4.13 Public Services and Utilities

This section analyzes public service and utility systems for the Project. The Project would involve the remediation and restoration of the Project Site, followed by the construction of commercial and industrial development under either the City Development Plan or the County Development Plan, as described in Chapter 2.0, Project Description. Both development scenarios have the potential to impact public service and utility systems in the Project area. The information regarding existing conditions is primarily based on coordination with potentially affected public service agencies and utilities services. Specific references are within the subsection for each respective issue area. The following public service and utility organizations are addressed:

- Fire Protection Services (California Department of Forestry and Fire Protection, San Luis Obispo County Fire Department, and City of San Luis Obispo Fire Department);
- Police Protection Services (San Luis Obispo County Sheriff, City of San Luis Obispo Police Department, and California Highway Patrol);
- Public Schools (San Luis Coastal Unified School District);
- Energy (Pacific Gas and Electric Company and Southern California Gas Company); and
- Solid Waste (Santa Barbara Regional Integrated Waste Management Authority and San Luis Obispo County Integrated Waste Management Authority).
- Water Supply for City Development Plan only (City of San Luis Obispo Utilities Department)

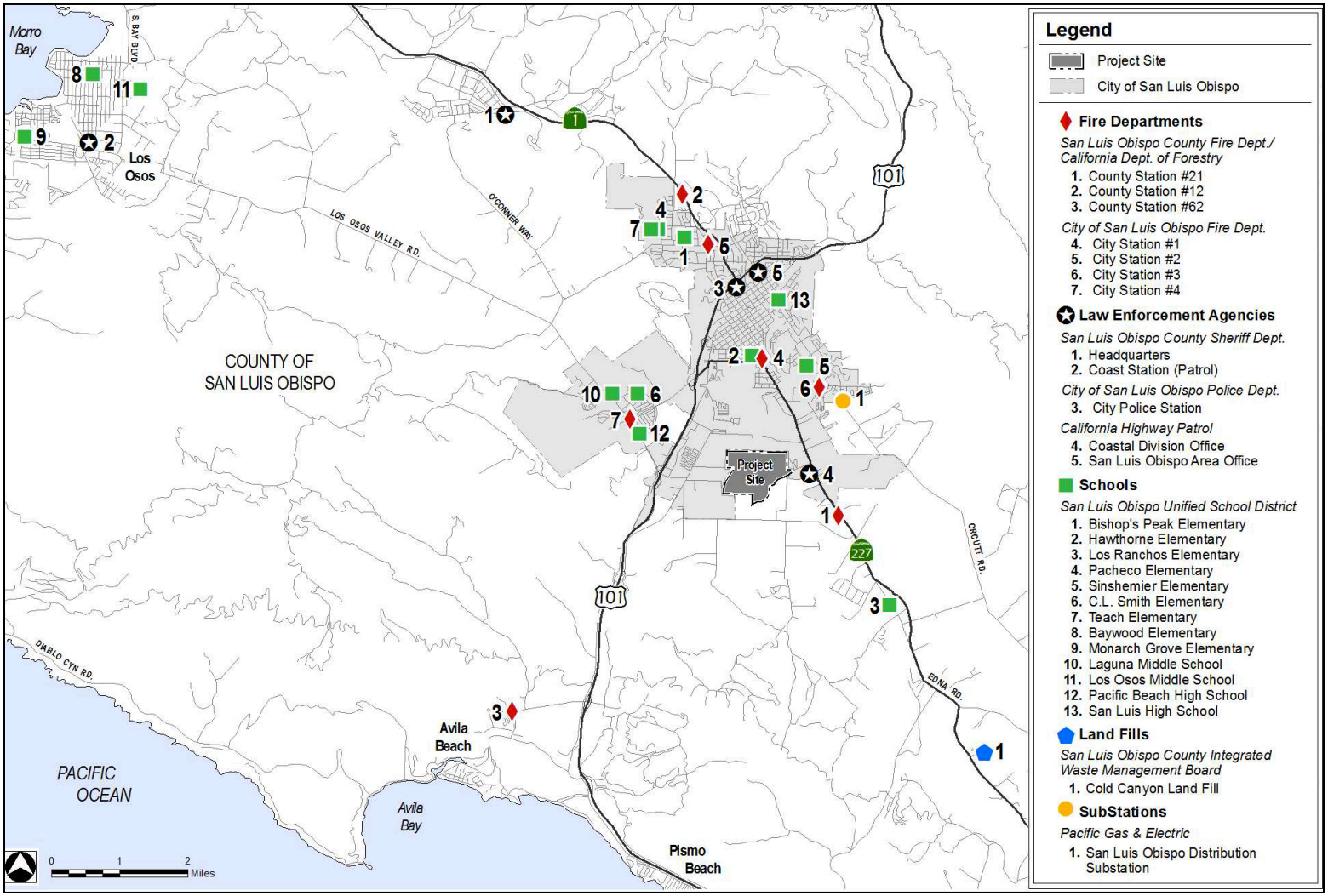
Figure 4.13-1 shows the key existing public facilities operated by most of the above service providers, which are located in the vicinity of the Project.

4.13.1 Environmental Setting

4.13.1.1 Fire Protection Services

The Project is within a Local Responsibility Area in a Moderate Fire Severity Zone (Zrelak 2009). This subsection identifies the fire protection service providers serving the Project area and potential and expected response times from the fire stations, analysis of the adequacy of reliable or adequate water flow, water pressure, and other fire department resources during a major fire, and an analysis of emergency access routes.

Figure 4.13-1 Public Services



The Project Site is currently under the jurisdiction of the California Department of Forestry/San Luis Obispo County Fire Department (CALFIRE), and CALFIRE would continue to serve the site under the County Development Option. If the Project Site is annexed to the City, the City of San Luis Obispo Fire Department (SLOFD) would primarily serve the Project Site. However both the County and City fire departments operate under a mutual aid agreement, which allows one fire department to call upon the other for assistance during structural fires and other emergency situations.

California Department of Forestry/San Luis Obispo County Fire Department

The Project Site currently receives fire protection and paramedic services from the CALFIRE. CALFIRE, a California state agency, functions as the San Luis Obispo County Fire Department under a contract with the County. Approximately 180 full-time state employees operate the Department, supplemented by as many as 100 state seasonal firefighters, 300 county paid-call firefighters and reserve firefighters, and 120 state inmate firefighters (CALFIRE 2011). Of the CALFIRE stations throughout the County, Fire Station #21 (San Luis Obispo Airport Fire Station) would be the jurisdictional station ("first in") for the Project Site. Fire Station #21, 4671 Broad Street in the City, is approximately 2 miles from the Project Site with a 4 to 5 minute response time (CALFIRE 2009).

Station #21 houses specialized equipment, including a fire engine staffed with a minimum of two permanent personnel and a rescue squad staffed with 25 paid-call firefighters (CALFIRE 2009). Fire Station #12 (San Luis Obispo Fire Station) and Fire Station #62 (Avila Valley Fire Station) are also within the sphere of influence of the Project area. Fire Station #12 is approximately 6 miles from the Project Site, at 635 North Santa Rosa Street in the City (Zrelak 2009), Fire Station #12 includes a state fire engine staffed daily with a minimum of two to four personnel, including one fire captain and one firefighter, as well as a County fire engine staffed with paid-call firefighters. Fire Station # 62, at 1551 Sparrow Street in Avila Beach, is approximately 6 miles from the Project Site (Zrelak 2009).

This station is staffed with two permanent CALFIRE employees, one fire apparatus engineer, and a fire captain, supported by 25 paid-call firefighters dispatched via radio pager. Both Fire Stations #12 and #62 have a 10-minute response time to the Project Site. It is important to note that the Department operates under a regional approach to providing fire protection and emergency medical services, and emergency response units are dispatched, as needed, to an incident anywhere in the district's service territory based on distance and availability, without regard to jurisdictional or municipal boundaries. According to CALFIRE, fire protection appears to be adequate for the existing area and the staffing information and response times reported here remain current. (Zrelak 2011).

City of San Luis Obispo Fire Department

With a possible annexation into the City, the Project Site would primarily receive fire protection and paramedic services from the City of San Luis Obispo Fire Department (SLOFD). Approximately 55 full-time employees operate the SLOFD, including 13 captains, 15 engineers, and 12 firefighters. The remaining personnel include administrative and fire prevention personnel and one mechanic (SLOFD 2011). Of the SLOFD fire stations located throughout the City, Fire Stations #3 and #4 equally serve the Project Site (Maggio 2009). Fire Station #3, at 1280 Laurel Lane, was completed in 1960 to serve the growing south end of the City. A three-

person paramedic engine company staffs this station. Fire Station #4 is located at the intersection of Madonna Road and Los Osos Valley Road. The station, similarly staffed by a three-person paramedic engine company, acts as the base of operations for the fire captain, who is the paramedic coordinator for all paramedics on the SLOFD (SLOFD 2011).

Fire Station # 1 is "third due" for the Project Site (Maggio 2009). Located at 2160 Santa Barbara Street, Fire Station #1 is the newest firehouse in the City. A battalion chief and a four-person paramedic truck company staff Fire Station #1 (SLOFD 2011). Fire Stations #3 and #4 are approximately 2.7 miles northeast and 2.4 miles northwest of the Project Site, respectively. Fire Station #1 is approximately 2.8 miles north of the Project Site (Google 2009). According to the Department, all City fire stations exceed the SLOFD's response time goal of 4 minutes for the Project area (City of San Luis Obispo 2009, Maggio 2009).

Existing SLOFD Deficiencies

According to the SLOFD Master Plan for the City, the City has struggled to increase daily firefighter staffing as the population and service calls have increased significantly. In 2011, the daily firefighter count was 13, not including the battalion chief (SLOFD 2011), which is only two more than the count in 1978 (City of San Luis Obispo 2009). According to the SLOFD Master Plan, the southern annexation, which includes the Project Site, does not maintain 4-minute primary unit response coverage. In addition, existing City department daily firefighter staffing is not adequate as an initial force to extinguish serious fires without help from CALFIRE. To improve the response time deficits, the SLOFD Master Plan recommends the addition of a fifth fire station with an engine staffed by a minimum of three personnel. The SLOFD Master Plan bases this recommendation on their conclusion that increasing firefighter staffing at existing City fire stations would not address response times in the southern annexation area nor allow simultaneous emergency calls to be covered by a proposed fifth unit in the event a County unit is not available.

Besides firefighter staffing deficits, the SLOFD Master Plan also addresses the City's need to increase headquarter program functions and the need for fiscal policies to fund improvements in fire services in conjunction with new development. As indicated by the SLOFD, and the City's Community Development Department (City of San Luis Obispo 2011), currently there are no development impact fees to pay for new fire department facilities within the City. In addition, general fund revenues to pay for staffing a new fire station may or may not be available at Project build-out (Maggio 2009).

Mutual Aid Agreements between SLOFD and CALFIRE

SLOFD has extensive interagency plans in partnership with CALFIRE, as well as with other neighboring fire departments. In California, virtually all fire departments are signatories to the California Master Mutual Aid Agreement. Except in cases of wildland fires or major disasters (e.g., earthquakes), much of the Statewide Master Mutual Aid resources are inaccessible by somewhat isolated fire departments, like the City. According to the SLOFD Master Plan, this inaccessibility makes it necessary for the Department to internally ensure greater depth to handle major fires and to create reliable agreements with nearby neighbors to provide assistance. Approximately once a year SLOFD assists other departments in the County, except for CALFIRE, who SLOFD assists approximately 110 times per year. According to CALFIRE, the fire stations' reciprocal agreement advises CALFIRE and SLOFD to each send one fire engine

during a fire emergency, if adequate resources are available (Zrelak 2009). According to the SLOFD Master Plan, simultaneous incident activity currently is not a significant issue because the City can draw on nearby mutual aid CALFIRE stations. Nevertheless, while the City benefits from the mutual aid response system, the SLOFD Master Plan suggests that this system could not replace existing City stations or units (City of San Luis Obispo 2009).

Fire Safety Compliance Measures

The County and City Municipal Codes set forth state and local fire prevention statutes and regulations to ensure that new developments meet standards for fire-flow, public and private fire hydrants, and roadway access provisions for fire-fighting units. Fire flow, the quantity of water available or necessary for fire protection in a given area, depends on the performance capacity of water lines to supply water during emergencies. Fire flow attributes include line pressure, rate of flow (i.e., gallons per minute), and duration over which prescribed volumes of water can be delivered at designated pressures. The quantity of water necessary for fire protection varies by land use type, life hazard, occupancy, and the degree or level of fire hazard. According to CALFIRE, at a minimum, the Project would require fire lanes 20 feet wide and fire hydrants no more than 300 feet apart. The proposed Project would require water flow of at least 1,500 gallons per minute for a duration of two hours (Zrelak 2009). According to SLOFD, the required fire flow would be dependent on the size and type of construction of the proposed buildings for this Project and shall be calculated at a minimum of 20 pounds per square inch residual. In addition, fire hydrants are required to be spaced no more than 500 feet apart on alternating sides of the street and no part of a building shall be more than 300 feet from a fire hydrant (Maggio 2009). See Section 4.5, Water Resources, for information regarding existing water supply conditions.

4.13.1.2 Police Protection Services

This subsection discusses the police protection providers serving the Project area, potential and expected response times from the police stations, and the adequacy of police department resources. The Project Site is currently under the jurisdiction of the San Luis Obispo County Sheriff's Department. If the Project Site were annexed into the City, the City of San Luis Obispo Police Department would primarily serve the Project Site. The California Highway Patrol (CHP) provides additional law enforcement support for the Project area. Regardless of which jurisdiction the Project Site is designated under, all law enforcement jurisdictions (state, County, and City) operate under the California Emergency Management Agency's Law Enforcement Mutual Aid Plan (2009 Edition), which allows one law enforcement agency to request assistance from other law enforcement agencies, if necessary.

San Luis Obispo County Sheriff's Department

The San Luis Obispo County Sheriff's Department provides police protection and law enforcement services within the unincorporated portions of the County, including the Project Site. The Department's Headquarters Station is located at 1585 Kansas Avenue in the City. The Headquarters Station provides dispatch, watch commander (shift oversight), administration, detectives, records and warrants, as well as property and custody services for the department (Reid 2009). The Sheriff's Department has 151 allocated positions; however, only 76 are allocated to patrol functions to serve the Department's three patrol substations (Coast Station, North Station, and South Station) (Reid 2011). The balance of Department personnel is allocated

to either court service or administrative positions. The Department's Coast Station, located at 2099 10th Street in the city of Los Osos, would serve the Project. Currently, this station directly serves a population of 53,544 (not including incorporated cities) within a service area that extends north along the coastline from Avila Beach to the Monterey County line. The station has approximately 23 sworn deputies to serve approximately 600 square miles. The Coast Station staffs one deputy per car during the daytime and two deputies per car at night. Usually from 7:00 a.m. to 12:00 a.m., there is generally one car covering the vicinity of the Project Site. However, after midnight, there is generally only one car covering the entire Coast Station jurisdiction (600 square miles).

According to the San Luis Obispo Inland Area Plan, response times for the Sheriff's Office vary based on allocated personnel, existing resources, time and day of week, and prioritized calls for law enforcement services (County of San Luis Obispo 2007). The overall average response time during 2010 for high priority calls in the Coast Station jurisdiction was 12 minutes based on 99 calls within the entire response area. According to the Sheriff's Department, this is somewhat below their goal of responding to 90 percent of high priority calls within 10 minutes (Reid 2011). The department's Coast Station participates in mutual aid agreements with the City of San Luis Obispo Police Department, CHP, and other law enforcement agencies, so the department can call these stations for assistance, if necessary.

Volunteers donate their time, equipment, and expertise to the San Luis Obispo County Sheriff's Department. The Sheriff's Auxiliary Volunteer Patrol was established to help the San Luis Obispo County Sheriff's Department satisfy its law enforcement mission. Citizen volunteers are trained in a variety of law enforcement topics, such as observation skills, radio procedures, first aid, and supplemental patrol in neighborhoods and business districts. The Sheriff Department's Search and Rescue Team, Aero Squadron, Posse, and Dive Team also enlist the aid of volunteers.

City of San Luis Obispo Police Department

The City of San Luis Obispo Police Department (SLOPD) provides police protection service and law enforcement for the City. The City's police station serves approximately 12 square miles and is located at 1042 Walnut Street, approximately 4.3 miles north of the Project Site on local surface streets. Currently, 60 sworn officers provide service for the City. The on-call staffing level for the station varies during the day and night, but the SLOPD has a minimum staffing of four officers per shift. Generally, the SLOPD has between six and eight patrol officers, three to four motor (traffic) officers, and two to four downtown officers (Bledsoe 2011). The City's adopted General Plan Safety Element establishes response performance standards for recurrent types of emergencies. The SLOPD has set a 30 percent available-time objective for patrol response (available time is the fraction of total time that a patrol unit is not previously assigned or otherwise unavailable for response to a new emergency call for service). The SLOPD is currently at or below this 30-percent available objective during most of the year (City of San Luis Obispo 2010). Nevertheless, according to the SLOPD, existing staff levels are adequate to meet the demands of the community (Bledsoe 2011). Depending on many circumstances (e.g., time of day, traffic, number of service calls), the SLOPD estimates that the response time to the Project Site would be anywhere between 2 and 10 minutes, depending on the priority of the call. The SLOPD works in partnership with the County Sheriff's Department, especially on high priority calls. According to the department, it is much more common for the County Sheriff's

Department to ask the SLOPD for assistance due to manpower and jurisdiction (Bledsoe 2009). The SLOPD has utilized civilian volunteers since the 1980s. Volunteers contribute as much as 4,000 hours of service each year. Typical volunteer assignments include data entry, evidence and property, juvenile diversion, crime prevention, and support assistance.

California Highway Patrol

The California Highway Patrol (CHP) provides traffic law enforcement in the unincorporated areas of the County and on all freeways in the Project area. The CHP also provides general law enforcement services and security on all state property and facilities. The CHP's San Luis Obispo Station serves approximately 900 square miles and is located at 675 California Boulevard, approximately 4.3 miles north of the Project Site on local surface streets. Currently, 39 sworn officers staff the San Luis Obispo Station. The CHP operates three shifts in a 24-hour period: 5:30 a.m. to 6:00 p.m., 10:30 a.m. to 11 p.m., and 5:30 p.m. to 6:00 a.m. Average deployment for each shift is six, two, and four officers, respectively. According to the department, existing staff levels adequately meet the current demands of the Project area (Day 2011). The officers with primary responsibility for Tank Farm Road spend the majority of their time patrolling U.S. Highway 101. Response times to Tank Farm Road average approximately 10 minutes, or 5 minutes on an emergency "code 3" run. The CHP has a Memorandum of Understanding (MOU) with both the Sheriff's Department and SLOPD, which is an agreement between public agencies to share resources and information among themselves in response to a large-scale emergency (Torres 2009).

4.13.1.3 Public Schools

The San Luis Coastal Unified School District (SLCUSD) provides educational services for the City, the City of Morro Bay, and a portion of the unincorporated areas of the County. The SLCUSD serves nearly 7,200 pre-K-12 students at 15 schools, which include ten elementary schools, two middle schools, and three high schools. SLCUSD also provides one adult school (SLCUSD 2010). The schools that would most likely serve the Project area include: C.L. Smith Elementary, Hawthorne Elementary, Sinsheimer Elementary, Laguna Middle, and San Luis Obispo High (Holmes 2009). SLCUSD currently provides intra-district open enrollment, which allows parents a request to enroll their children at any district school; the district approves requests on a space-available basis.

4.13.1.4 Energy

California's main energy sources are electricity, natural gas, and crude oil. The total electricity used in the State in 2009 was generated from several sources including: approximately 42.0 percent from natural gas, 13.1 percent from nuclear reactions, 9.1 percent from large (non-renewable) hydroelectric power, 8.1 percent from coal, 12.0 percent from renewable sources, and 15.7 percent from unspecified sources (CEC 2011).

As shown in Table 4.13-1, the County consumed approximately 1,749 million kilowatt-hours of electricity in 2008 and 1,691 million kilowatt-hours of electricity in 2009. The County consumed approximately 78.8 million therms of natural gas in 2008 and 79.4 million therms in 2009. As the population in California grows over the next few years, energy consumption is anticipated to

increase steadily at a rate of 1.2 percent annually for electricity from 2010 to 2018, and 0.73 percent annually for natural gas (CEC 2009).

Table 4.13-1 San Luis Obispo County Electricity and Gas Consumption

Land Use	2010		2011	
	Electricity (millions of kWh)	Gas (millions of Therms)	Electricity (millions of kWh)	Gas (millions of Therms)
Non–Residential	990	38.5	1,014	39.6
Residential	660	40.5	660	41.2
Total	**1,650**	**79**	**1,674**	**80.8**

Source: California Consumption Data Management System, accessed from: http://www.ecdms.energy.ca.gov/elecbycounty.aspx, and http://www.ecdms.energy.ca.gov/gasbycounty.aspx on April 23 2013

Electricity and Gas Purveyors

Pacific Gas and Electric Company

Pacific Gas and Electric Company (PG&E) currently provides electricity for the Project Site. PG&E operates a local planning office at 406 Higuera Street in the City and operates the San Luis Obispo Substation on the corner of Orcutt Road and Johnson Avenue; approximately 2.8 miles northwest of the Project Site (see Figure 4.13-1). PG&E generates electricity from the following sources: (1) PG&E-owned hydropower, gas-fired steam, and nuclear generators; (2) independent generators; and (3) out-of state generators. A network of high-voltage transmission lines carries electricity generated from the power plants to substations. Substations use transformers to decrease the voltage of electricity to connect with the distribution system. Individual services or "drops" connect the distribution system to the industrial, commercial, agricultural, and residential customers. Table 4.13-2 shows kilowatt-hours of electricity consumed in the PG&E planning area from 2003 through 2011. As shown in the table, commercial, industrial, and residential land uses consumed the majority of the kilowatt-hours of electricity in the PG&E planning area. Currently, electrical service in the Project area is considered reliable (Queen 2009).

Southern California Gas

Southern California Gas (SCG) would provide natural gas for the Project Site. As discussed in Chapter 2.0, Project Description, SCG owns a 4-inch-diameter gas line just north of Tank Farm Road. The line is buried in the shoulder of the road and ends approximately 400 feet from the west boundary of the Northwest Operations Area. Currently, gas is not provided on the Project Site. Table 4.13-3 shows the natural gas consumption (in millions of therms) by the entire SCG planning area from 2003 through 2011. Residential, mining, and industrial land uses consumed the majority of the therms in the SCG planning area. Currently, gas service in the Project area is considered reliable (SCG 2010).

Table 4.13-2 PG&E Planning Area Electricity Consumption (Millions of kWh)

Land Use	2003	2004	2005	2006	2007	2008	2009	2010	2011
Agriculture & Water Pump	6,324	6,778	5,402	6,010	7,908	7,908	7,659	7,182	5,930
Commercial Building	35,243	35,741	35,819	36,943	39,191	39,474	37,491	37,890	37,039
Commercial Other	4,682	4,987	5,113	5,407	5,394	5,910	6,193	6,018	6,283
Industry	17,954	18,352	18,619	18,561	19,011	18,678	17,226	17,247	16,987
Mining & Construction	2,477	2,642	2,863	2,912	3,521	3,461	3,429	3,605	4,005
Residential	31,976	32,708	33,106	34,345	34,324	35,320	34,939	34,625	35,086
Streetlight	516	532	537	542	457	475	511	515	499
Total Usage	**99,172**	**101,740**	**101,459**	**104,720**	**109,806**	**111,226**	**107,448**	**107,082**	**105,829**

Source: California Consumption Data Management System, accessed from: http://www.ecdms.energy.ca.gov/elecbyplan.aspx, on April 23, 2013.

Table 4.13-3 SCG Planning Area Gas Consumption (Millions of Therms)

Land Use	2003	2004	2005	2006	2007	2008	2009	2010	2011
Agriculture & Water Pump	102	101	85	87	86	83	79	66	63
Commercial Building	939	968	965	939	948	886	889	923	938
Commercial Other	77	66	71	88	107	135	133	131	130
Industry	1,529	1,569	1,578	1,458	1,527	1,565	1,450	1,588	1,584
Mining & Construction	2,608	2,636	2,427	2,536	2,369	2,406	2,309	2,135	2,126
Residential	2,558	2,685	2,536	2,544	2,568	2,533	2,492	2,596	2,620
Total Usage	**7,813**	**8,025**	**7,662**	**7,652**	**7,605**	**7,608**	**7,352**	**7,439**	**7,461**

Source: California Consumption Data Management System, accessed from: http://www.ecdms.energy.ca.gov/gasbyplan.aspx, on April 23, 2013.

4.13.1.5 Solid Waste

It is anticipated that landfills, notably Cold Canyon Landfill, would serve the Project during the construction and operation phases. However, during the remediation component of the Project, it is anticipated that most hydrocarbon-impacted soils will be disposed of at the nonhazardous impacted soil (NHIS) facility operated by the City of Santa Maria. This section analyzes the existing conditions of, and Project impacts to, the landfills that could be affected by the Project, based on landfill capacities reported by The California Department of Resources Recycling and Recovery (CalRecycle).

All NHIS material bound for the Santa Maria Landfill must be laboratory tested by the Central Coast Regional Water Quality Control Board (RWQCB) to ensure it is within the landfill's non-hazardous acceptance criteria. In the event that some of the soil is determined to be hazardous, that soil would have to be diverted to a hazardous waste disposal facility such as Clean Harbor's Class I disposal facility in Buttonwillow, California. As a contingency plan, this EIR evaluates the possible disposal of 50,000 cubic yards of soil at the Class I disposal facility at Buttonwillow, located approximately 106 miles northeast of the Project Site, should material removed during remediation phases prove to be considered hazardous. An alternative Class I hazardous waste disposal facility, Kettleman Hills, is located at Kettleman City, California. As of December 2012, the Kettleman Hills facility identifies an available capacity of approximately 50,000 cubic yards (Kettleman Hills 2012). The proposed Kettleman Hills Landfill B-18 Phase III expansion, if approved, would add 4.9 million cubic yards of capacity, increasing the total capacity to approximately 15 million cubic yards.

Santa Barbara County

The Santa Barbara County Multi-Jurisdictional Solid Waste Task Group helped develop long-term solid waste management strategies for the communities within Santa Barbara County. The Santa Maria Landfill is one of the Technical Advisory Committee subgroups (SB County 2013). It is anticipated that NHIS material removed from the Project Site during the remediation component of the proposed Project, would be hauled to the Santa Maria Landfill for disposal.

The City of Santa Maria owns and operates the Santa Maria Landfill, which accepts wastes 7 days per week. The landfill's permitted maximum disposal is 858 tons per day (304,590 tons/year). In 2009, the landfill disposed of 95,580 tons of solid waste, none of which were reported to be from the San Luis Obispo IWMA (CalRecycle 2011). Since it accepts NHIS material, the Santa Maria Landfill is one of the most highly regulated sites in the area (City of Santa Maria 2007). All NHIS material must be tested at a laboratory to ensure it is within the landfill's acceptance criteria, which were established by the RWQCB. NHIS material from the County has been going to the Santa Maria Landfill.

San Luis Obispo County

San Luis Obispo County consists of seven incorporated cities and numerous unincorporated areas within its 3,304 square miles and has a population of 269,637 people (2010 estimate) (US Census 2011). Each jurisdiction of the County is responsible for its own solid waste management. Solid waste generated in the County is mostly residential waste, construction waste, commercial and industrial waste, and sludge residues (waste remaining at the end of the sewage treatment process). In most cases, solid waste is hauled directly to major Class III

landfills, and the remainder is taken to transfer stations, resource recovery centers, and composting facilities.

In 2010, California's estimated 37.2 million residents disposed of about 30.4 million tons of solid waste for an estimated statewide daily disposal rate of 4.5 pounds per person. Although CalRecycle has not yet reviewed the 2010 disposal rate reported by San Luis Obispo IWMA, in 2009, the County disposed of approximately 231,439 tons of solid waste. Based on the County's 2009 population of 270,429, the County daily disposal rate for 2009 was 4.4 pounds per resident. This is a reduction from the daily disposal rates of the previous two which were 5.4 (2007) and 4.8 (2008) pounds per person, respectively. The disposal rates for each of these three years are well below the most current San Luis Obispo IWMA disposal rate target of 7.4 pounds per resident per day. This target rate is calculated by CalRecycle to establish the upper limit of solid waste disposal allowable in order to maintain compliance with the intent of AB 939 (CalRecycle 2011.).

According to 2009 CalRecycle data, the County utilizes several disposal facilities located in multiple jurisdictions including landfills in the following counties: Kern, King, Los Angeles, San Luis Obispo, Santa Barbara, and Solana. The 2009 CalRecycle data also shows that San Luis Obispo County landfills accepted waste from three separate counties (San Luis Obispo, Santa Barbara, and Monterey).

Table 4.13-4 shows that solid waste is disposed of at three Class III landfills within the County (Cold Canyon, Chicago Grade, and City of Paso Robles). In 2009, a total of approximately 633 tons per day were disposed of at these landfills as shown in Table 4.13-4, or about 29.5 percent of the average total permitted daily capacity. According to CalRecycle's Facility/Site Summary Details for these three facilities, approximately 15.5 million cubic yards, or 59.8 percent of permitted solid waste disposal capacity, remained available at landfills in the County (CalRecycle 2011).

Table 4.13-4 San Luis Obispo County Class III Landfill Capacity and Usage

Landfill [1]	Permitted Daily Capacity (tons)[2]	2009 Total Solid Waste Disposal (tons)[3]	2009 Average Daily Disposal (tons)[a]	Maximum Permitted Capacity (cubic yards)[2]	Estimated Remaining Permitted Capacity [b] (cubic yards)
Cold Canyon	1,200	136,574	385	10,900,000	1,830,000
Chicago Grade	500	56,706	160	8,950,220	8,329,699
City of Paso Robles	450	31,161	88	6,495,000	5,327,500
Total	**2,150**	**224,441**	**633**	**26,345,220**	**15,487,199**

a. The average daily disposal for each landfill was found by dividing the 2009 total solid waste disposal by the approximate number of days the landfill opened per year. Excluding holidays, these landfills are open every day of the year. Federal Law (5 U.S.C. 6103) establishes 10 legal public holidays a year.
b. The remaining capacity for each landfill was estimated on the following dates: Cold Canyon Landfill, June 02, 2010; Chicago Grade Landfill, May 1, 2007; and City of Paso Robles Landfill, May 1, 2007.
Source: CalRecycle (Solid Waste Information System (SWIS) Facility/Site Listing, Facility/Site Summary Details, and Active Landfills Profile – Operations). Accessed from http://www.calrecycle.ca.gov on July 8, 2011 and April 26, 2013.

Throughout Project construction and operation phases, the Cold Canyon Landfill will probably be the primary landfill serving the Project Site. The San Luis Garbage Company is the franchised garbage collection, transport, and recycling provider for San Luis Obispo County.

The Cold Canyon Landfill is located approximately 6 miles south of the City on State Route 227. The landfill operates 7 days per week. The Cold Canyon Landfill is a Class III landfill and currently operates on Solid Waste Permit Facility # 40-AA-0004 (issued January 29, 2002). The facility accepts or permits: agricultural waste, construction and demolition waste, dead animals, industrial waste, mixed municipal waste, tires, contaminated soil, green materials, inert waste, and sludge (biosolids).

Based on the figures provided in Table 4.13-4, in 2009, the landfill operated at approximately 32 percent of its permitted daily capacity. As of June 2010, the landfill had a remaining capacity of approximately 1.83 million cubic yards. Under the existing permit, the anticipated closure date for the landfill is January 2014. However, in November 2012, the Board of Supervisors approved a proposal to expand the landfill's disposal-area footprint by approximately 46 acres (to total 134 acres), creating capacity for an additional 13.1 million cubic yards, and increase the total facility allowable tonnage limit from 1,620 to 2,050 tons per day (430 tons per day), which would extend the landfill operation date until the year 2040. This increase would accommodate anticipated increases in recyclable materials and maintain existing disposal limits.

With the approval of this Conditional Use Permit by the County, the next step is to bring the expansion proposal before CalRecycle, which would rely on the Cold Canyon Landfill Expansion FEIR to (a) issue either a revised Solid Waste Facility Permit (SWFP) for the Landfill; (b) issue a new SWFP for the Materials Recovery Facility (MRF) and Resource Recovery Park (RRP); or (c) consolidate all of the solid waste handling activity under one revised SWFP (SLO County 2012; Cold Canyon FEIR 2012).

Chicago Grade Landfill

The Chicago Grade Landfill, open 7 days per week, is a 45.4-acre permitted landfill on a 188-acre parcel at 2290 Homestead Road in Templeton, California. The Chicago Grade Landfill is also a Class III facility and was recently expanded in the fall of 2007. As shown in Table 4.13-4, the current permitted daily maximum capacity is 500 tons, and in 2009, total waste disposal in the landfill was approximately 56,706 tons. The Chicago Grade Landfill accepts or permits: agricultural waste, construction and demolition waste, contaminated soil, food wastes, industrial waste, metals, tires, asbestos, dead animals, green materials, inert waste, mixed municipal waste, and sludge (biosolids). The landfill is scheduled to close in 2042.

Paso Robles Landfill.

The City of Paso Robles owns and operates the Paso Robles Landfill, 8.5 miles east of Paso Robles off of State Route 46. As indicated in Table 4.13.4, the Paso Robles Landfill's permitted daily maximum capacity is 450 tons, which was recently expanded from 250 tons in Solid Waste Facility Permit #40-AA-0001 (issued January 23, 2008). In 2009, total waste disposal in the landfill was 31,161 tons. The landfill is scheduled to close in 2051.

4.13.1.6 City Water Supply

The City is the sole water purveyor within the City's limits. This allows the City to maintain uniformity of water service and distribution standards, and to be consistent in developing and implementing water policy. As the sole water purveyor, the City maintains control over water quality, distribution, and service to users of the system, as well as ensuring consistency with the City's 2010 General Plan policies and goals.

The Water and Wastewater Management Element of the General Plan (WWME), first adopted in 1987 and most recently updated in 2010, identifies multiple water projects to meet projected short and long-term water demand. Having several sources of water avoids dependence on any one source that may not be available during a drought or other water supply reduction or emergency. There is usually greater reliability and flexibility if sources are of different types (such as surface water and groundwater) and if the sources of one type are in different locations (such as reservoirs in different watersheds).

With the update of the WWME in 2010, the City Council reaffirmed the policy for a multi-source water supply. Consistent with the multi-source water supply concept, the City obtains water from five sources: Salinas Reservoir (Santa Margarita Lake), Whale Rock Reservoir, Nacimiento Reservoir, recycled water from the City's Water Reclamation Facility (WRF), and a limited amount of groundwater. Table 4.13.5 summarizes the City's Water Resource Availability. More information on the City water supply sources is provided in Appendix G.1.

Table 4.13.5 City Water Source Availability

Water Resources	2010 Annual Availability	
Salinas Reservoir (Santa Margarita Lake) and Whale Rock Reservoir	6,940 acre-feet	Safe Annual Yield
Nacimiento Reservoir	3,380 acre-feet	Contractual Limit
Recycled Water	130 acre-feet	2009 Annual Usage
Siltation to 2060	500 acre-feet	Policy A4.2.2
Total Annual Availability	**9,950 acre-feet**	

Source: City 2011

On-site water wells would be used for the remediation component of the proposed Project and for the County Development Plan. Impacts associated with this water use are discussed in Section 4.5, Water Resources. The impacts associated with water use for the City Development Plan are discussed below since water would be supplied to the Project from City utilities.

4.13.2 Regulatory Setting

4.13.2.1 Federal Regulations

No federal public service or utility regulations are applicable to the Project.

4.13.2.2 State Regulations

California Code of Regulations Sections 17620 and 65995

California Code of Regulations (CCR) Section 17620 authorizes school districts to levy a fee, charge, dedication, or other requirement against any construction of new residential, commercial, and industrial uses within their boundaries to fund the construction of new schools or school facilities. CCR Section 65995 limits the maximum fee that school districts can assess.

California Public Utilities Commission

The California Public Utilities Commission (CPUC) regulates privately-owned telecommunications, electric, natural gas, water, railroad, rail transit, and passenger transportation companies. CPUC is responsible for ensuring that California utility customers have safe, reliable utility service at reasonable rates; protecting utility customers from fraud; and promoting the health of California's economy. CPUC establishes service standards and safety rules and authorizes utility rate changes, as well as enforcing CEQA compliance for utility construction.

California Integrated Waste Management Act

The California Integrated Waste Management Act of 1989 (AB 939) was enacted to reduce, recycle, and reuse solid waste generated in the state to the maximum amount feasible (California Public Resources Code Section 40000 et seq.). Specifically, the Act requires City and County jurisdictions to identify an implementation schedule to divert 25 percent of their total solid waste stream from landfill disposal by the year 1995, and 50 percent of the total waste stream by the year 2000. The Act also requires each City and County to promote source reduction, recycling, and safe disposal or transformation.

Senate Bill 1374

Senate Bill (SB) 1374 requires that the annual report submitted to the California Integrated Waste Management Board (CIWMB), now known as CalRecycle, includes a summary of the progress made in diversion of construction and demolition waste materials. In addition, SB 1374 requires the CIWMB to adopt a model ordinance, suitable for adoption by any local agency, requiring 50 percent to 75 percent diversion of construction and demolition waste materials from landfills by March 1, 2004. Local jurisdictions are not required to adopt their own construction and demolition ordinances, nor are they required to adopt CIWMB's model by default. However, CIWMB may consider adoption of such an ordinance when determining whether to impose a fine on a jurisdiction that has failed to implement its Source Reduction and Recycling Element. For the 2006 reporting year, the biennial review showed that the County was at an approximate 63 percent diversion rate (CalRecycle 2013).

California Code of Regulations, Title 24, Part 11, Section 4.408 – 2010 California Green Building Standards Code

The 2010 California Green Building Standards Code Section 4.408 requires construction projects to recycle and/or salvage for reuse a minimum of 50 percent of the nonhazardous construction and demolition debris, or meet a local construction and demolition waste management ordinance, whichever is more stringent. Section 4.408.2 of this Code lists details of a required construction waste management plan and required documentation to be provided to an enforcing agency to demonstrate compliance.

4.13.2.3 County Regulations

Public Facilities Fees Ordinance, Title 18 of the San Luis Obispo County Code

The County of San Luis Obispo Public Facilities Fees Ordinance, Title 18 of the County Code, allows the County to collect fees for new development projects within the County to mitigate impacts caused by such projects. The County uses the fees to finance the new development's fair share of public facilities (e.g., parks, libraries, and fire and police stations).

County of San Luis Obispo Public Facilities Financing Plan for Unincorporated Area Facilities

The County of San Luis Obispo Public Facilities Financing Plan for Unincorporated Area Facilities documents the number and cost of new capital facilities required to serve development in unincorporated areas through 2025. One potential source of funding is public facilities fees paid by new developments to fund their fair share of necessary facilities. The Public Facilities Financing Plan identifies the maximum justified level of those fees. The fees finance public capital facilities (including land purchases, construction of buildings, and the purchase of major equipment) and ensure that new development projects contribute their fair share for these facilities. The fees cannot fund employee salaries.

County Fire Standards

The County is under the jurisdiction of CALFIRE, which utilized the California Code of Regulation, Title 19, Division 1, Chapter 10, to regulate construction blasting with requirements such as the use of mats (if use is close to homes, roadways, etc) or fire fighting measures if blasting is conducted during the dry season. The California Fire Code (version 2010) refers to the CCR Title 19, but also specifies requirements related to construction blasting, including the use of fire hoses.

The County, and other jurisdictions in the County, adopted both the California Fire Code (CFC) and the California Building Code (CBC), with amendments, into local ordinance. These local ordinances include but are not necessarily limited to:

- Water requirements;
- Minimum access road requirements;
- Construction requirements;
- Hazard abatement; and
- Turnaround requirements.

San Luis Obispo County General Plan Safety Element

The San Luis Obispo County General Plan Safety Element identified Policy S-14 Facilities, Equipment and Personnel as applicable to the proposed Project (see Section 4.4, Land Use and Policy Consistency Analysis, for an analysis of the proposed Project's consistency with this policy). The policy ensures that adequate facilities, equipment, and personnel are available to meet the demands of firefighting in the County, based on the level of service set forth in the fire agency's master plan.

San Luis Obispo County General Plan Conservation and Open Space Element

Chapter 5 of the Conservation and Open Space Element contains the County's energy policy. The purpose of the energy policy is to (1) increase energy efficiency in the County; (2) provide

policy guidance regarding the implications of energy use; (3) document the County's energy resources; (4) determine land use and environmental criteria for evaluating future energy projects; and (5) provide alternatives that encourage exceeding the State's energy regulations for new construction. Section 4.4, Land Use and Policy Consistency Analysis, discusses the proposed Project's consistency with applicable policies.

San Luis Obispo County Integrated Waste Management Authority Ordinance No. 2008-3
The purpose of this ordinance is to establish requirements for recycling materials generated from residential facilities, commercial facilities, and special events, to comply with Assembly Bill (AB) 939, which required diverting 50 percent of all solid waste from landfill disposal as of January 1, 2000. This ordinance describes how recyclables are to be collected from each type of facility, and allows the IWMA to sample refuse for substantial compliance (less than 20 percent of recyclables in containers destined for landfills). Non-compliance can result in warnings, and continued violations from multi-family residential, commercial, and special events, could result in civil penalties of $1,000 per day on which a violation exists. These requirements should increase diversion of recyclable materials from landfill disposal, reduce greenhouse gas emissions by recycling more materials, and avoid the administrative civil penalties of up to $10,000 per day for failure to comply with AB 939 requirements.

Health and Sanitation Code, Title 8 of the San Luis Obispo County Code
The County of San Luis Obispo Health and Sanitation Code, Chapter 8.12, Solid Waste Management, enforces necessary and reasonable policies and procedures with respect to the accumulation, collection, transportation, processing, recycling, and disposal of various types of solid waste.

4.13.2.4 City Regulations

City of San Luis Obispo Safety Element
These policies and performance standards are applicable to the Project.

3.0 Policy S: Adequate Fire Services
Development should be approved only when adequate fire suppression services and facilities are available or will be made available concurrent with development, considering the setting, type, intensity, and form of the proposed development.

9.3 Program S: Response Performance Standards
The SLOFD set a response-time objective of four minutes. The Fire Department's standard of coverage recommends that a three-person engine company, with paramedic, meet this standard 95 percent of the time.

The SLOPD set a 30 percent available-time objective for patrol response. Available time is the fraction of total time that a patrol unit is not previously assigned or otherwise unavailable for response to a new emergency call for service.

City Fire Standards
The City adopted both the CFC and the CBC, with amendments, into local ordinance. These local ordinances include but are not necessarily limited to:

- Water requirements;
- Minimum access road requirements;
- Construction requirements;
- Hazard abatement; and
- Turnaround requirements.

City of San Luis Obispo Construction and Demolition Debris Ordinance (No. 1381, Chapter 8.05)
This ordinance applies to all construction and renovation projects with a valuation of $50,000 or higher and also for projects of 1,000 square feet or greater. Projects under the ordinance must recycle at least 50 percent of the waste generated from the project. Failure to meet this goal may result in a civil penalty of two percent of the project valuation.

San Luis Obispo Municipal Code, Chapter 17.18, Performance Standards - Section 17.18.080, Energy Conservation (Ordinance 1265)
This ordinance requires minimization of conventional energy sources for space heating and cooling, water heating, and illumination with proper design and orientation, including provision and protection of solar exposure.

San Luis Obispo Municipal Code, Chapter 17.18, Performance Standards - Section 17.18.070, Solid Waste (Ordinance 1265)
This ordinance requires solid wastes to be handled and stored to prevent nuisances, health and fire hazards, and to facilitate recycling. Suitable containers should prevent animals from scattering trash and weather from blowing trash. Suitable space and containers should encourage on-site sorting and collection of recyclables.

City of San Luis Obispo Explosive Materials (No. 3301.1, Chapter 15)
This ordinance applies to the manufacture, possession, storage, sale, transportation, handling or use of explosive materials and the manufacture of explosive material and/or all fireworks and prohibits the use of explosives in the City, with no exceptions for construction related blasting.

City of San Luis Obispo Conservation and Open Space Element
The Conservation and Open Space Element is a tool to protect and preserve unique community resources. Its overarching goal is to protect resources (such as air and water, wildlife habitat, scenic and agricultural lands, watershed, and historic features) with a secondary goal of accommodating passive recreation where it will not harm the environment or interfere with agricultural operations. The proposed Project's consistency with applicable policies is discussed in Section 4.4, Land Use and Policy Consistency Analysis.

4.13.3 Significance Criteria

The following criteria are based on the City and County's Initial Study and Appendix G of the California Environmental Quality Act Guidelines. The effects of the Project on public services, utilities, and service systems would be considered significant if the Project would:

- Result in substantial adverse physical impacts associated with the provision of 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 protection, police protection, and public schools;

- Be served by a landfill with insufficient permitted capacity to accommodate the Project's solid waste disposal needs;
- Fail to comply with federal, state, and local statutes and regulations related to solid waste; or
- Use a substantial amount of fuel or energy that would:
  - Consume energy beyond PG&E or SCG capacity to supply or produce;
  - Conflict with adopted energy conservation plans; or
  - Result in the construction or operations of a project that would use non-renewable resources in a wasteful and inefficient manner.

4.13.4 Remediation Project Impacts and Mitigation Measures

The remediation component of the Project would occur on predominantly vacant land that is currently unused. The remediation activities would include excavating contaminated soils, capping affected areas to separate them from potential human and ecological receptors, and off-site disposal of contaminated soils, which would generate an estimated 10,500 truck trips (round trips) over a period of 2.5 years. The Applicant has requested a 25 percent contingency be added to this number to account for the uncertainties associated with estimating impacted soil volumes for remediation projects. This would increase the number to 13,125 round trips.

Ongoing aspects of the remediation include monitoring groundwater, and imposing deed restrictions that prevent residential development and restrict groundwater use at the Project Site.

4.13.4.1 Remediation - Fire Protection Services

Impact #	Impact Description	Phase	Residual Impact
PS/U.1	Additional truck trips or construction activities could interfere with fire protection emergency vehicle response times along Tank Farm Road.	Remediation	Class III

Response times of emergency vehicles in the area could be impacted by construction activity or additional truck trips on Tank Farm Road during remediation activities. However, the Project would not result in closures of Tank Farm Road or Santa Fe Road. Furthermore, emergency response providers near the Project Site would be notified in advance of exact construction locations, potential lane closure schedules, and potential alternate routes. Traffic safety procedures will be implemented to avoid disruption to fire protection services' access through the area during the remediation component of the proposed Project. At a minimum, there would likely be a flagman and signs controlling traffic crossing Tank Farm Road.

The implementation of traffic safety procedures and notification of emergency response providers of exact construction locations would allow emergency agencies to maintain their current response times without the provision of new or physically altered governmental facilities.

Blasting is proposed for the Flower Mound area located in the northeast portion of the Project Site. Current County codes, as per the CCR and California Fire Code, regulate the use of blasting agents near occupied structures and the requirements for fire protection equipment. These requirements would be overseen by the County Fire Marshal. As portions of the Flower Mound are within the City, which prohibits the use of explosives, even for construction, the City Fire Marshal would need to be consulted before blasting within the City boundaries. However, as the permit would be issued by the County for the Project restoration, the City Fire Marshal has indicated that compliance with County requirements would be sufficient to allow for blasting (as per verbal discussion with Mr. Maggio, City Fire Marshal).

Therefore, impacts resulting from the remediation component of the Project on fire protection services would be less than significant.

Mitigation Measure

The following mitigation measure is recommended to further reduce impacts on fire protection services generated by the Project.

PS/U-1 The Applicant shall incorporate the following in the construction traffic management plan for review and approval by the City and County Public Works departments:

- *Advance notification of emergency response providers near the Project Site of exact construction locations, potential lane closure schedules, and potential alternate routes.*
- *In order to avoid disruption to fire protection services' access through the area, traffic safety procedures, including, but not limited to, flagmen and signs controlling traffic crossing Tank Farm Road.*

Residual Impact

Due to the remediation component of the proposed Project's less than significant impacts on emergency vehicle response times and the temporary nature of the remediation activities, residual impacts on fire protection services would be *less than significant (Class III).*

4.13.4.2 Remediation - Police Protection Services

Impact #	Impact Description	Phase	Residual Impact
PS/U.2	Additional truck trips or construction activities could interfere with police protection emergency vehicle response times along Tank Farm Road.	Remediation	Class III

Response times of emergency vehicles in the area could be impacted by construction activities or additional truck trips on Tank Farm Road during remediation activities. However, the Project Description states that remediation activities would not result in closures of Tank Farm Road or

Santa Fe Road. Furthermore, emergency response providers near the Project Site would be notified in advance of exact construction locations, potential lane closure schedules, and potential alternate routes. Traffic safety procedures will be implemented to avoid disruption to fire protection services access through the area during the Project's remediation and construction phases. At a minimum, there would likely be a flagman and signs controlling traffic crossing Tank Farm Road.

The implementation of traffic safety procedures and notification of emergency response providers of exact construction locations would allow emergency agencies to maintain their current response times without the provision of new or physically altered governmental facilities.

Therefore, impacts resulting from the remediation component of the Project on police protection services would be less than significant.

Mitigation Measure
Implement mitigation measure PS/U-1 in order to further reduce the impacts on police protection services generated by the Project.

Residual Impact
Due to the remediation component of the Project's less than significant impacts on emergency vehicle response times and the finite nature of the remediation activities, residual impacts on police protection services would be *less than significant (Class III).*

4.13.4.3 Remediation - Public Schools

As stated above, the remediation component of the Project would occur on predominantly vacant land that is currently unused. The remediation activities would include excavating contaminated soils, capping affected areas to separate them from potential human and ecological receptors, and off-site disposal of contaminated soils. These activities will not generate any additional students for the schools in the area. Additionally, the Project Site is farther than one-quarter mile from any school and would have no impact on schools regarding the removal of contaminated soils. Therefore, the proposed remediation actions would not have an impact on schools that would require new or physically altered facilities to maintain acceptable service ratios or other performance objectives, and as such, there would be no impact on schools.

4.13.4.4 Remediation - Energy

Impact #	Impact Description	Phase	Residual Impact
PS/U.3	Construction equipment could potentially use nonrenewable resources in a wasteful or inefficient manner.	Remediation	Class III

Remediation actions at the Project Site would involve the use of earth-moving machinery and associated motorized equipment and trucks. The types of equipment utilized for the remediation activities, such as bulldozers, excavators, and dump trucks, are typically self-propelled and do not require connection to energy utilities.

The remediation component of the Project would be occurring on land that is vacant with the exception of four buildings that are proposed to be demolished. Any existing energy utility lines would be disconnected and abandoned. Therefore, remediation activities would have no effect on energy utilities and would not consume energy beyond PG&E or SCG's capacity to supply or produce.

In addition, due to the temporary nature of the remediation component's timeframe, the remediation actions would not conflict with adopted energy conservation plans or result in the construction or operations of a project that would use non-renewable resources in a wasteful and inefficient manner. However, one of the goals of the San Luis Obispo County General Plan's Conservation and Open Space Element is to increase energy efficiency in the County. Therefore, to achieve greater energy efficiency with the use of soil remediation equipment, mitigation measure PS/U-3 is recommended**.**

Mitigation Measure

The following mitigation measures are recommended to further reduce impacts to energy resources generated by the Project.

PS/U-3 To avoid wasteful use of gasoline or diesel fuel, construction vehicles should be left on-site for the duration of each annual active construction season (as defined by allowed construction timing by the various mitigation measures), and construction vehicles shall be turned off when not in use to avoid idling.

Residual Impact

With the implementation of the recommended mitigation measure, impacts resulting from the remediation component of the Project on energy supplies would be considered *less than significant (Class III).*

4.13.4.5 Remediation - Solid Waste

Impact #	Impact Description	Phase	Residual Impact
PS/U.4	Remediation activities would generate solid waste requiring disposal at landfills.	Remediation	Class III

It is estimated that the remediation component of the Project could generate up to 157,000 cubic yards (42,390 tons) of nonhazardous impacted soil (NHIS) that would need disposal. This material would be disposed of at the Santa Maria Landfill facility, located approximately 36 miles south of the Project Site. The Applicant indicates that grading and remediation activities would take 2.5 years to complete. As such, the remediation component of the Project would produce an average of 1,413 tons of soil to be disposed of per month (16,956 tons per year for the first two years), which would be approximately 5.6 percent of the permitted yearly throughput, or about 17.7 percent of the total amount of waste disposed at this landfill in 2009. To account for the uncertainties associated with estimating impacted soil volumes for remediation projects, the Applicant has requested a 25 percent contingency be added to the soil volume calculation. This would increase the quantity of NHIS soil requiring disposal to 196,000

cubic yards (approximately 52,988 tons), which if averaged over 2.5 years would deposit 21,195 tons yearly or approximately 7.0 percent of the landfill's permitted yearly throughput.

All NHIS material bound for the Santa Maria Landfill must be laboratory tested by methods approved by the Central Coast Regional Water Quality Control Board to ensure it is within the landfill's non-hazardous acceptance criteria. In the event that some of the soil is determined to be hazardous, that soil would have to be diverted to a hazardous waste disposal facility such as Clean Harbor's Class I disposal facility in Buttonwillow, California or Waste Management's Class I disposal facility (Kettleman Hills) in Kettleman City, California.

As part of the Applicant's Project, an evaluation of hazardous waste disposal facilities was conducted for disposal capacity of 50,000 cubic yards of soil, as a contingency plan in this Environmental Impact Report (EIR). As of August 2010, the Clean Harbors Buttonwillow facility projects that there will be adequate capacity for 50,000 cubic yards of soil by 2011 (Atkinson 2010). As of December 2012, the Kettleman Hills facility identifies an available capacity of approximately 50,000 cubic yards (Kettleman Hills 2012). The proposed Kettleman Hills Landfill B-18 Phase III expansion, if approved, would add 4.9 million cubic yards of capacity, increasing the total capacity to approximately 15 million cubic yards. If the Project's full contingency amount of 50,000 cubic yards were found to be hazardous, the Project would result in approximately 3,500 round trips to either the Buttonwillow or Kettleman Hills facility. Although the quantity of hazardous soil is unknown at this time, the amount of soil diverted to either Class I facility would lessen the burden on the NHIS Landfill in Santa Maria.

In addition to the contaminated soil, four office buildings on the site, that are a combined 12,836 sq. ft., are proposed to be demolished during remediation. The County's Construction & Demolition Recycling guidelines estimate that the buildings would generate approximately 70 lbs. of debris per square foot, for a total of 449 tons of demolition debris. Given the age of three of those buildings, it is assumed that lead-containing materials and asbestos-containing materials are present. During demolition, any suspect material would be presumed asbestos-containing and require abatement and eventual disposal at a licensed facility (e.g., Kettleman Hills or Buttonwillow) and would therefore lessen the burden on the local landfill.

Once abatement activities are completed and hazardous materials are removed, recyclable materials would be segregated pursuant to AB 939, which requires that at least 50 percent of the demolition materials be diverted from the waste stream. Implementing a Solid Waste Management Plan as a standard mitigation measure would facilitate maximum diversion of recyclables. The remaining quantity of debris to be disposed of would then be a maximum of 224.5 tons of demolition waste, which would be approximately 0.16 percent of the annual amount disposed of at the Cold Canyon Landfill (2009), or 0.05 percent of the annual permitted throughput.

There are also four locations on the site that have been designated by the Applicant for miscellaneous clean-up requiring demolition and removal/reuse of debris. They are comprised of debris or abandoned structures that are unattractive or would possibly pose physical hazards. Of these, two are debris piles along the north property line that appear to contain mostly concrete debris. The contractor would crush this material and reuse it for gravel elsewhere on the Project Site. Otherwise, the concrete would be hauled off-site for recycling or disposal.

There is a historical debris disposal area adjacent to the North Marsh that is assumed to extend to a depth of 5 feet and that the excavation volume is 18,000 cubic yards. This material would be separated into concrete that will be recycled on-site, construction debris that will be sent to a landfill, and affected soils that would be sent to the Santa Maria Landfill for disposal.

A fourth miscellaneous clean-up location is a concrete vault of uncertain purpose located on the southern parcel, south of Tank Farm Road. It is approximately 5 feet wide, 12 feet long, and 8 feet deep. A steel handrail would be removed and the upper three feet of the concrete wall would be broken and disposed in the bottom of the vault with a sand-cement slurry added to fill the void spaces. The remaining depth of the vault would be backfilled with common fill until the original grade is re-established.

Based on these disposal estimates for soil and demolition materials, and recycling/reuse of materials from the miscellaneous clean-up sites, the remediation component of the Project will be served by a landfill with sufficient permitted capacity. Additionally, all remediation activities regarding solid waste disposal would comply with all relevant statutes and regulations. It is unknown what quantity of soil, if any, would be diverted for hazardous waste disposal; however, as a contingency plan, the Class I disposal facility at Kettleman Hills or Buttonwillow, would have the capacity to accept the estimated quantity of hazardous remediation debris if necessary. Therefore, the Project's solid waste impacts would be less than significant.

Mitigation Measure

The following mitigation measure is recommended to further reduce impacts from solid wastes generated by the Project.

PS/U-4 *Prior to issuance of grading permits, the Applicant shall submit a Solid Waste Management Plan (SWMP) for approval by the San Luis Obispo County IWMA (and the City of San Luis Obispo Utilities Department if the City annexes the site prior to completion of the remediation component of the project) to maintain a diversion rate of at least 50 percent of construction waste from reaching the landfill. The County/City Monitor, IWMA (and the City Utilities Department if applicable) would also monitor the Applicant's implementation of the SWMP and verify compliance with solid waste diversion requirements. The SWMP shall consist of information regarding, but not limited to:*

a. The name and contact information of who will be responsible for implementing the recycling plan;

b. A brief description of the Project wastes to be generated, including types and estimated quantities of each material to be salvaged, reused, or recycled during the construction phase of this Project;

c. Waste sorting/recycling and/or collection areas shall be clearly indicated on the Site Map;

d. A description of the means of transportation and destination of recyclable materials and waste, and a description of where recyclable materials and waste will be sorted (whether materials will be site-separated and hauled to

designated recycling or landfill facilities, or whether mixed materials will be removed from the site to be processed at a mixed waste sorting facility);

e. *The name of the landfill(s) where trash will be disposed of and a projected amount of material that will be landfilled;*

f. *A description of meetings to be held between Applicant and contractor to ensure compliance with the recycling plan;*

g. *A contingency plan shall identify an alternate location to recycle and/or stockpile construction debris in the event of local recycling facilities becoming unable to accept material (for example: all local recycling facilities reaching the maximum tons per day due to a time period of unusually large volume);*

h. *Ongoing documentation by the Contractor submitted with each Building/Zoning Inspection shall report on a quarterly basis;*

i. *Disposal information including quantity of material landfilled, which landfill was used, total landfill tipping fees paid, and copies of weight tickets, manifests, receipts, and invoices;*

j. *Recycling information including quantity of material recycles, receiving party, and copies of weight tickets, manifests, receipts, and invoices; and*

k. *Reuse and salvage information including quantities of salvage materials, storage locations if they are to be used on-site, or receiving party if resold/used off-site.*

Residual Impact

With the implementation of the recommended mitigation measure, impacts from solid wastes generated by the remediation component of the Project would be reduced to *less than significant (Class III).*

4.13.5 City Development Plan Impacts and Mitigation Measures

Implementation of the City Development Plan component of the Project would create commercial facilities that include 433,000 sq. ft. of business park space, and 370,000 sq. ft of service-commercial space. As shown in Table 2-9 of Chapter 2.0, Project Description, development for each of these land use designations under the City Development Plan would predominantly consist of offices and light manufacturing facilities respectively. The City Development Plan would occur in five phases and take place over a 20 to 25 year period, which would allow new public service facilities to be built concurrent with the Project and lessen some impacts the Project would have on Public Services. There are no residential uses proposed by the City Development Plan and as such, impacts that are generally driven by residential population increases, for example, would not be significant because no significant influx of residents would occur.

4.13.5.1 City Development Plan - Fire Protection Services

Impact #	Impact Description	Phase	Residual Impact
PS/U.5	Build-out of the City Development Plan could increase demand for fire protection services.	Development	Class II

The City Development Plan could create increased demand for fire protection services due to structure fires, hazardous material spills associated with some of the possible commercial services land use that would be allowed by the City zoning, paramedic response, wildfire, etc. The Project Site is in a Moderate Fire Severity Zone, which means there is not a substantial wildfire hazard. The site is currently surrounded primarily by agricultural land, but the area is seeing increased levels of commercial and residential development. The Project Site also contains large wetland areas. All of these factors would reduce wildfire hazards for the Project Site.

Development at the Project Site would have to meet all of the requirements of the City of San Luis Obispo Fire Standards and applicable provisions of the California Fire Code. This would include items such as installation of fire water supplies and hydrants throughout the development, building sprinklers, adequate fire department access, proper placement of street numbers, water supply capable of providing adequate fire flow, installation of fire protection systems and equipment in buildings, portable fire extinguishers, etc.

According to the SLOFD Master Plan, the Project Site (as part of the City's proposed Airport Annexation area) lacks four-minute primary unit response coverage for emergency calls. The nearest City fire station is located about 2.5 miles from the Project Site. However, the City has a mutual aid agreement with CALFIRE, and the response time for CALFIRE to the Project Site is about four minutes. The nearest CALFIRE station is located about two miles from the Project Site. In the short-term, by adhering to a reciprocal agreement that advises both CALFIRE and SLOFD to each send one fire engine during a fire emergency, adequate fire fighting resources would be provided for the Project Site. Given that the City Development Plan would occur over a 25-year period, and the fact that the SLOFD response time to the Project Site would not be consistent with the travel time standards adopted by the City in the SLOFD Master Plan, the impacts to fire protection services would be considered potentially significant.

As stated above in Section 4.13.1, there are no development impact fees to pay for new fire department facilities in the City. The City currently relies on CALFIRE, through the mutual aid agreement, to offset some the response time deficiencies in the Project area and City-wide service ratios. Nevertheless, while the City benefits from the mutual aid response system, the SLOFD Master Plan suggests that this system should not be relied on as a long-term solution to the need for an additional City fire station.

One of the possible land uses for this Project, listed in Table 2-9, is a 5,000 sq. ft. public fire station and training facility. Should this facility be developed, the Project's fire protection impacts would be considered beneficial. However, it cannot be stated with certainty when, or if, such a facility would be provided and staffed by SLOFD. In the absence of such a new facility at

the Project Site, or elsewhere in the vicinity, the City would need to continue to rely on assistance from County fire suppression and paramedic units to provide adequate emergency response.

Mitigation Measure

PS/U-5a The Applicant shall deed to the City property at the Project Site that the City could use for the development of a public fire station.

PS/U-5b Development shall only be approved when the City deems that adequate fire suppression services and facilities, consistent with adopted travel time standards, are available, or will be made available concurrent with development at the Project Site. If, at time of development it is determined that the development site is outside of adequate response time zones, feasible options to enhance emergency access to the development sites may include but are not limited to the following:

a. Completion of transportation improvements that improve emergency services travel time to proposed development sites.

b. Co-location of City fire services with existing CALFIRE facilities located on Broad Street

c. Establishment of fire facilities within a closer proximity to the development site that meet or exceed adopted travel time standards.

d. Developer/Applicant financing of other improvements that will contribute to alleviating current deficiencies as identified in the SLOFD Master Plan.

Residual Impact

The City Development Plan impacts on fire protection services would be considered *less than significant with mitigation (Class II).*

4.13.5.2 City Development Plan - Police Protection Services

Impact #	Impact Description	Phase	Residual Impact
PS/U.6	Build-out of the City Development Plan land uses would create an incrementally higher demand for police protection services.	Development	Class III

The City Development Plan component of the Project would create 803,000 sq. ft. of commercial facilities that include business park space, retail stores, and service or light manufacturing facilities on predominantly vacant property. By introducing capital facilities where none exist, along with employees that would staff those facilities, the Project would potentially increase the demand for police services to protect lives and property.

As reported by the SLOPD, existing staff levels are adequate to meet the demands of the community; however, a department objective of being available 30 percent of the time is not currently being met much of the year. As service demands associated with development in the Project area increase, additional staffing resources may need to be put in place to insure that the area receives the same level of service as the rest of the community. However, the development

of the City Development Plan would require no new or physically altered governmental facilities to accommodate additional officers that may be needed in order to maintain acceptable service ratios or other performance objectives. Therefore, impacts on City police protection services would be less than significant.

Mitigation Measure
No mitigation measures are required since the impact is less than significant.

Residual Impact
Implementation of the City Development Plan component of the Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities for police protection services. The Project's residual impact on police protection services is *less than significant (Class III).*

4.13.5.3 City Development Plan - Public Schools

The City Development Plan component of the Project would create commercial facilities that include 433,000 sq. ft. of business park space and limited retail space, and 370,000 sq. ft. for service and light manufacturing businesses. There are no residential uses proposed by the City Development Plan and no sizeable influx of school age children would occur.

As no portion of the City Development Plan would increase the population of school children residing at the site, development of the proposed Project would not have an impact on schools that would require new or physically altered facilities in order to maintain acceptable service ratios or other performance objectives. Therefore, the Project would have no impact on schools.

4.13.5.4 City Development Plan - Energy

Impact #	Impact Description	Phase	Residual Impact
PS/U.7	Construction and operation of the City Development Plan could potentially use nonrenewable resources in a wasteful or inefficient manner.	Development	Class III

The City Development Plan would create commercial facilities that include 433,000 sq. ft. of business park space, and 370,000 sq. ft of service and light manufacturing businesses. Energy usage estimates would vary based on the types of businesses that would occupy the commercial space that the City Development Plan would provide.

Electrical service in the Project area is considered reliable by PG&E, which serves the Project area and owns a substation approximately 2.8 miles to the northwest that could supply electricity for the Project. At full build-out, the projected electricity demand created by the Project would be 14.9 million kilowatt hours (MkWh) as shown in Table 4.13-6. This would be an increase of approximately 0.025 percent over the current level of use in the PG&E planning area.

Table 4.13-6 Estimated Project Electricity Usage – City Development Plan

Land Use	sq. ft.	Annual Electricity Use (kWh/sq.ft.)	Annual Project Electricity Usage (MkWh)[a]
Office Park	348,000	17.7	6.16
Manufacturing	170,000	20.02	3.40
Lodging (115 rooms)	70,000	12.13	0.85
Industrial Park	50,000	20.02	1.00
Warehousing/Indoor Storage	50,000	20.02	1.00
Wholesale/Distribution	50,000	20.02	1.00
Vehicle Service	20,000	20.02	0.40
Retail	15,000	14.06	0.21
Film Processing	10,000	17.7	0.18
Printing	10,000	17.7	0.18
Public Transit Maintenance	10,000	20.02	0.20
Public Fire Station/Training Facility	5,000	7.46	0.04
Specialized Education/Training	5,000	7.46	0.04
Veterinary Clinic	5,000	19.61	0.10
Recreation (baseball fields)	-	-	0.15
Project Total Annual Electricity Usage			**14.9**

a. MkWh – Million kilowatt hours
Sources: (1) California Energy Commission. 2006. Report No. CEC-400-2006-005; (2) FCPA 2005

Natural gas service in the area is provided by SCG, which indicates that their services in the Project area are considered reliable. The projected natural gas demand created by the proposed Project would be 137,535 therms as shown in Table 4.13-7. This would be an increase of approximately 0.002 percent over the current level of use in the SCG planning area.

Although natural gas is not currently provided on the Project Site, SCG owns a gas line along Tank Farm Road that ends approximately 400 feet from the west boundary of the site, which could be accessed to supply natural gas service to the Project area. The Applicant would be responsible for constructing the gas line extension and payment of connection fees for gas service.

Both utilities report reliable service levels in the Project area, therefore, it is not expected that the development of the Project's commercial facilities would consume energy beyond the capacity of PG&E or SCG to supply or produce. In addition, however, the Project must be found consistent with San Luis Obispo Municipal Code – Section 17.18.080 that requires new developments to minimize usage of conventional energy sources for space heating and cooling, water heating, and illumination with proper design and orientation to the extent feasible, including provision and protection of solar exposure. By adhering to these energy saving design requirements, the Project will not be in conflict with energy conservation plans (see Section 4.4, Land Use and Policy Consistency Analysis), or result in the construction or operations of a project that would use non-renewable resources in a wasteful and inefficient manner. Therefore, the Project would have a less than significant impact on energy supplies.

Table 4.13-7 Estimated Natural Gas Usage – City Development Plan

Land Use	sq. ft.	Annual natural Gas Use (therms/sq. ft.)	Project natural Gas Usage (therms)
Office Park	348,000	0.22	76,560
Manufacturing	170,000	0.06	10,200
Lodging	70,000	0.42	29,400
Industrial Park	50,000	0.06	3,000
Warehousing/Indoor Storage	50,000	0.06	3,000
Wholesale/Distribution	50,000	0.06	3,000
Vehicle Service	20,000	0.06	1,200
Retail	15,000	0.05	750
Film Processing	10,000	0.22	2,200
Printing	10,000	0.22	2,200
Public Transit Maintenance	10,000	0.06	600
Public Fire Station/Training Facility	5,000	0.16	800
Specialized Education/Training	5,000	0.16	800
Veterinary Clinic	5,000	0.76	3,800
Recreation (baseball fields)	500	0.05	25
Total Project Annual Natural Gas Usage			**137,535**

Source: California Energy Commission. 2006. Report No. CEC-400-2006-005

Mitigation Measure

The following mitigation measures are recommended to further reduce impacts on energy resources generated by the Project.

PS/U-7a *If additional electrical or natural gas energy infrastructure is required to accommodate the proposed Project, the Applicant would be required to pay a fee to PG&E or SCG respectively, to provide additional service.*

PS/U-7b *To avoid wasteful use of gasoline or diesel fuel, construction vehicles should be left on-site for the duration of each annual active construction season (as defined by allowed construction timing by the various mitigation measures), and construction vehicles shall be turned off when not in use to avoid idling.*

PS/U-7c *The Applicant shall comply, to the maximum extent feasible, with all adopted City policies regarding energy consumption such as:*

a. *Incorporating cost-effective, renewable, energy resources into the Project;*

b. *Providing passive features through site design that allows shade to reduce unwanted heat gain, thereby reducing the need to use energy for cooling; and*

c. *Installation of energy efficient appliances, heat recovery equipment, and building energy management systems.*

Residual Impact

With the implementation of standard regulatory procedures and recommended mitigation measures, all impacts on energy supplies would be reduced to *less than significant (Class III).*

4.13.5.5 City Development Plan - Solid Waste

Impact #	Impact Description	Phase	Residual Impact
PS/U.8	Construction and operation of the City Development Plan could generate significant amounts of solid waste.	Development	Class III

Construction Impacts

The City Development Plan would create commercial and light industry facilities, which generate solid waste during construction at an estimated rate of 4.34 lbs. per square foot (USEPA 2009). Table 2-11 lists a possible land use mix to be developed under the City Development Plan with a total floor space of 803,000 square feet. Solid waste produced by this Project during construction would then be approximately 1,743 tons (803,000 sq. ft. x 4.34 lbs./sq. ft. x .0005 tons/lb.) over the 20 to 25 year span of development. Mandatory diversion of solid waste by recycling construction debris, pursuant to the City of San Luis Obispo Construction and Demolition Debris Ordinance (No. 1381, Chapter 8.05), would reduce the amount disposed of in landfills by at least 50 percent to 888 tons. This amount of construction waste would send an average of 44.4 tons per year for disposal based on the City Development Plan lasting 20 years, or less than one ton per day. This amount of construction debris would not cause any of the County's three landfills to exceed daily permitted disposal rates, and therefore, City Development Plan impacts on solid waste by construction activities would be less than significant.

Operational Impacts

Based on the reasonable maximum development scenario mix as listed in Table 2-9, the City Development Plan would generate approximately 8,661 tons of solid waste per year at build-out, as shown in Table 4.13-8. This amount would create an average of 33.3 tons of solid waste per day.

By diverting at least 50 percent of the solid waste stream as required by AB 939, the amount of solid waste from this Project to be disposed of in a landfill would be reduced to 4,331 tons per year (16.65 tons per day). This amount is 1.39 percent of the daily permitted capacity at Cold Canyon Landfill, which would increase the amount disposed of to 402 tons per day, or approximately 34 percent of the permitted daily capacity.

Table 4.13-8 City Development Plan - Solid Waste Generation Estimates

Land Use	sq. ft.	tons/sq.ft./year	tons/year	tons/day [a]
Office Park	348,000	0.0108	3,758	14.46
Manufacturing	170,000	0.0108	1,836	7.06
Lodging	70,000	0.0108	756	2.91
Industrial Park	50,000	0.0108	540	2.08
Warehousing/Indoor Storage	50,000	0.0108	540	2.08
Wholesale/Distribution	50,000	0.0108	540	2.08
Vehicle Service	20,000	0.0108	216	0.83
Retail	15,000	0.0024	36	0.14
Film Processing	10,000	0.0108	108	0.42

Table 4.13-8 City Development Plan - Solid Waste Generation Estimates

Land Use	sq. ft.	tons/sq.ft./year	tons/year	tons/day [a]
Printing	10,000	0.0108	108	0.42
Public Transit Maintenance	10,000	0.0108	108	0.42
Public Fire Station/Training Facility	5,000	0.0013	6.5	0.03
Specialized Education/Training	5,000	0.0013	6.5	0.03
Veterinary Clinic	5,000	0.0108	54	0.21
Baseball Fields	-	-	48	0.13
Total Waste Generated			**8,661**	**33.3**
Total Waste Disposed (following 50% reduction for recycling)			**4,331**	**16.65**

a. Tons per day estimate is based upon a five-day work week, except for the baseball fields, which is based upon a seven-day week.
Sources: (1) California Department of Resources Recycling and Recovery, accessed from: http://www.calrecycle.ca.gov/WasteChar/WasteGenRates/ on August 26, 2010; (2) BASF 2012

Although the Cold Canyon Landfill is nearing capacity, as stated above, an expansion plan for the facility was approved by the County in 2012, which would increase the total allowable tonnage limit by 430 tons per day, and extend the landfill operation date until the year 2040. Approval by CalRecycle is still needed for the expansion. In the event that the expansion does not occur, solid wastes from the City Development Plan would either be disposed of in one of the County's two other landfills, or possibly transferred out of the County.

Table 4.13-4 lists the capacities of the two other landfills in the County (Chicago Grade and Paso Robles) that could dispose of solid wastes that would be generated by the City Development Plan. Assuming that 100 percent of disposal from the City Development Plan was to be accommodated by either of these landfills, the increase in their percentage of permitted daily disposal quantities would be approximately 3 percent for the Chicago Grade facility and 3.5 percent for the Paso Robles facility. Based on the reported 2009 disposal rates, the increases would result in daily throughput percentages of 35 percent for the Chicago Grade Landfill and 23 percent for the Paso Robles Landfill. These facilities have estimated closure dates of 2042 and 2051, respectively. As such, landfills that serve the County have sufficient capacity to dispose of City Development Plan generated solid waste, which would make the solid waste impacts of this Project less than significant.

Additionally, the City Development Plan would incorporate standard mitigation measures, such as providing space for recycling bins and compliance with recycling quotas, to further insure that solid waste impacts are kept to less than significant and that the diversion of recyclables is greater than 50 percent as required by AB 939.

Mitigation Measure

The following mitigation measures are recommended to further reduce impacts generated by the Project.

PS/U-8a Pursuant to the City of San Luis Obispo's Ordinance 1381, Chapter 8.05, a Recycling Plan for the City Development Plan to be implemented during construction shall be submitted for approval by the City of San Luis Obispo Utilities Department, prior to building permit issuance. Throughout construction periods, documentation shall be

provided to the City Utilities Department demonstrating compliance with the plan and the City's Ordinance 1381. The plan shall include strategies to increase recycling of construction materials, and documentation that a minimum of 50 percent of discarded construction materials are diverted from landfills. The plan may consist of the following information:

a. The name and contact information of who will be responsible for implementing the recycling plan.

b. A brief description of the proposed Project wastes to be generated, including types and estimated quantities of each material to be salvaged, reused, or recycled during the construction phase of this Project.

c. Waste sorting/recycling and/or collection areas shall be clearly indicated on the Site Map.

d. A description of the means of transportation and destination of recyclable materials and waste, and a description of where recyclable materials and waste will be sorted (whether materials will be site-separated and hauled to designated recycling or landfill facilities, or whether mixed materials will be removed from the site to be processed at a mixed waste sorting facility).

e. The name of the landfill(s) where trash will be disposed of and a projected amount of material that will be landfilled.

f. A description of meetings to be held between Applicant and contractor to ensure compliance with the recycling plan.

g. A contingency plan shall identify an alternate location to recycle and/or stockpile construction debris in the event of local recycling facilities becoming unable to accept material (for example: all local recycling facilities reaching the maximum tons per day due to a time period of unusually large volume).

h. Ongoing documentation by the Contractor submitted with each Building/Zoning Inspection reporting on a quarterly basis.

i. Disposal information including quantity of material landfilled, which landfill was used, total landfill tipping fees paid, and copies of weight tickets, manifests, receipts, and invoices.

j. Recycle information including quantity of material recycles, receiving party, and copies of weight tickets, manifests, receipts, and invoices.

k. Reuse and salvage information including quantities of salvage materials, storage locations if they are to be used on-site, or receiving party if resold/used off-site.

PS/U-8b Pursuant to the City of San Luis Obispo's Source Reduction and Recycling Element to achieve a 50% reduction in solid waste as required by AB 939, the project shall provide a plan for the disposal, storage and collection of solid waste material for the project. The plan shall include provisions for adequate recycling bin capacity as well as timely collection of recyclables. The development of the plan shall be coordinated

with the City's franchised solid waste collection and disposal firm, San Luis Obispo Garbage.

Residual Impact
The City Development Plan would result in a *less than significant impact (Class III)* on solid waste disposal. Implementation of mitigation measures PS/U-8a and PS/U-8b would further reduce this impact.

4.13.5.6 City Development Plan - Water Utility

Impact #	Impact Description	Phase	Residual Impact
PS/U.9	Development of the Project could impact availability of water supplies from the City water utility.	Development	Class III

Under the City Development Plan, water for the development would be provided by the City water utility. At full build-out the Project would have a water demand of about 117.4 acre-feet per year (afy). As part of the EIR process, the City Utilities Department prepared an SB 610 Water Supply Assessment for the proposed development. A copy of this assessment is provided in Appendix G.1. This document estimates that the total water demand within the City at build-out would be about 7,894 afy, which is well below the supply levels of 9,950 afy. In addition, the water use associated with the proposed development was included in the Urban Water Management Plan adopted by the City in 2011.

Adequate water supply for the Chevron Tank Farm Remediation and Development Project was included in the City's *Urban Water Management Plan* (adopted July 21, 2011). Based on the information provided in this Water Supply Assessment and the adopted *Urban Water Management Plan*, the City has a sufficient water supply available to meet the water supply demand (171.4 afy) of the Chevron Tank Farm Remediation and Development Project. Therefore the impact to the water supply would be less than significant.

Mitigation Measures
The following mitigation measure is recommended to further reduce impacts to water supply generated by the Project.

PS/U-9 The Development shall connect to the City's reclaimed water system and shall use reclaimed water for landscape irrigation.

Residual Impact
With the implementation of the recommended mitigation measure, City Development Plan impacts on water supply would be considered *less than significant (Class III).*

4.13.6 County Development Plan Impacts and Mitigation Measures

The County Development Plan component of the Project would create commercial facilities that include 433,000 sq. ft. of business park space, and 370,000 sq. ft. for service and light

manufacturing businesses. Table 2-14 shows the County Development Plan's possible land use mix. The County Development Plan would also include the construction of an on-site wastewater treatment plant on one acre, and recreational sports fields on 15 acres. There are no residential uses proposed by the County Development Plan and no significant influx of residents would occur.

4.13.6.1 County Development Plan - Fire Protection Services

Impact #	Impact Description	Phase	Residual Impact
PS/U.10	Build-out of the County Development Plan could increase demand for fire protection services.	Development	Class III

The County Development Plan would create 803,000 sq. ft. of commercial facilities that include business park space, retail stores, and service or light manufacturing facilities on predominantly vacant property. By introducing capital facilities where none exist, along with employees that would staff those facilities, the County Plan would potentially increase the demand for fire protection services to protect lives and property. This increase in demand for fire protection services would be due to structure fires, hazardous material spills associated with some of the possible commercial services land use that would be allowed by the County zoning, paramedic response, wildfire, etc. The Project Site is in a Moderate Fire Severity Zone, which means there is not a substantial wildfire hazard. The site is currently surrounded primarily by agricultural land, but the area is seeing increased levels of commercial and residential development. The Project Site also contains large wetland areas. All of these factors would reduce wildfire hazards for the Project Site.

Development at the Project Site would have to meet all of the requirements of the County of San Luis Obispo Fire Standards and applicable provisions of the California Fire Code. This would include items such as installation of fire water supplies and hydrants throughout the development, building sprinklers, adequate fire department access, proper placement of street numbers, water supply capable of providing adequate fire flow, installation of fire protection systems and equipment in buildings, portable fire extinguishers, etc.

The Project, under the County Plan, would not require new or physically altered facilities in order to maintain acceptable service ratios or other performance objectives, due to the close proximity of CALFIRE Station #21 which is located 2 miles from the Project Site. In addition, the County has a fire services mitigation fee in place that is applied to developments to offset impacts to fire protection services. Therefore the impacts to fire protection services would be considered less than significant.

Mitigation Measures

No mitigation measures are required since the impact is less than significant.

Residual Impact

The County Development Plan would result in impacts on fire protection services that would be considered *less than significant (Class III).*

4.13.6.2 County Development Plan - Police Protection Services

Impact #	Impact Description	Phase	Residual Impact
PS/U.11	Build-out of the County Development Plan would create an incrementally higher demand for police protection services.	Development	Class III

The development of the County Development Plan would create 803,000 sq. ft. of commercial facilities that include business park space, retail stores, and service or light manufacturing facilities on predominantly vacant property. By introducing capital facilities where none exist, along with employees that would staff those facilities, the Project would potentially increase the demand for police services to protect lives and property. However, the Project Site is a very small area when compared to the overall area patrolled by the Coast Station of the San Luis Obispo County Sheriff's Office, which spans from Avila Beach to San Simeon and from the Los Padres mountains to the eastern county line (SLO Sheriff 2013). As such, development of the Project would require no new or physically altered facilities to accommodate additional officers that may be needed in order to maintain acceptable service ratios or other performance objectives. Therefore, impacts to police protection would be less than significant.

Mitigation Measures

No mitigation measures are required since the impact is less than significant.

Residual Impact

As service demands associated with development in the Project area increase, additional staffing resources may be needed to insure that the community continues to receive an adequate level of police protection. However, since no new police facilities would be required to serve the Project, the County Development Plan would result in impacts on police protection services that would be considered *less than significant (Class III).*

4.13.6.3 County Development Plan - Public Schools

The County Development Plan would create commercial facilities that include 433,000 sq. ft. of Business Park and limited retail space, and 370,000 sq. ft. for service and light manufacturing businesses. There are no residential uses proposed by the County Plan and no significant influx of school age children would occur.

As no portion of the County Plan would increase the population of school children residing at the Project Site, the County plan would not have an impact on schools that would require new or physically altered facilities in order to maintain acceptable service ratios or other performance objectives. Therefore, the Project would have no impact on schools.

4.13.6.4 County Development Plan - Energy

Impact #	Impact Description	Phase	Residual Impact
PS/U.12	Construction and operation of the County Development Plan could potentially use nonrenewable resources in a wasteful or inefficient manner.	Development	Class III

The County Development Plan would create commercial facilities that include 433,000 sq. ft. of business park space and limited retail facilities, and 370,000 sq. ft. for service and light manufacturing businesses, as well as a waste water treatment facility (WWTF). Energy usage estimates will vary based on the types of businesses that could occupy the commercial space that the Project will provide; however, energy use under the County Development Plan will be higher than energy use under the City Development Plan due to the on-site WWTF. Table 4.13-9 estimates County Plan electricity usage based on the land use mix shown in Table 2-14, and reports that the County Plan's electricity demand at build-out would be approximately a 0.065 percent increase over 2009 usage in the PG& E planning area.

Electrical service in the Project area is considered reliable by PG&E, which serves the Project area and owns a substation approximately 2.8 miles to the northwest that could supply electricity for the County Development Plan.

Table 4.13-9 Estimated Project Electricity Usage – County Development Plan

Land Use	sq. ft.	Annual Electricity Use (kWh/sq.ft.)	Annual Project Electricity Usage (MkWh)[a]
Office Park	348,000	17.7	6.16
Manufacturing	170,000	20.02	3.40
Lodging (115 rooms)	70,000	12.13	0.85
Industrial Park	50,000	20.02	1.00
Warehousing/Indoor Storage	50,000	20.02	1.00
Wholesale/Distribution	50,000	20.02	1.00
Vehicle Service	20,000	20.02	0.40
Retail	15,000	14.06	0.21
Film Processing	10,000	17.7	0.18
Printing	10,000	17.7	0.18
Specialized Education/Training	5,000	7.46	0.04
Veterinary Clinic	5,000	19.61	0.10
Baseball Fields	-	-	0.15
WWTF			0.83
Project Electricity Usage			**15.5**

a. MkWh – Million kilowatt hours
Sources: (1) California Energy Commission. 2006. Report No. CEC-400-2006-005; (2) FCPA 2005; (3) USEPA 2008.

Natural gas service in the area is provided by SCG, which indicates that its services in the Project area are considered reliable. Table 4.13-10 estimates the County Development Plan's natural gas

usage based on the land use mix shown in Table 2-14, and reports that the County Plan's natural gas demand at build-out would be approximately a 0.002 percent increase over 2009 usage in the SCG planning area.

Table 4.13-10 Estimated Natural Gas Usage – County Development Plan

Land Use	sq. ft.	Annual natural Gas Use (therms/sq. ft.)	Project natural Gas Usage (therms)
Office Park	348,000	0.22	76,560
Manufacturing	170,000	0.06	10,200
Lodging	70,000	0.42	29,400
Industrial Park	50,000	0.06	3,000
Warehousing/Indoor Storage	50,000	0.06	3,000
Wholesale/Distribution	50,000	0.06	3,000
Vehicle Service	20,000	0.06	1,200
Retail	15,000	0.05	750
Film Processing	10,000	0.22	2,200
Printing	10,000	0.22	2,200
Specialized Education/Training	5,000	0.16	800
Veterinary Clinic	5,000	0.76	3,800
Baseball Fields	500	0.05	25
WWTF			4,410
Total Project Annual Natural Gas Usage			**136,110**

Source: California Energy Commission. 2006. Report No. CEC-400-2006-005

Although natural gas is not currently provided on the Project Site, SCG owns a gas line along Tank Farm Road that ends approximately 400 feet from the west boundary of the Site, which could be accessed to supply natural gas service to the Project area.

Both utilities report reliable service levels in the Project area, therefore, it is not expected that the development of the County Development Plan's commercial facilities would consume energy beyond the capacity of PG&E or SCG to supply or produce.

The County's Energy Policy in Chapter 5 of the County General Plan Conservation and Open Space Element encourages energy saving designs for new development. By incorporating energy saving design features, the County Plan would not be in conflict with energy conservation plans (see Section 4.4, Land Use and Policy Consistency Analysis), or result in the construction or operations of a project that would use non-renewable resources in a wasteful and inefficient manner. Therefore, the Project impacts on energy would be less than significant.

Mitigation Measures

The following mitigation measures are recommended to further reduce impacts generated by the Project.

PS/U-12a *If additional electrical or natural gas energy infrastructure is required to accommodate the proposed Project, the Applicant would be required to pay a fee to PG&E or SCG respectively, to provide additional service.*

PS/U-12b To avoid wasteful use of gasoline or diesel fuel, construction vehicles should be left on-site for the duration of each annual active construction season (as defined by allowed construction timing by the various mitigation measures), and construction vehicles shall be turned off when not in use to avoid idling.

PS/U-12c The Applicant shall comply, to the maximum extent feasible, with all adopted policies of the County General Plan Conservation and Open Space Element regarding energy consumption such as:

a. Incorporating cost-effective, renewable, energy resources into the Project;

b. Providing passive features through site design that allows shade to reduce unwanted heat gain, thereby reducing the need to use energy for cooling; and,

c. Installation of energy efficient appliances, heat recovery equipment, and building energy management systems.

Residual Impact

The County Development Plan would result in a *less than significant (Class III)* impact on energy supplies. Implementation of mitigation measures PS/U-12a-c would further reduce this impact.

4.13.6.5 County Development Plan - Solid Waste

Impact #	Impact Description	Phase	Residual Impact
PS/U.13	Construction and operation of the County Development Plan could generate significant amounts of solid waste.	Development	Class III

Construction Period Impacts

The County Development Plan would create 803,000 sq. ft. of commercial facilities, which would generate construction debris at an estimated rate of 4.34 lbs. per square foot (USEPA 2009). Solid waste produced by this Project during construction would then be approximately 1,743 tons (803,000 sq. ft. x 4.34 lbs./sq. ft. x .0005 tons/lb.) over the 20 to 25 year span of development. Mandatory diversion of solid waste by recycling construction debris, pursuant to California Code of Regulations, Title 24, Part 11, Section 4.408, would reduce the amount disposed of in landfills by at least 50 percent to 871 tons. This amount of construction waste would send an average of 43.6 tons per year for disposal based on the Project development lasting 20 years or less than one ton per day. This amount of construction debris would not cause any of the County's three landfills to exceed daily permitted disposal rates, and therefore, the County Development Plan's impacts on solid waste facilities during construction activities would be less than significant.

Operational Impacts

Based on the reasonable maximum development scenario mix as listed in Table 2-14, the County Plan would generate approximately 8,618.5 tons of solid waste per year at build-out, as shown in Table 4.13-11. This amount would create an average of 33 tons of solid waste per day. This

amount includes waste activated sludge generated from the WWTF's treatment process (Appendix A, page 21).

Table 4.13-11 County Development Plan - Solid Waste Generation Estimates

Land Use	sq. ft.	tons/sq.ft./year	tons/year	tons/day [a]
Office Park	348,000	0.0108	3,758	14.5
Manufacturing	170,000	0.0108	1,836	7.1
Lodging	70,000	0.0108	756	2.9
Industrial Park	50,000	0.0108	540	2.1
Warehousing/Indoor Storage	50,000	0.0108	540	2.1
Wholesale/Distribution	50,000	0.0108	540	2.1
Vehicle Service	20,000	0.0108	216	0.8
Retail	15,000	0.0024	36	0.1
Film Processing	10,000	0.0108	108	0.4
Printing	10,000	0.0108	108	0.4
Specialized Education/Training	5,000	0.0013	6.5	0.0
Veterinary Clinic	5,000	0.0108	54	0.2
Baseball Fields	-	-	48	0.13
WWTF	-	-	72	0.2
Total Waste Generated			**8,618.5**	**33**
Total Waste Disposed (following 50% reduction for recycling)			**4,309.3**	**16.5**

a. Tons per day estimate is based upon a five-day work week, except for the baseball fields and the WWTF, which are based upon a seven-day work week.
Sources: (1) California Department of Resources Recycling and Recovery, accessed from: http://www.calrecycle.ca.gov/WasteChar/WasteGenRates/ on August 26, 2010; (2) BASF 2012; (3) Appendix A

By diverting at least 50 percent of the solid waste stream as required by AB 939, the amount of solid waste from the County Plan to be disposed of in a landfill would be reduced to 4,309.3 tons per year (16.5 tons per day). This amount is 1.38 percent of the daily permitted capacity at Cold Canyon Landfill and would increase the total amount disposed of to 470 tons per day, or approximately 39 percent of the permitted daily capacity.

Although the Cold Canyon Landfill is nearing capacity, as stated above, an expansion plan for the facility was approved by the County in 2012, which would increase the total allowable tonnage limit by 430 tons per day and extend the landfill operation date until the year 2040. Approval by CalRecycle is still needed for the expansion. In the event that the expansion does not occur, solid wastes from the County Development Plan would either be disposed of in one of the County's two other landfills, or possibly transferred out of the County.

In addition, Table 4.13-4 lists the capacities of the two other landfills in the County (Chicago Grade and Paso Robles) that could dispose of solid wastes that would be generated by the County Development Plan. Assuming that 100 percent of disposal from the County Development Plan was to be accommodated by either of these landfills, the increase in their percentage of permitted daily disposal quantities would be approximately three percent for the Chicago Grade facility and 3.6 percent for the Paso Robles facility. Based on the reported 2009 disposal rates, the increases related to the Project would result in daily total throughput percentages of 35

percent for the Chicago Grade Landfill and 23 percent for the Paso Robles Landfill, well below their permitted capacities. These facilities have estimated closure dates of 2042 and 2051, respectively. As such, landfills that serve the County have sufficient capacity to dispose of County Development Plan generated solid waste, which would make the solid waste impacts less than significant.

Additionally, the County Development Plan would incorporate standard mitigation measures in accordance with County Ordinance 2008-3 Section 4, which mandates recycling criteria for commercial facilities, to ensure compliance with the 50 percent diversion of solid wastes required by AB939. This Ordinance provides a list of commercial facility requirements including:

- Provision of on-site recycling including adequate space for recyclable material collection bins;
- Mandatory participation of occupants; and
- Education materials for all new occupants regarding their responsibility to participate, as well as the types of materials accepted for the recycling program

Mitigation Measures

The following mitigation measures are recommended to further reduce impacts to solid waste disposal generated by the Project.

PS/U-13a *To maintain a diversion rate of at least 50 percent of construction waste from reaching the landfill, a Recycling Plan for the proposed Project is to be implemented during construction. The plan shall be submitted to the County Public Works Department for approval prior to permit issuance, as well as ongoing documentation from the Applicant that demonstrates compliance with the plan. Information to be included in this plan may consist of the following:*

a. The name and contact information of who will be responsible for implementing the recycling plan.

b. A brief description of the proposed Project wastes to be generated, including types and estimated quantities of each material to be salvaged, reused, or recycled during the construction phase of this Project.

c. Waste sorting/recycling and/or collection areas shall be clearly indicated on the Site Map.

d. A description of the means of transportation and destination of recyclable materials and waste, and a description of where recyclable materials and waste will be sorted (whether materials will be site-separated and hauled to designated recycling or landfill facilities, or whether mixed materials will be removed from the site to be processed at a mixed waste sorting facility).

e. The name of the landfill(s) where trash will be disposed of and a projected amount of material that will be landfilled.

f. A description of meetings to be held between Applicant and contractor to ensure compliance with the recycling plan.

g. A contingency plan shall identify an alternate location to recycle and/or stockpile construction debris in the event of local recycling facilities becoming unable to accept material (for example: all local recycling facilities reaching the maximum tons per day due to a time period of unusually large volume).

h. Ongoing documentation by the Contractor submitted with each Building/Zoning Inspection shall report on a quarterly basis.

i. Disposal information including quantity of material landfilled, which landfill was used, total landfill tipping fees paid, and copies of weight tickets, manifests, receipts, and invoices.

j. Recycling information including quantity of material recycles, receiving party, and copies of weight tickets, manifests, receipts, and invoices.

k. Reuse and salvage information including quantities of salvage materials, storage locations if they are to be used on-site, or receiving party if resold/used off-site.

PS/U-13b To achieve the minimum 50 percent reduction in solid waste disposal during the ongoing operations of the County Development Plan as required by AB 939, the Project shall provide a plan for the disposal, storage, and collection of solid waste material for the Project. This plan shall include the provision of adequate space for recyclable collection bins as well as the timely collection of recyclable material. The development of the plan shall be coordinated with the County's franchised solid waste collection and disposal firm, San Luis Obispo Garbage.

Residual Impact

The County Development Plan would result in a *less than significant impact (Class III)* on solid waste disposal. Implementation of mitigation measures PS/U-13a and PS/U-13b would further reduce this impact.

4.13.7 Cumulative Analysis

As stated in Chapter 3.0, Cumulative Scenario and Methodology, under the CEQA Guidelines, "a cumulative impact consists of an impact which is created as a result of the combination of the project evaluated in the environmental impact report ("EIR") together with other projects causing related impacts." Section 15130 of the CEQA Guidelines requires that an Environmental Impact Report (EIR) discuss cumulative impacts of a project when the project's incremental effect is cumulatively considerable, as defined in section 15065(c). An EIR need not discuss impacts that do not result in part from the project evaluated in that EIR. The Cumulative discussion does not need to provide as much detail as is provided for the effects attributable to the project alone. The discussion of cumulative impacts shall be guided by standards of practicality and reasonableness, and shall focus on the cumulative impact to which the identified other projects contribute rather than the attributes of other projects which do not contribute to the cumulative impact."(CEQA Guidelines Section 15130(b)).

4.13.7.1 Cumulative Analysis of Remediation Project Impacts

The localized nature of the remediation Project's public service impacts as well as implementation of the identified mitigation measures would make impacts related to these activities less than significant.

Fire Protection Impacts
Based on the temporary nature of remediation activities, and the localized area of potential impact identified as impact PS/U.1 regarding fire protection emergency vehicles response times along Tank Farm Road, the remediation component of the Project would not contribute to a significant impact in combination with related projects identified in Table 3-1. Therefore, this Project would not contribute to cumulative fire protection impacts and would be considered less than significant.

Police Protection Impacts
Based on the temporary nature of remediation activities, and the localized area of potential impact identified as impact PS/U.2 regarding police emergency vehicles response times along Tank Farm Road, the remediation component of the Project would not contribute to a significant impact in combination with related projects identified in Table 3-1. Therefore, the proposed remediation would not contribute to cumulative police protection impacts and would be considered less than significant.

School Impacts
The remediation component of the Project would not include residential development, and as such, would not generate an influx of new students in area schools. Therefore, remediation contributions to cumulative school impacts in combination with related projects would be less than significant.

Energy Impacts
As stated above under subsection 4.13.4.4, Energy Impacts and Mitigation Measures, remediation project impacts would be less than significant as equipment used for these purposes are typically self-propelled and do not require connection to energy utilities. Therefore, remediation would not contribute to cumulative energy impacts and would be considered less than significant.

Solid Waste Impacts
The majority of solid waste disposal generated by the remediation component of the Project would consist of NHIS soil, which would be disposed of at the Santa Maria landfill as stated in subsection 4.13.4.5, Solid Waste Impacts and Mitigation Measures. Developments listed on Table 3-1 as related projects would not be expected to dispose of municipal solid waste (MSW) at this landfill as it is located in Santa Barbara County. As such, disposal of the NHIS material from remediation would not have a cumulative contribution to impacts in conjunction with the listed related projects. However, an assessment of capacity at the Santa Maria Landfill shows that remediation's expected quantity of NHIS soil disposal would be 5.6 percent of the landfills annual throughput (2009). A combined total disposal of the remediation portion of the Project-generated waste and the annual disposal at this site would be less than 37 percent of the permitted capacity and as such, the Project would be considered to have an adverse, but not significant contribution to cumulative impacts.

Demolition of existing buildings would generate approximately 224.5 tons of waste (following diversion of recyclable materials) for disposal in County landfills. Assuming that all demolition activities would be completed in the first year, the amount of demolition waste disposed of would be 0.05 percent of the permitted throughput at Cold Canyon Landfill. Implementation of mitigation measure PS/U-4, providing a SWMP, would reduce solid waste disposal to the least amount feasible. Due to the temporary nature of the remediation activities, and considering that with the addition of Project-related demolition debris the Cold Canyon Landfill would be operating at less than 33 percent of permitted capacity, the Project's contribution to cumulative solid waste disposal impacts would be less than significant.

4.13.7.2 Cumulative Analysis of City Development Plan Impacts

The list of Cumulative Projects list shown in Table 3-1 identifies City and County Development Plans that, depending on location and timing could, in combination with the proposed City Development Plan, result in cumulative impacts. However, the City Development Plan's contribution to cumulative impacts regarding public services would be less than significant as shown below.

Fire Protection Impacts

SLOFD Master Plan has identified a deficiency in City fire protection services related to response times and service ratios that is currently being alleviated by a mutual aid agreement with CALFIRE. Under this agreement County fire fighting units also respond to City emergencies. A number of the cumulative projects would be in the vicinity of the project area, which would place additional demands on the mutual aid agreement between SLOFD and CALFIRE. The SLOFD Master Plan identified a long-term solution for these deficiencies that would involve the construction of a new fire station in the area of the Project Site.

One of the possible land uses for this Project, listed in Table 2-11, is a 5,000 sq. ft. public fire station and training facility. Should this facility be developed, the Project's contribution to fire protection impacts would be considered *beneficial*. However, it cannot be stated with certainty when, or if, such a facility would be provided and staffed by SLOFD. Until such time, SLOCF would have to rely on the existing mutual aid agreement with CALFIRE to assure adequate response times and service ratios. With the mutual aid agreement with CALFIRE, the cumulative impacts to fire protection services would be less than significant.

Police Protection Impacts

The Cumulative Projects list shown in Table 3-1 identifies developments that would create 785 residences and over 633,000 sq. ft. of commercial space, which would be in addition to the City Development Plan. While the SLOFD reports that current staffing is adequate for the community's needs, this level of cumulative development would be expected to increase demands for police services. However, as most uniformed law enforcement personnel patrol with mobile units, should cumulative development in the City require additional officers, it would not be expected to result in the provision of new or physically altered governmental facilities, a CEQA threshold for public services. Therefore, cumulative impacts regarding police protection would be less than significant.

School Impacts

The City Development Plan would not include residential development, and as such, would not generate an influx of new students in area schools. Therefore, the City Development Plan contributions to cumulative school impacts in combination with related projects would be less than significant.

Energy Impacts

The Cumulative Projects list shown in Table 3-1 identifies developments that would create 785 residences and over 633,000 sq. ft. of commercial space within the City, and an additional 86,183 sq. ft. of commercial space in the unincorporated County areas. This level of commercial development would be approximately 90 percent of the square footage proposed by the City Development Plan, and as such, can be assumed to consume about 90 percent as much electricity and natural gas as calculated for the City Development Plan in tables 4.13-5 and 4.13-6.

Cumulative development scenario residential development of 785 dwelling units would generate an additional population of 1,876 residents based on 2.39 persons per household (U.S. Census 2010). Annual energy demand associated with residences in California is reported to be 2,379 kWh per capita for electricity, and 13.7 million Btu/capita for natural gas (U.S. Department of Energy 2008). Applying these rates to the estimated 1,876 new residents generated by related projects results in an annual demand approximation for electricity and natural gas of 4.46 MkWh and 257,012 therms, respectively. Therefore, cumulative annual energy demand from all cumulative development projects and the City Development Plan would be approximately 32.52 MkWh for electricity and 518,281 therms from natural gas. This cumulative energy demand would represent increases of 0.03 percent for the PG&E planning area and 0.007 percent for the SCG planning area. As such, cumulative impacts would be considered less than significant.

Solid Waste Impacts

The Cumulative Projects, as shown in Table 3-1, would include development of commercial space that would total approximately 90 percent of the proposed City Development Plan's square footage, as well as about 785 residences. Cumulative solid waste generation can be estimated by assuming cumulative development projects would generate commercial waste at a similar rate to the City Development Plan, and calculating residential disposal based on 2.39 persons per residence (U.S. Census 2010) and a disposal rate of 0.32 tons per resident per year (Integrated Waste Management Board 2009). These calculations result in an estimated cumulative disposal rate of 16.633.12 tons per day of solid waste, which would be 0.771.5 percent of the permitted daily throughput at the County's three municipal waste landfills. As this quantity would not cause the landfills to exceed their permitted throughput, cumulative solid waste impacts would be less than significant.

Water Use Impacts

The Related Projects, as shown in Table 3-1, would include development of commercial space that would total approximately 90 percent of the proposed Project's square footage, as well as about 785 residences, the majority of which would be within the City limits. All of these cumulative developments within the City limits have been included in the City of San Luis Obispo 2010 Urban Water Management Plan, which shows there are adequate water supplies to support the cumulative development. Therefore, cumulative water use impacts would be less than significant.

4.13.7.3 Cumulative Analysis of County Development Plan Impacts

The Cumulative Projects list shown in Table 3-1 identifies City and County Development Plans that depending on location and timing could, in combination with the County Development Plan, result in cumulative impacts. However, the Project's contribution to cumulative impacts regarding public services would be less than significant as shown below.

Fire Protection Impacts

As service demands associated with cumulative development in the Project area increase, additional staffing resources will need to be put in place to insure that all areas of the community receives an adequate level of service. However, due to the close proximity of CALFIRE Station #21 which is located 2 miles from the Project Site, under the County Development Plan the Project would not contribute to a need for new or physically altered fire station facilities in order to maintain acceptable service ratios or other performance objectives. In addition, there is a mutual aid agreement between the City of San Luis Obispo and CALFIRE. By adhering to a reciprocal agreement that advises both CALFIRE and SLOFD to each send one fire engine during a fire emergency, adequate fire fighting resources would be provided under the cumulative development scenario. Therefore, cumulative impacts to fire protection services would be less than significant.

Police Protection Impacts

The Cumulative Projects list shown in Table 3-1 identifies developments that would create 785 residences and over 633,000 sq. ft. of commercial space, which would be in addition to the County Development Plan. This level of cumulative development would be expected to increase demands for police services. However, as most uniformed law enforcement personnel patrol with mobile units, should cumulative development in the County require additional officers, it would not be expected to result in the provision of new or physically altered governmental facilities, a CEQA threshold for public services. Therefore, cumulative impacts regarding police protection would be less than significant.

School Impacts

The County Development Plan would not include residential development, and as such, would not generate an influx of new students in area schools. Therefore, the County Development Plan contributions to cumulative school impacts in combination with related projects would be less than significant.

Energy Impacts

The Cumulative Projects list shown in Table 3-1 identifies developments that would create 785 residences and over 633,000 sq. ft. of commercial space within the City, and an additional 86,183 sq. ft. of commercial space in the unincorporated County areas. This level of commercial development would be approximately 90 percent of the proposed square footage proposed by the County Development Plan, and as such, can be assumed to consume about 90 percent as much electricity and natural gas as calculated for the County Plan in tables 4.13-8 and 4.13-9.

Cumulative development scenario residential development of 785 dwelling units would generate an additional population of 1,876 residents based on 2.39 persons per household (U.S. Census 2010). Annual energy demand associated with residences in California is reported to be 2,379 kWh per capita for electricity, and 13.7 million Btu/capita for natural gas (U.S. Department of

Energy 2008). Applying these rates to the estimated 1,876 new residents generated by related projects results in an annual demand approximation for electricity and natural gas of 4.46 MkWh and 257,012 therms, respectively. Therefore, cumulative annual energy demand from all cumulative development projects and the City Development Plan would be approximately 32.29 MkWh for electricity and 516,881 therms from natural gas. This cumulative energy demand would represent increases of 0.03 percent for the PG&E planning area and 0.007 percent for the SCG planning area. As such, cumulative impacts would be considered less than significant.

Solid Waste Impacts

The Cumulative Projects, as shown in Table 3-1, would include development of commercial space that would total approximately 90 percent of the County Plan's square footage, as well as about 785 residences. Cumulative solid waste generation can be estimated by assuming cumulative development projects would generate commercial waste at a similar rate to the County Plan, and calculating residential disposal based on 2.39 persons per residence (U.S. Census 2010) and a disposal rate of 0.32 tons per resident per year (Integrated Waste Management Board 2009). These calculations result in an estimated cumulative disposal rate of 32.61 tons per day of solid waste, which would be 1.5 percent of the permitted daily throughput at the County's three municipal waste landfills. As this quantity would not cause the landfills to exceed their permitted throughput, cumulative solid waste impacts would be less than significant.

4.13.8 Mitigation Monitoring Plan

4.13.8.1 Remediation Project Mitigation Monitoring Plan

Mitigation Measure	Plan Requirements and Timing	Compliance Verification		
		Method	Timing	Responsible Party
PS/U-1	The Applicant shall incorporate the following in the construction traffic management plan for review and approval by the City and County Public Works departments: • Advance notification of emergency response providers near the Project Site of exact construction locations, potential lane closure schedules, and potential alternate routes. • In order to avoid disruption to fire protection services' access through the area, traffic safety procedures, including, but not limited to, flagmen and signs controlling traffic crossing Tank Farm Road.	Plan Review	Prior to Grading Permit	County Planning and Building City of San Luis Obispo Community Development Department, Building & Safety Division
PS/U-3	To avoid wasteful use of gasoline or diesel fuel, construction vehicles should be left on-site for the duration of each annual active construction season (as defined by allowed construction timing by the various mitigation measures), and construction vehicles shall be turned off when not in use to avoid idling.	Field Verification	During Remediation	County Planning and Building
PS/U-4	Prior to issuance of grading permits, the Applicant shall submit a Solid Waste Management Plan (SWMP) for approval by the San Luis Obispo County IWMA (and the	Plan Review	Prior to Grading Permit	County Planning and Building

Mitigation Measure	Plan Requirements and Timing	Compliance Verification		
		Method	Timing	Responsible Party
	City of San Luis Obispo Utilities Department if the City annexes the site prior to completion of the remediation component of the project) to maintain a diversion rate of at least 50 percent of construction waste from reaching the landfill. The County/City Monitor, IWMA (and the City Utilities Department if applicable) would also monitor the Applicant's implementation of the SWMP and verify compliance with solid waste diversion requirements. The SWMP shall consist of information regarding, but not limited to: • The name and contact information of who will be responsible for implementing the recycling plan; • A brief description of the Project wastes to be generated, including types and estimated quantities of each material to be salvaged, reused, or recycled during the construction phase of this Project; • Waste sorting/recycling and/or collection areas shall be clearly indicated on the Site Map; • A description of the means of transportation and destination of recyclable materials and waste, and a description of where recyclable materials and waste will be sorted (whether materials will be site-separated and hauled to designated recycling or landfill facilities, or whether mixed materials will be removed from the site to be processed at a mixed waste sorting facility); • The name of the landfill(s) where trash will be disposed of and a projected amount of material that will be landfilled; • A description of meetings to be held between Applicant and contractor to ensure compliance with the recycling plan; • A contingency plan shall identify an alternate location to recycle and/or stockpile construction debris in the event of local recycling facilities becoming unable to accept material (for example: all local recycling facilities reaching the maximum tons per day due to a time period of unusually large volume); • Ongoing documentation by the Contractor submitted with each Building/Zoning Inspection shall report on a quarterly basis; • Disposal information including quantity of material landfilled, which landfill was used, total landfill tipping fees paid, and copies of weight tickets, manifests, receipts, and invoices; • Recycling information including quantity of material recycles, receiving party, and copies of weight tickets, manifests, receipts, and invoices; and • Reuse and salvage information including quantities of salvage materials, storage locations if they are to be	Field Verification	During Remediation	City of San Luis Obispo Community Development Department, Building & Safety Division

Mitigation Measure	Plan Requirements and Timing	Compliance Verification		
		Method	Timing	Responsible Party
	used on-site, or receiving party if resold/used off-site.			

4.13.8.2 City Development Plan Mitigation Monitoring Plan

Mitigation Measure	Plan Requirements and Timing	Compliance Verification		
		Method	Timing	Responsible Party
PS/U-5a	The Applicant shall deed to the City property at the Project Site that the City could use for the development of a public fire station.	Signed deed between Applicant and City	Prior to occupation of Phase I	City of San Luis Obispo
PS/U-5b	Development shall only be approved when the City deems that adequate fire suppression services and facilities, consistent with adopted travel time standards, are available, or will be made available concurrent with development at the Project Site. If, at time of development it is determined that the development site is outside of adequate response time zones, feasible options to enhance emergency access to the development sites may include but are not limited to the following: • Completion of transportation improvements that improve emergency services travel time to proposed development sites. • Co-location of City fire services with existing Cal Fire facilities located on Broad Street • Establishment of fire facilities within a closer proximity to the development site that meet or exceed adopted travel time standards. • Developer/Applicant financing of other improvements that will contribute to alleviating current deficiencies as identified in the SLOFD Master Plan.	Review of fire services response times to development site.	Prior to issuance of building permits for each Phase of development	SLOFD City of San Luis Obispo Community Development
PS/U-7a	If additional electrical or natural gas energy infrastructure is required to accommodate the proposed Project, the Applicant would be required to pay a fee to PG&E or SCG respectively, to provide additional service.	Pay a fee to the utility provider(s) to install additional infrastructure if necessary.	Plan check prior to Grading Permit	PG&E or SCG respectively for electricity or natural gas facilities.
PS/U-7b	To avoid wasteful use of gasoline or diesel fuel, construction vehicles should be left on-site for the duration of each annual active construction season (as defined by allowed construction timing by the various mitigation measures), and construction vehicles shall be turned off when not in use to avoid idling.	Field Verification	During Remediation	City of San Luis Obispo Community Development Department, Building &

Mitigation Measure	Plan Requirements and Timing	Compliance Verification		
		Method	Timing	Responsible Party
				Safety Division
PS/U-7c	The Applicant shall comply, to the maximum extent feasible, with all adopted City policies regarding energy consumption such as: • Incorporating cost-effective, renewable, energy resources into the Project; • Providing passive features through site design that allows shade to reduce unwanted heat gain, thereby reducing the need to use energy for cooling; and • Installation of energy efficient appliances, heat recovery equipment, and building energy management systems.	Review of Plans Site Inspection	Prior to permit issuance	City of San Luis Obispo Community Development Department, Building & Safety Division
PS/U-8a	Pursuant to the City of San Luis Obispo's Ordinance 1381, Chapter 8.05, a Recycling Plan for the City Development Plan to be implemented during construction shall be submitted for approval by the City of San Luis Obispo Utilities Department, prior to building permit issuance. Throughout construction periods, documentation shall be provided to the City Utilities Department demonstrating compliance with the plan and the City's Ordinance 1381. The plan shall include strategies to increase recycling of construction materials, and documentation that a minimum of 50 percent of discarded construction materials are diverted from landfills. The plan may consist of the following information: • The name and contact information of who will be responsible for implementing the recycling plan. • A brief description of the proposed Project wastes to be generated, including types and estimated quantities of each material to be salvaged, reused, or recycled during the construction phase of this Project. • Waste sorting/recycling and/or collection areas shall be clearly indicated on the Site Map. • A description of the means of transportation and destination of recyclable materials and waste, and a description of where recyclable materials and waste will be sorted (whether materials will be site-separated and hauled to designated recycling or landfill facilities, or whether mixed materials will be removed from the site to be processed at a mixed waste sorting facility). • The name of the landfill(s) where trash will be disposed of and a projected amount of material that will be landfilled. • A description of meetings to be held between	Provide recycling information as required to complete the City Utilities Department form for Construction & Demolition Recycling Plan and Disposal Report	Prior to permit issuance and throughout construction activity periods.	City of San Luis Obispo Utilities Department

Mitigation Measure	Plan Requirements and Timing	Compliance Verification		
		Method	Timing	Responsible Party
	Applicant and contractor to ensure compliance with the recycling plan. • A contingency plan shall identify an alternate location to recycle and/or stockpile construction debris in the event of local recycling facilities becoming unable to accept material (for example: all local recycling facilities reaching the maximum tons per day due to a time period of unusually large volume). • Ongoing documentation by the Contractor submitted with each Building/Zoning Inspection reporting on a quarterly basis. • Disposal information including quantity of material landfilled, which landfill was used, total landfill tipping fees paid, and copies of weight tickets, manifests, receipts, and invoices. • Recycle information including quantity of material recycles, receiving party, and copies of weight tickets, manifests, receipts, and invoices. • Reuse and salvage information including quantities of salvage materials, storage locations if they are to be used on-site, or receiving party if resold/used off-site.			
PS/U-8b	Pursuant to the City of San Luis Obispo's Source Reduction and Recycling Element to achieve a 50% reduction in solid waste as required by AB 939, the project shall provide a plan for the disposal, storage and collection of solid waste material for the project. The plan shall include provisions for adequate recycling bin capacity as well as timely collection of recyclables. The development of the plan shall be coordinated with the City's franchised solid waste collection and disposal firm, San Luis Obispo Garbage.	Review of Construction Management Plan Site Inspection	Prior to permit issuance and ongoing	City of San Luis Obispo Utilities Department
PS/U-9	The Development shall connect to the City's reclaimed water system and shall use reclaimed water for landscape irrigation.	Review of Drawings Site Inspection	Prior to permit issuance Prior to Occupancy	City of San Luis Obispo Utilities Department

4.13.8.3 County Development Plan Mitigation Monitoring Plan

Mitigation Measure	Plan Requirements and Timing	Compliance Verification		
		Method	Timing	Responsible Party
PS/U-12a	If additional electrical or natural gas energy infrastructure is required to accommodate the proposed Project, the Applicant would be required to pay a fee to PG&E or SCG respectively, to provide additional service.	Pay a fee to the utility provider(s) to install additional infrastructure if necessary.	Plan check prior to Grading Permit	PG&E or SCG respectively for electricity or natural gas facilities.
PS/U-12b	To avoid wasteful use of gasoline or diesel fuel, construction vehicles should be left on-site for the duration of each annual active construction season (as defined by allowed construction timing by the various mitigation measures), and construction vehicles shall be turned off when not in use to avoid idling.	Field Verification	During Remediation	County Planning and Building
PS/U-12c	The Applicant shall comply, to the maximum extent feasible, with all adopted policies of the County General Plan Conservation and Open Space Element regarding energy consumption such as: • Incorporating cost-effective, renewable, energy resources into the Project; • Providing passive features through site design that allows shade to reduce unwanted heat gain, thereby reducing the need to use energy for cooling; and, • Installation of energy efficient appliances, heat recovery equipment, and building energy management systems.	Review of Drawings Site Inspection	Prior to permit issuance	County Planning and Building
PS/U-13a	To maintain a diversion rate of at least 50 percent of construction waste from reaching the landfill, a Recycling Plan for the proposed Project is to be implemented during construction. The plan shall be submitted to the County Public Works Department for approval prior to permit issuance, as well as ongoing documentation from the Applicant that demonstrates compliance with the plan. Information to be included in this plan may consist of the following: • The name and contact information of who will be responsible for implementing the recycling plan. • A brief description of the proposed Project wastes to be generated, including types and estimated quantities of each material to be salvaged, reused, or recycled during the construction phase of this Project. • Waste sorting/recycling and/or collection areas shall be clearly indicated on the Site Map. • A description of the means of transportation and destination of recyclable materials and waste, and a	Review of Construction Management Plan Site Inspection	Plan check prior to Grading Permit	SLO County Planning and Building Department

Mitigation Measure	Plan Requirements and Timing	Compliance Verification		
		Method	Timing	Responsible Party
	description of where recyclable materials and waste will be sorted (whether materials will be site-separated and hauled to designated recycling or landfill facilities, or whether mixed materials will be removed from the site to be processed at a mixed waste sorting facility). • The name of the landfill(s) where trash will be disposed of and a projected amount of material that will be landfilled. • A description of meetings to be held between Applicant and contractor to ensure compliance with the recycling plan. • A contingency plan shall identify an alternate location to recycle and/or stockpile construction debris in the event of local recycling facilities becoming unable to accept material (for example: all local recycling facilities reaching the maximum tons per day due to a time period of unusually large volume). • Ongoing documentation by the Contractor submitted with each Building/Zoning Inspection shall report on a quarterly basis. • Disposal information including quantity of material landfilled, which landfill was used, total landfill tipping fees paid, and copies of weight tickets, manifests, receipts, and invoices. • Recycling information including quantity of material recycles, receiving party, and copies of weight tickets, manifests, receipts, and invoices. • Reuse and salvage information including quantities of salvage materials, storage locations if they are to be used on-site, or receiving party if resold/used off-site.			
PS/U-13b	To achieve the minimum 50 percent reduction in solid waste disposal during the ongoing operations of the Project as required by AB 939, the Project shall provide a plan for the disposal, storage, and collection of solid waste material for the Project. This plan shall include the provision of adequate space for recyclable collection bins as well as the timely collection of recyclable material. The development of the plan shall be coordinated with the County's franchised solid waste collection and disposal firm, San Luis Obispo Garbage.	Review of Construction Management Plan Site Inspection	Plan check prior to Grading Permit	SLO County Planning and Building Department

4.13.9 References

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