascadero Unified School District Generation Factors and Student Generation

Grade Level	Generation Factor	Number of Students Generated from 112 single family units
Elementary (grades K-6)	0.2177	24
Secondary (grades 7-12)	0.2177	24
Total		48

Source: James L. Stecher, Superintendent, Atascadero Unified School District, Written Communication, February 27, 2006.

The AUSD generation factors indicate that a total of 48 students will be generated from the Agricultural Residential Cluster Subdivision. Table 4.10-3 shows the capacity utilization with the proposed Agricultural Residential Cluster Subdivision.



Table 4.10-3. Post-Agricultural Residential Cluster Subdivision Student Enrollment of Atascadero Unified School District

Atascadero Unified School District	Operating Capacity	Current Enrollment	Current % Capacity Utilization	Students Generated from the Agricultural Residential Cluster Subdivision	Enrollment with the Agricultural Residential Cluster Subdivision	% Capacity Utilization with Project
Santa Margarita Elementary School	358	291	81%	24	315	88%
Atascadero Junior High School	1,086	705	65%	8	713	66%
Atascadero High School	1,824	1,644	90%	16	1,660	91%

Source: James L. Stecher, Superintendent, Atascadero Unified School District, Written Communication, Feb. 27, 2006 and Mar. 6, 2006.

Based on current AUSD loading standards, Santa Margarita Elementary School, Atascadero Junior High School, and Atascadero High School could accommodate students generated by the Agricultural Residential Cluster Subdivision.

Implementation of the Agricultural Residential Cluster Subdivision would require payment of full development fees to the Atascadero Unified School District. These fees would contribute funding for new school facilities for the students potentially generated by the Agricultural Residential Cluster Subdivision. 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."

Mitigation Measures. The applicable State-mandated school impact fees would be collected at the time of building permit issuance. No mitigation beyond this standard requirement is required.

Residual Impacts. Impacts would be less than significant.

3. Future Development Program Impacts and Mitigation Measures. The Future Development Program represents potential future buildout of the Santa Margarita Ranch, including the proposed Agricultural Residential Cluster Subdivision. Refer to Section 4.10.3(b)(2) for a discussion of school impacts resulting from the Agricultural Residential Cluster Subdivision independently.

Future Development Program Impact PS-4

The Future Development Program would generate an estimated 224 elementary, middle and high school students. Students generated by the residential components of the Future Development Program would result in overcrowded conditions at Santa Margarita Elementary School. Impacts to this school are Class II, significant but mitigable.



Table 4.10-4 describes the projected student enrollment at Santa Margarita Elementary School, Atascadero Junior High School, and Atascadero High School that may result from buildout of the Future Development Program. As discussed in Section 4.10.3(b)(2) above, the AUSD utilizes a student generation factor of 0.2177 per dwelling unit for elementary and secondary education levels.

Table 4.10-4 Atascadero Unified School District Generation Factors and Student Generation

Grade Level	Generation Factor	# of Students Generated from residential units
Agricultural Residential Cluster Subdivision		
Elementary (grades K-6)	0.2177	24
Secondary (grades 7-12)	0.2177	24
Remaining Future Development Program Residential Uses		
Elementary (grades K-6)	0.2177	88
Secondary (grades 7-12)	0.2177	88
Total		224

Source: James L. Stecher, Superintendent, Atascadero Unified School District, Written Communication, February 27, 2006.

The AUSD generation factors indicate that a total of 224 students will be generated from buildout of the Future Development Program. Table 4.10-5 shows the capacity utilization with the Future Development Program.

Table 4.10-5. Post-Future Development Program Student Enrollment of Atascadero Unified School District

Atascadero Unified School District	Operating Capacity	Current Enrollment	Current % Capacity Utilization	Students Generated from the Future Development Program	Enrollment with the Future Development Program	% Capacity Utilization with Project
Santa Margarita Elementary School	358	291	81%	112	403	113%
Atascadero Junior High School	1,086	705	65%	37	742	68%
Atascadero High School	1,824	1,644	90%	75	1,719	94%

Source: James L. Stecher, Superintendent, Atascadero Unified School District, Written Communication, February 27, 2006 and March 6, 2006.

Based on current AUSD loading standards, Atascadero Junior High School and Atascadero High School could accommodate students generated by the Future Development Program. However, Santa Margarita Elementary School would require two additional classrooms to accommodate students generated by the Future Development Program.

Mitigation Measures. Agricultural Residential Cluster Subdivision conditions of approval would also apply to all Future Development Program land uses. The following additional mitigation measure is also required to reduce impacts to schools:

Future Development Program PS-4(a)

Buildout Date Notification. Any project applicant pursuant to the Future Development Program, subsequent to the Agricultural Residential Cluster Subdivision, shall work



cooperatively with the Atascadero Unified School District regarding the timeframe of expected project completion, primarily for the purpose of notifying the district in advance to assist in their long-range planning efforts.

Plan Requirements and Timing. Applicants under the Future Development Program will notify the Atascadero Unified School District of the project timeline in advance to assist in their long-range planning effort. **Monitoring.** Planning and Development shall ensure the applicant notifies the Atascadero Unified School District prior to approval of planning entitlements.

Residual Impacts. Compliance with applicable conditions of approval and the above mitigation measure would reduce impacts to a less than significant level.

4. Cumulative Impacts. Cumulative development in the Santa Margarita vicinity is projected to decrease enrollment in the Atascadero Unified School District. The capacity utilization of Santa Margarita Elementary School, Atascadero Junior High School and Atascadero High School under cumulative conditions is described in Table 4.10-6.

Table 4.10-6. Cumulative Projected Student Enrollment of Atascadero Unified School District

Atascadero Unified School District	Operating Capacity	Current Enrollment	Projected Enrollment, 2010	Students Generated from Future Development Program buildout	Enrollment with Future Development Program Plus Cumulative Development	% Capacity Utilization (Cumulative)
Santa Margarita Elementary School	358	291	291*	112	403	113%
Atascadero Junior High School	1,086	705	653	37	690	64%
Atascadero High School	1,824	1,644	1,547	75	1,622	89%

Source: John Rodgers, Superintendent, Atascadero Unified School District, Written Communication, October 10, 2006 and Jackie Martin, Assistant Superintendent of Business Services, Atascadero Unified School District, Oral Communication, October 11, 2006.

* Projections are not available for individual Elementary Schools. Enrollment is assumed to be constant over time due to the built-out nature of the community.

As shown in Table 4.10-6, enrollment at Atascadero Junior High School and Atascadero High School is projected to decrease under the cumulative condition. These schools could accommodate students generated by the Agricultural Residential Cluster Subdivision and Future Development Program in addition to cumulative development.

According to the Atascadero Unified School District, overall elementary-level enrollment in the District is projected to decrease by approximately 17% between 2005 and 2010 (John Rodgers, Superintendent, Atascadero Unified School District, Written Communication, October 10, 2006). However, projections are not available for individual elementary schools. As a reasonable worst case scenario given the built-out nature of the community served by the school, baseline 2010 enrollment at Santa Margarita Elementary School is assumed to remain constant.



Therefore, enrollment at Santa Margarita Elementary School is projected to incrementally increase under cumulative conditions. Measures to reduce these impacts include requiring the full development fees that may be charged to a developer and notification to the school districts. Pursuant to Section 65995 (3)(h) of the California Government Code (Senate Bill 50, chaptered August 27, 1998), the payment of statutory fees on a project-by-project basis would fully mitigate the costs incurred by an enrollment increase from residential projects. With implementation of full development fees, cumulative impacts to schools would be less than significant.

4.10.4 Solid Waste

a. Setting. Through a franchise agreement with the County, a private Company (Mid-State Solid Waste and Recycling) is responsible for solid waste collection service in the Santa Margarita Ranch area. Solid waste is collected and disposed of at the Chicago Grade Landfill, located approximately eight miles north of the community of Santa Margarita, on Homestead Road in Templeton. The landfill is a Class III facility owned and operated by Chicago Grade Landfill, Inc. The landfill accepts agricultural, asbestos, construction/demolition, contaminated soil, dead animals, food wastes, green materials, industrial, metals, mixed municipal, and tire waste. The landfill has a remaining capacity of 1,833,176 cubic yards (as of January 2004) and a permitted peak throughput of 500 tons per day with a permitted traffic volume of 240 vehicles per day Sunday through Friday and 280 vehicles on Saturday (Jeff Hackett, California Integrated Waste Management Board, Email Correspondence, May 9, 2006). On average, approximately 273 tons per day are accepted at the Chicago Grade Landfill (Jeff Hackett, California Integrated Waste Management Board, Email Correspondence, July 24, 2006).

This landfill is estimated to have sufficient capacity until 2018 (California Integrated Waste Management Board, SWIS Database, 2006). However, the proposed Chicago Grade Landfill Expansion Development Plan would increase the disposal footprint of the Chicago Grade Landfill from 44.3 acres to 82.74 acres and increase the permitted facility boundary from 45.4 acres to 189 acres (Jeff Hackett, California Integrated Waste Management Board, Email Correspondence, May 9, 2006). The proposed landfill expansion would extend the estimated lifespan of the facility to the year 2045. No change in the daily or annual intake of solid waste or vehicle limits is proposed as part of the landfill expansion.

Existing development within unincorporated San Luis Obispo County generated an estimated 225,918 tons of solid waste in 2000, of which an estimated 72,294 tons (32%) was generated by residential uses and 153,624 tons (68%) was generated by nonresidential uses (CIWMB, May 8, 2006). Residential waste in the County is primarily composed of organic materials (e.g., food, yard waste) and paper products. Solid waste data specific to the community of Santa Margarita is not available.

b. Impact Analysis

1. Methodology and Significance Thresholds. Solid waste generated by the Agricultural Residential Cluster Subdivision and Future Development Program was estimated using rates from the California Integrated Waste Management Board (CIWMB) Solid Waste Characterization Database (May 8, 2006). The California Integrated Waste Management Act of 1989 (AB 939, Chapter 1095) required that net solid waste disposal be reduced 50 percent by the



year 2000. To achieve this, each county and city was required to develop a Source Reduction and Recycling Element (SRRE) that provides strategies for achieving the reductions required by the California Integrated Waste Management Act of 1989. The Agricultural Residential Cluster Subdivision and Future Development Program would have a potentially significant impact if they are not served by a landfill with sufficient permitted capacity to accommodate the solid waste disposal needs. In addition, the Agricultural Residential Cluster Subdivision and Future Development Program would have a potentially significant impact if they did not comply with federal, state, and local statutes and regulations related to solid waste.

2. Agricultural Residential Cluster Subdivision Impacts and Mitigation Measures.

Agricultural Residential Cluster Subdivision Impact PS-5 **The proposed Agricultural Residential Cluster Subdivision would generate approximately 112 tons of solid waste per year. The solid waste disposal services and landfill that would serve the Agricultural Residential Cluster Subdivision have adequate capacity to accommodate the waste generated by the Agricultural Residential Cluster Subdivision. However, the Agricultural Residential Cluster Subdivision would result in the use of part of the limited remaining capacity of the landfill. Therefore, solid waste generation would be a Class II, significant but mitigable impact.**

Solid waste generation from residential projects is a function of the number of homes, household size, and per capita waste generation. The California Integrated Waste Management Board (CIWMB) estimates that residential uses in the County generate an average of 0.37 tons per resident per year (CIWMB, Solid Waste Characterization Database, May 8, 2006). Based on a factor of 2.7 persons per dwelling unit, the 112-unit Agricultural Residential Cluster Subdivision would be expected to generate approximately 302 residents. Therefore, prior to implementation of any recycling programs, at buildout the proposed Agricultural Residential Cluster Subdivision would generate approximately 604 pounds per day or 112 tons per year of waste. This amount of solid waste generated represents a small percentage (i.e., 0.1%) of the permitted daily waste acceptance (i.e., 500 tons per day) and remaining capacity (i.e., 1,833,176 cubic yards) at the landfill, but would nevertheless hasten the utilization of the remaining capacity at the landfill.

Agricultural Residential Cluster Subdivision implementation would not result in any change to service in the area or any significant changes to the disposal operations. The proposed Agricultural Residential Cluster Subdivision would not create the need for any special solid waste disposal handling and would therefore comply with all statutes and regulations related to solid waste. However, Agricultural Residential Cluster Subdivision construction and occupancy would hasten the utilization of the remaining Chicago Grade Landfill capacity, which would be a potentially significant impact.

Mitigation Measures. To promote solid waste reduction and recycling, the following mitigation measures are required:



**Agricultural Residential
Cluster Subdivision
PS-5(a)**

Construction Solid Waste Minimization. During the construction phases of the Agricultural Residential Cluster Subdivision, the following mitigation measures shall be implemented to reduce solid waste generation to the maximum extent feasible:

- Prior to construction, the contractor shall arrange for construction recycling service with a waste collection provider. Roll-off bins for the collection of recoverable construction materials shall be located on-site. The applicant, or authorized agent thereof, shall arrange for pick-up of recycled materials with a waste collection provider or shall transport recycled materials to the appropriate service center. Wood, concrete, drywall, metal, cardboard, asphalt, soil, and land clearing debris may all be recycled.
- The contractor shall designate a person to monitor recycling efforts and collect receipts for roll-off bins and/or construction waste recycling. All subcontractors shall be informed of the recycling plan, including which materials are to be source-separated and placed in proper bins.
- The contractor shall use recycled materials in construction wherever feasible.
- The above construction waste recycling measures shall be incorporated into the construction specifications for the contractor.

Plan Requirements and Timing. The applicant shall submit a Construction Solid Waste Minimization Plan to the Planning Department and Public Works Department for review and approval prior to issuance of the Land Use Permit. **Monitoring.** The Planning Department shall site inspect as required under the monitoring plan.

**Agricultural Residential
Cluster Subdivision
PS-5(b)**

Recycling Plan. A long term plan for recycling shall be developed **by the applicant** with specific collection goals for each recyclable material category and a method to track quantities of materials. The goal shall be a 50% waste stream diversion. **The Applicants** shall provide this plan prior to final occupancy. The plan shall include, at a minimum upon concurrence of the Public Works Department, the following items:

- Description of all activities which shall reduce solid waste



generation by a minimum of 50%;

- Methodology for monitoring activities for program effectiveness/efficiency;
- Compilation and provision of quarterly diversion updates/reports to the County 30 days after the end of each calendar quarter listing the amount of wastes disposed and recycled by tons;
- Listing of solid waste/recycling/service providers utilized to provide recycling/composting/waste reduction programs; and
- Annual evaluation of program submitted to the Public Works Department.

Plan Requirements and Timing. The recycling plan shall be submitted by the applicant for review and approval to the Planning and Building Department and Public Works Department prior to final occupancy. **Monitoring.** Planning and Building shall review the recycling plan prior to issuance of building permits and inspect units prior to occupancy clearance.

Residual Impacts. With implementation of the above measures, impacts related to solid waste generation would be less than significant.

3. Future Development Program Impacts and Mitigation Measures. The Future Development Program represents potential future buildout of the Santa Margarita Ranch, including the proposed Agricultural Residential Cluster Subdivision. Refer to Section 4.10.4(b)(2) for a discussion of solid waste impacts resulting from the Agricultural Residential Cluster Subdivision independently.

Future Development Program Impact PS-5

The Future Development Program would generate approximately 1,121.6 tons of solid waste per year, from residential and commercial uses. The solid waste disposal services and landfill that would serve the Future Development Program have adequate capacity to accommodate the waste generated by the Future Development Program. However, the Future Development Program would result in the use of part of the limited remaining capacity of the landfill. Therefore, solid waste generation would be a Class II, significant but mitigable impact.

Solid waste generation from residential uses is a function of per person waste generation. Construction activities and new residents generated by the Future Development Program



would produce solid waste beyond existing conditions. The California Integrated Waste Management Board (CIWMB) estimates that residential uses in the County generate an average of 0.37 tons per resident per year (CIWMB, Solid Waste Characterization Database, May 8, 2006). Based on a factor of 2.7 persons per dwelling unit, the 514 residential units associated with Future Development Program buildout would be expected to generate approximately 1,388 residents. Therefore, potential residential uses would generate approximately 2,814 pounds of solid waste per day or 513.6 tons of solid waste per year.

Commercial use solid waste generation is based on a per employee generation factor. The California Integrated Waste Management Board (CIWMB) estimates that nonresidential uses in the County generate an average of 9.8 pounds of waste per employee per day (CIWMB, Solid Waste Characterization Database, 2006). Using a factor of 500 building square feet per worker for commercial uses, the estimated 157,250 square feet of commercial/retail development would generate an estimated 315 jobs (refer to Table 2-5 in Section 2.0, *Project Description*). In addition, the livestock sales yard is assumed to generate ten jobs, while each of the three places of worship is assumed to generate five jobs. Therefore, the Future Development Program is estimated to generate a total of 340 new jobs. Therefore, the commercial components of the Future Development Program would generate approximately 3,332 pounds of waste per day or 608 tons per year, prior to implementation of any recycling programs. Therefore, a total of 6,146 pounds of waste per day or 1,121.6 tons of waste per year will be generated by all uses (commercial and residential) in the Future Development Program. Based on the Chicago Grade Landfill conversion factor of 1,400 pounds of waste per cubic yard, this would amount to 1,602 cubic yards per year (Jeff Hackett, California Integrated Waste Management Board, Email Correspondence, July 24, 2006). This amount of solid waste generated represents a relatively small percentage (i.e., 0.09%) of the landfill's remaining capacity.

Future Development Program implementation would not result in any change to service in the area or any significant changes to the disposal operations. The Future Development Program would not create the need for any special solid waste disposal handling and would therefore comply with all statutes and regulations related to solid waste. However, Future Development Program construction and occupancy would hasten the utilization of the remaining Chicago Grade Landfill capacity, which would be a potentially significant impact.

Mitigation Measures. Agricultural Residential Cluster Subdivision measures PS-5(a) (Construction Solid Waste Minimization) and PS-5(b) (Recycling Plan) would also apply to Future Development Program land uses. The following additional mitigation measure is also required to reduce impacts related to solid waste generation:

Future Development Program PS-5(a)

Non-Residential Recycling. All Future Development Program commercial development shall include mixed office paper, cardboard, scrap metal, newspaper, glass and plastic bottles, and metal cans (aluminum and steel) recycling receptacles.

Plan Requirements and Timing. A non-residential recycling plan shall be submitted for review and approval to the Planning and Building Department and Public Works Department prior to final occupancy. **Monitoring.** Planning and Building shall



review the recycling plan prior to issuance of building permits and inspect units prior to occupancy clearance.

Residual Impacts. With implementation of the above measures, impacts related to solid waste generation would be less than significant.

4. Cumulative Impacts. Cumulative buildout of the area would increase solid waste generation, thereby reducing the lifespan of the Chicago Grade landfill that serves the area. This landfill is estimated to have sufficient capacity until 2018 (California Integrated Waste Management Board, SWIS Database, 2006). However, the proposed Chicago Grade Landfill Expansion Development Plan would increase the disposal footprint of the Chicago Grade Landfill from 44.3 acres to 82.74 acres and increase the permitted facility boundary from 45.4 acres to 189 acres (Jeff Hackett, California Integrated Waste Management Board, Email Correspondence, May 9, 2006). The proposed landfill expansion would extend the estimated lifespan of the facility to the year 2045, although no change in the daily or annual intake of solid waste or vehicle limits is proposed.

The Agricultural Residential Cluster Subdivision and Future Development Program would contribute approximately 2,361 tons of waste per year to the Chicago Grade Landfill. Based on the Chicago Grade Landfill conversion factor of 1,400 pounds of waste per cubic yard, this would amount to 3,373 cubic yards per year, or 0.18% of the landfill's remaining capacity (Jeff Hackett, California Integrated Waste Management Board, Email Correspondence, July 24, 2006). This amount of solid waste would not be sufficient to require an expansion of the existing facilities beyond that which is already proposed. Therefore, the contribution of the Agricultural Residential Cluster Subdivision and Future Development Program to cumulative solid waste impacts would be less than significant.

4.10.5 Libraries

b. Setting. The community of Santa Margarita is served by the Santa Margarita Library, a branch of the San Luis Obispo City-County Library. The library is located at 9630 Murphy Avenue in Santa Margarita and is open from 12:00 noon to 6:00 pm Tuesday through Thursday. The Santa Margarita Library has been serving the community since 1923 in various locations, and moved to its current location in 1996.

The Santa Margarita Library primarily serves residents within the community of Santa Margarita, although library staff indicate that residents from surrounding areas, including Atascadero and Templeton, also utilize the library (Debra Jurey, Branch Manager, Personal Communication, August 23, 2007). Approximately 1,325 people reside in the primary service area. The library structure is 900 square feet and houses approximately 10,300 items (Melody Mullis, San Luis Obispo City-County Library Administration, Personal Communication, August 23, 2007). Library staffing includes two part time employees equaling 0.875 full-time positions, five volunteers, and 14 members of the Friends of the Library organization (Debra Jurey, August 23, 2007).

The San Luis Obispo City-County Library uses a planning ratio of 0.7 square feet of library space per capita for communities with less than 10,000 residents (Melody Mullis, August 23, 2007). This ratio is used to evaluate the library's ability to accommodate the library service



area's current and projected population. Using this ratio, the 900 square foot library is presently designed to accommodate a service area that would include approximately 1,286 persons. This indicates that the library is not large enough to accommodate the existing service area population of approximately 1,325, requiring an additional 28 square feet to accommodate the existing service area population. However, it should be noted that this standard does not address changing technologies that allow for a wide dispersal of information through other means, including the Internet. As personal computers become less expensive and more powerful, access to information will continue to improve.

b. Impact Analysis

1. Methodology and Significance Thresholds. The Agricultural Residential Cluster Subdivision and Future Development Program would have a significant impact on public library facilities and services if it would substantially interfere with the operations of an existing public library facility, or would put additional demands on a public library facility that is currently overcrowded, such that additional facility construction may be required.

2. Agricultural Residential Cluster Subdivision Impacts and Mitigation Measures.

Agricultural Residential Cluster Subdivision Impact PS-6

The Santa Margarita Library is undersized to serve the increase in population associated with Agricultural Residential Cluster Subdivision buildout. Payment of required library fees as a condition of approval would ensure Class III, less than significant, impacts to the community library.

The 900 square foot library is presently designed to accommodate a service area that would include approximately 1,286 persons. The current population of the existing service area is approximately 1,325 people. Using the San Luis Obispo City-County Library's planning ratio of 0.7 square feet of library space per capita, a 928 square foot library would be required to serve the existing population of the Santa Margarita Library service area.

Implementation of the proposed Agricultural Residential Cluster Subdivision would result in a total of 112 dwelling units and an associated population increase of 302 persons (based upon a population generation factor of 2.7 persons per unit). This population increase would bring the total population of Santa Margarita (and the library service area) to approximately 1,627 persons. Based on the San Luis Obispo City-County Library's planning ratio of 0.7 square feet of library per capita, the Santa Margarita Library would require an additional 239 square feet of space to serve this increased population.

According to the San Luis Obispo County Public Facilities and Financing Plan for Unincorporated Area Facilities (Revised June 24, 2006), the cost of providing additional library facilities necessary to maintain established standards is currently \$172 per resident. As a condition of project approval, the applicant will be required to pay this fee at the time each building permit is issued.

Mitigation Measures. Beyond the required fees described in the impact statement, no additional mitigation measures are required.

Residual Impacts. Impacts would be less than significant.



3. Future Development Program Impacts and Mitigation Measures. The Future Development Program represents potential future buildout of the Santa Margarita Ranch, including the proposed Agricultural Residential Cluster Subdivision. Refer to Section 4.10.5(b)(2) for a discussion of library impacts resulting from the Agricultural Residential Cluster Subdivision independently.

Future Development Program Impact PS-6

The Santa Margarita Community Library is undersized to serve the increase in population associated with Future Development Program buildout. Payment of required library fees as a condition of approval would ensure Class III, less than significant, impacts to the community library..

As discussed in Section 4.10.5(b)(2) above, the existing 900 square foot library is undersized to serve the current service area population.

Buildout in accordance with the Future Development Program would result in a total of 514 dwelling units (402 units in addition to the Agricultural Residential Cluster Subdivision) and an associated population increase of 1,388 persons. This population increase would bring the total population of Santa Margarita (and the library service area) to approximately 2,713 persons. Based on the San Luis Obispo City-County Library's planning ratio of 0.7 square feet of library per capita, the Santa Margarita Library would require an additional 999 square feet of space to serve this increased population.

According to the San Luis Obispo County Public Facilities and Financing Plan for Unincorporated Area Facilities (Revised June 24, 2006), the cost of providing additional library facilities necessary to maintain established standards is \$172 per resident and \$67 per employee. As a condition of project approval, the applicant will be required to pay this fee at the time each building permit is issued.

Mitigation Measures. Beyond the required fees described in the impact statement, no additional mitigation measures are required.

Residual Impacts. Impacts would be less than significant.

4. Cumulative Impacts. The evaluation of the Future Development Program, which includes the Agricultural Residential Cluster Subdivision, in this EIR accounts for all of the expected growth in the Santa Margarita area, as it represents buildout of the major landholding that surrounds the existing community, consistent with the Salinas River Area Plan. Therefore, library impacts from buildout of the Agricultural Residential Cluster Subdivision in combination with buildout of the Future Development Program were addressed in the Future Development Program impact analysis above. As future applications for individual Future Development Program projects are submitted at a project level of detail, the precise evaluation of future project cumulative impacts would be coordinated through the required Specific Plan and associated environmental review, or through individual project-level environmental review, as applicable.

