

3.11 UTILITIES AND PUBLIC SERVICES

The following section describes existing and planned utilities and public services, and evaluates the operation and capacity of these utilities and services with the development of the East Cherry Avenue Specific Plan (Project). Utilities and public services used during construction and operation of the proposed Project include water, wastewater, solid waste disposal, police and fire protection, schools, and energy services. Parks and recreational facilities are addressed in Section 3.9, *Recreation*. Development of the Project site with residential and commercial uses would increase demand on City services, including fire protection, police protection and other City supported public services; however, the required impact fees and potential tax revenue is designed to accommodate such services.

3.11.1 Environmental Setting

3.11.1.1 Public Services

Public Schools

The Project site is located within the Lucia Mar Unified School District (School District) (K-12), which encompasses the communities of Arroyo Grande, Grover Beach, Nipomo, Oceano, Pismo Beach, and Shell Beach (Lucia Mar Unified School District 2016a). The School District is the largest school district in San Luis Obispo County, and serves over 10,700 students. The School District consists of 19 schools: eleven elementary schools, three middle schools, four high schools, and one continuation high school. The school district contains one full-time teacher for every 23 students, which is below the State average of one teacher per 24 students (NCES 2015). The nearest public schools are Arroyo Grande High School, Paulding Middle School, and Harloe Elementary School. A list of nearby public schools that could serve the Project site are listed below (Table 3.11-1). Although school enrollment has been decreasing in recent years, nearly all schools within the School District are operating at or above capacity (City of Arroyo Grande 2013).

Table 3.11-1. Public Schools within the Project Vicinity

School	Location	Distance From Site (miles)
Arroyo Grande HS	495 Valley Rd., Arroyo Grande	0.40
Village PS	146 Traffic Way, Arroyo Grande	0.32
Paulding MS	600 Crown Hill St., Arroyo Grande	0.53
Harloe ES	901 Fair Oaks Ave., Arroyo Grande	1.11
Arroyo Grande PS	713 Faeh Ave., Arroyo Grande	1.60
Ocean View ES	1208 Linda Dr., Arroyo Grande	1.41

Police Protection

Police services in the Project vicinity are provided by the Arroyo Grande Police Department (AGPD). The AGPD is staffed by 30 full-time employees who provide law enforcement and emergency response throughout the City and surrounding area. The Police Department is located at 200 North Halcyon Road, approximately 1.0 mile from the Project site, with an average emergency response time of 2.8 minutes to the site location (Linda Cox 2015). The department is organized into two major divisions: Patrol Services and Support Services, each led by a Commander. In addition to the 30 full-time employees, the department has six part-time employees, two Reserve Offices, two Neighborhood Services Technicians, one Fleet and Equipment Technician, one Training Manager, and 52 community volunteers. Provision of police protection services are regulated under the *General Plan Safety Element*, which requires adequate provision of these services for a build-out population of 20,000 individuals.

Fire Protection

The Five Cities Fire Authority (FCFA) provides emergency and non-emergency fire and protection services. Emergency services include fire suppression, emergency medical services, hazardous materials services, Oceano Dunes response, technical rescue, fire investigations, disaster response, and public assistance. Non-emergency services include fire and life safety inspections, building inspections, fire code investigations, code compliance and public education. The FCFA currently operates three fire stations that service the Five Cities region, responding to an area approximately 9.5 square miles (FCFA 2015a). The FCFA also provides the only ladder truck in the south San Luis Obispo County and responds to emergencies anywhere between Avila Beach and Nipomo (FCFA 2015b). According to the *City of Arroyo Grande General Plan, Safety Element*, response throughout the City should be a maximum of six (6) minutes. Just as with police protection services, fire protection and prevention services are regulated under the *Safety Element*, which requires adequate provision of these services for a build-out population of 20,000 individuals.

Station 1 of the FCFA is located closest to the Project site, just north along Traffic Way at 140 Traffic Way, approximately 1,760 feet away. The response time for emergencies to the Project site would be less than three (3) minutes (Steve Lieberman 2015).

3.11.1.2 Utility Services

Water Supply

The Urban Water Management Plan assesses the City water demand and water supply in regards to the proposed build-out population, and anticipates adequate supply of water upon reaching build-out of the City (City of Arroyo Grande 2012a). The City receives its water primarily from Lopez Reservoir, as well as groundwater extracted from the Santa Maria Groundwater Basin and Pismo Formation (City of Arroyo Grande 2012a). Water retrieved from the Lopez Reservoir is treated at the Lopez Water Treatment Plant located at the reservoir and operation of the dam and treatment facilities is conducted by the San Luis Obispo Flood Control and Water Conservation District (SLOFCWCD). This is the primary supply of fresh water and is transported to the Five Cities area via the Lopez Pipeline. Current capacity for the reservoir is approximately 49,400 acre-feet (af) with a safe yield of 8,730 acre-feet per year (afy) (City of Arroyo Grande 2012a). Total water demand for the City in 2010 equated to 3,793 afy and it is projected that the City water supply availability will be approximately 3,813 afy in 2020 (City of Arroyo Grande 2012a, see Table 3.11-2). In accordance with the Urban Water Management Plan, the City of Arroyo Grande is contracted to receive 2,290 afy from the Lopez Reservoir, accounting for approximately half of the available water allocation; however, in surplus years, the City may be offered surplus supplies.

Table 3.11-2. Arroyo Grande Water Supply

Water Supply Sources	Historic 2010 Amount (afy)	Projected 2020 Amount (afy)
Groundwater – Santa Maria Groundwater Basin	1,323	1,323
Groundwater – Pismo Formation	80	200
County of San Luis Obispo Lopez Reservoir Project	2,290	2,290
Oceano Community Services District	100	0 ¹
Total	3,793	3,813

¹ Assumes that the current contract allowing for 100 afy from the Oceano Community Services District will have expired.

Source: City of Arroyo Grande 2012a.

Groundwater makes up almost 25 percent of the City’s water demand, which is typically used for agriculture within the City limits and produced from privately owned wells. The City of Arroyo Grande has a Groundwater Management Agreement with an entitlement of 1,323 afy from this basin. Lastly, the City receives approximately 200 afy from City wells within the Pismo Formation Groundwater Basin, which is not an adjudicated basin, nor is

identified as an overdrafted basin by the Department of Water Resources (DWR). Thus, total water supply availability to the City from entitlements and appropriative rights is approximately 3,813 afy (City of Arroyo Grande 2012a). The Project site utilizes groundwater and is not connected to the City's water infrastructure. At the Project site, groundwater is primarily supplied by two existing onsite wells and is used for the overhead spray irrigation of row crops on the 11.62-acre Subarea 2. Water demand for types of crops produced on the site ranges from 1.5 to 3.5 af per acre. Historic and current annual water use for the 11.62 acres of active agricultural land is approximately 34.86 afy. Subarea 1 and Subarea 3 of the Project site consist of undeveloped and fallow land which currently do not utilize water from City supply, and recent water demand for these sites is estimated to be very low (i.e., less than 1.0 af per acre) (Oasis Associates, Inc. 2015).

Wastewater Treatment

The City provides a public wastewater collection system for developments within the City limits which conveys raw wastewater to trunk mains owned and operated by the South San Luis Obispo County Sanitation District (SSLOCSO) for wastewater treatment. This wastewater treatment district serves the Cities of Arroyo Grande, Grover Beach, and the community of Oceano. The sanitary sewer system consists of nearly 73 miles of gravity sewer systems and five wastewater lift stations throughout the City (City of Arroyo Grande 2012b). The sewer pipe collection system conveys approximately 1.20 million gallons per day (mgd) of wastewater with peak daily flows of approximately 3.16 mgd (SSLOCSO 2014). The wastewater treatment plant (WWTP) was designed to operate at a capacity flow rate of 5.0 mgd and a 9.0 mgd peak wet weather flow rate (SSLOCSO 2014). Routine video inspections of the collections system are carried out every four years, with cleaning of the system done on average of every fourth year of inspection as part of the District's preventative maintenance plan (SSLOCSO 2014).

Existing City infrastructure in the vicinity of the Project site includes existing sewer mains that run along the south side of East Cherry Avenue. The Project site lies with the service area of the SSLOCSO, approximately 3.2 miles east, but the site is not currently serviced by the facility.

Solid Waste Disposal

South County Sanitary is the service provider for the City, including the Project vicinity, and offers curbside solid waste and recyclable collection services. South County Sanitary is a municipal waste hauling company supported by the Cold Canyon Landfill, and is

owned by Waste Connections, Inc. (South County Sanitary 2015). The Cold Canyon Landfill is the primary Landfill for the Five Cities area, as well as for the City of San Luis Obispo, and is projected to reach its capacity around 2018. The landfill was operating at approximately 250,000 tons per year between 2004 and 2009, resulting in an average of 685 tons per day (tpd); however, the facility is permitted to accept up to 1,620 tpd (SWCA Environmental Services 2012). The landfill has been approved for the expansion of the facilities capacity from 1,620 to 2,500 tpd, extending the landfill's projections to reach capacity in approximately 30 years in order adequately service current and anticipated district needs (County of San Luis Obispo 2012).

Energy Services

California's three main energy sources are electricity, natural gas, and crude oil. Approximately 61.3 percent of the State's total electricity comes from natural gas, 8.6 percent comes from nuclear, 7.1 percent comes from large (non-renewable) hydroelectric power, 0.5 percent came from coal, and 22.5 percent comes from renewable sources. Renewable energy sources used to produce electricity include geothermal, small hydroelectric power, wind power, biomass and waste products, and solar energy (CEC 2015b).

In 2014, California consumed approximately 282,154 million kilowatt-hours (kWh) of electricity and 10,208 million Therms (thm) of natural gas (CEC 2015a). As the population in California grows over the next few years, consumption is anticipated to steadily increase at a rate of 1.27 percent annually for electricity and 0.70 percent annually for natural gas (CEC 2013).

Pacific Gas and Electric Company (PG&E) provides electrical services and the Southern California Gas Company (SCG) supplies gas services to the City. Existing infrastructure in the vicinity of the Project site includes a gas main infrastructure that runs along East Cherry Avenue. Gas and electricity services are not currently provided to the Project site.

3.11.2 Regulatory Setting

3.11.2.1 Federal

Clean Water Act

The federal Water Pollution Control Act, also known as the Clean Water Act, is the primary statute governing water quality. The Clean Water Act establishes the basic structure for regulating discharges of pollutants into the waters of the United States and gives EPA the

authority to implement pollution control programs, such as setting wastewater standards for industries. The statute's goal is to regulate all discharges into the nation's waters and to restore, maintain, and preserve the integrity of those waters. The Clean Water Act sets water quality standards for all contaminants in surface waters and makes it unlawful for any person to discharge any pollutant from a point source into navigable waters unless a permit is obtained under its provisions. The Clean Water Act mandates permits for wastewater and storm water discharges, requires states to establish site-specific water quality standards for navigable bodies of water, and regulates other activities that affect water quality, such as dredging and the filling of wetlands. The Clean Water Act also funds the construction of sewage treatment plants and recognizes the need for planning to address nonpoint sources of pollution.

3.11.2.2 State

California Integrated Waste Management Act (AB 939) (1989)

This Act requires all jurisdictions to divert 25 percent of waste stream by 1995 and 50 percent by 2000 through source reduction, recycling, and composting to limit reliance on landfills.

Assembly Bill (AB) 341 (2011)

This bill established a State policy goal that no less than 75 percent of solid waste generated be source reduced, recycled, or composted by 2020, and requiring CalRecycle to provide a report to the Legislature that recommends strategies to achieve the policy goal by January 1, 2014. AB 341 builds on the existing AB 939 requirement that every jurisdiction divert at least 50 percent of its waste. AB 341 requires any business (including schools and government facilities) that generates four cubic yards or more of waste per week, and multifamily buildings with five or more units to arrange for recycling services.

Senate Bill 50 (SB 50) (1998)

This bill requires that cities and counties mitigate impacts to school facilities as a condition of approving new developments. SB 50 also authorizes school districts to levy statutory developer fees at a level which may be significantly higher than previously permitted. To levy fees higher than permitted, the school district must conduct a Needs Analysis and a Fee Justification Study which address the justification of the levying of developer fees.

Sustainable Groundwater Management Act (SGMA)

The SGMA is a statewide policy that empowers local agencies to adopt groundwater management plans that relate to the needs and resources of their communities. It is the intent of the SGMA to:

- Provide for the sustainable management of groundwater basins;
- Enhance local management of groundwater consistent with rights to use or store groundwater and Section 2 of Article X of the California Constitution. It is the intent of the Legislature to preserve the security of water rights in the state to the greatest extent possible consistent with the sustainable management of groundwater;
- Establish minimum standards for sustainable groundwater management;
- Provide local groundwater agencies with the authority and the technical and financial assistance necessary to sustainably manage groundwater;
- Avoid or minimize subsidence;
- Improve data collection and understanding about groundwater;
- Increase groundwater storage and remove impediments to recharge;
- Manage groundwater basins through the actions of local governmental agencies to the greatest extent feasible, while minimizing state intervention to only when necessary to ensure that local agencies manage groundwater in a sustainable manner; and
- Provide a more efficient and cost-effective groundwater adjudication process that protects water rights, ensures due process, prevents unnecessary delay, and furthers the objectives of this part.

The State of California Water Resources Control Board (SWRCB)

The SWRCB has adopted a statewide construction general permit that applies to storm water and non-storm water discharges from construction activities. This general permit, which is implemented and enforced in the Five Cities region by the Central Coast Regional Water Quality Control Board (RWQCB), requires all owners of land where construction activity occurs to:

- Eliminate or reduce non-storm water discharges to storm water systems and other waters of the U.S.;
- Develop and implement a Storm Water Pollution Prevention Plan (SWPPP) emphasizing storm water Best Management Practices (BMPs); and
- Perform inspections of storm water pollution prevention measures to assess their effectiveness.

California Education Code (EC) Sections 41376 and 41378

The California EC establishes standards regulating the California education system. Section 41376 and 41378 of the EC prescribe maximum class sizes and penalties for any school district that should exceed the limits established in 1964. Districts which exceed established class sizes will have their revenue funding limit reduced by the Superintendent of Public Instruction. Size limits for classes K-8 are:

- Kindergarten – Average class size is not to exceed 31 students and individual class size is not to exceed 33 students.
- Grades one through three – Average class size is not to exceed 30 students and individual class size is not to exceed 32 students.
- Grades four through eight – Average number of students per teacher is not to exceed the greater of 29.9 or the district’s average number of students per teacher in 1964.
- Executive Order B-29-15: Mandatory Water Conservation Requirements

Based upon the severe statewide drought, in April of 2015, the Governor of California declared a Drought State of Emergency and authorized the State Water Resources Control Board (Water Board) to impose restrictions to achieve a statewide 25 percent reduction in potable urban water usage through February 28, 2016. These restrictions will require water suppliers to California's cities and towns to reduce usage as compared to the amount used in 2013.

3.11.2.3 Local

City of Arroyo Grande General Plan

The City of Arroyo Grande General Plan contains goals and policies that address many of the services to the city including fire services, law enforcement, and other emergency services. These services have been outlined in the *Safety Element* of the General Plan which establishes programs and mitigation measures to ensure the effective deliverance of these services. The following goals and policies are applicable to the Project:

General Plan, Safety Element

Goal S3 – Reduce the threat to life, structures and the environment caused by fire.

Policy S3-2 – Ensure that adequate facilities, equipment and personnel are available to meet the demands of fire fighting in the City of Arroyo Grande.

Policy S3-3 – Maintain and improve the Fire Department’s ability to respond to emergency calls and suppress fires throughout the City within a maximum response time of six (6) minutes.

Program S3-3.1 – Prepare and work to achieve a maximum of six (6) minutes response time goal. This maximum response time will be based upon density of development, and the value at risk contrasted with an acceptable level of risk. More concentrated urban uses should be within four (4) minutes response time.

City of Arroyo Grande Mandatory Water Conservation Requirements

Based upon the Governor’s Executive Order B-29-15, the City has implemented a comprehensive water conservation, monitoring, and enforcement program including restrictions to water use, landscaping irrigation limits, conserving uses of potable water, and conservation measures for hotels and restaurants. This authority is based upon provisions of the California Water Code relating to water shortage emergencies and water conservation programs (Water Code Sections 350 et seq. and Water Code Sections 375 et seq.).

3.11.3 Environmental Impact Analysis

3.11.3.1 Thresholds for Determining Significance

In accordance with Appendix G of the 2016 CEQA Guidelines, implementation of the proposed Project would have significant adverse impacts on utilities and public services if:

- a) Impacts to water supplies would be significant if any component of the Project generated a demand that would potentially exceed the capacity of existing or forecasted supplies, facilities, or service lines;
- b) Impacts to wastewater infrastructure would be significant if the proposed Project would potentially exceed the design capacity of sewer lines or the wastewater treatment plant;
- c) Impacts to solid waste disposal would be significant if the Project site generated solid waste which could not be accommodated by the designated landfill’s permitted capacity;
- d) Impacts to police protection services would be significant if response times to the Project site were inadequate, or if police staffing would be inadequate to support the proposed Project;
- e) Impacts to fire protection services would be significant if response times to the Project site did not meet established requirements (e.g. less than 6 minutes), or if the firefighter/population ratio would decline, or if firefighter staffing or equipment would be inadequate to support the proposed Project;

- f) Impacts would be significant if operation of the Project consumed energy beyond PG&E or SCG capacity to supply or produce;
- g) Impacts would be significant if the proposed Project conflicted with adopted energy conservation plans.; or
- h) Impacts would be significant if construction or operation of the proposed Project used non-renewable resources in a wasteful and inefficient manner.

3.11.3.2 Impact Assessment Methodology

Potential impacts of the proposed Project were evaluated by reviewing Project characteristics to assess their potential to affect the capacities of wastewater, potable water, and energy service utilities. General Plan documents and other available City resources were reviewed to provide an assessment of impacts. Projected utility demands and wastewater generation for the proposed Project were compared with the current and projected capacity available for allocation within the City. Impacts to wastewater infrastructure are considered significant if the proposed Project would result in sewer line or treatment plant system deficiencies. Impacts to public services were assessed in the Initial Study, located with Appendix A of this Environmental Impact Report (EIR) and were further analyzed for the Project's impacts to the capacity of local public schools and demand on police and fire protection services.

3.11.4 Project Impacts and Mitigation Measures

Utility Services

Currently, the Project site is not serviced by or connected to primary City utility services (e.g. water, wastewater, gas, electricity). To accommodate utility service needs of the onsite development, the individual developers would install necessary water and wastewater conveyance systems, dry utility connections connecting to existing City infrastructure located primarily along East Cherry Avenue.

Park and Recreation Services

Given the development of additional residential units and the generation of approximately 140 new individuals to the City population, the need for park and recreational services would increase. To accommodate City requirements for four (4) acres of parkland per 1,000 individuals, a total of 0.55 acres of parkland would be needed for the Project. The Project would include the development of a 0.35-acre neighborhood park, community gardens, additional pathways, and construction of new bikeways which present recreational opportunities to residents of the Project and surrounding Project vicinity. However, the

addition of 0.35 acres of parkland for the Project would not meet the City requirement of 0.56 acres of parkland required for the additional generation of 140 individuals, resulting in increased demand for, and use of, existing recreational resources. Impacts to park and recreation facilities and mitigation measures are further discussed in Section 3.9, *Recreation* (refer to Impact REC-1).

Stormwater Drainage Facilities

The proposed Project would result in the removal of current onsite drainage facilities in an effort to adequately manage stormwater throughout implementation of the Project. This would require the removal of the manmade drainage ditch adjacent to the southern border of Subarea 2 and the construction of a new stormwater drainage system throughout Subarea 2. The new stormwater network would convey on and offsite stormwater to the current 48-inch storm drain located at the south east corner of Traffic Way and East Cherry Avenue. Impacts associated with this aspect of the Project are further assessed in Section 3.6, *Hydrology and Water Quality* (refer to Impact HYD-3).

Table 3.11-3. Summary of Project Impacts

Utility and Public Service Impacts	Mitigation Measures	Residual Significance
Impact UT-1. Implementation of the proposed Project would not exceed the wastewater capacity of the SSLOCSD Wastewater Treatment Plant.	None required	Less than Significant
Impact UT-2. The proposed Project would require the expansion of existing utility infrastructure including water, sewer, gas and electricity into the site; the construction of which would cause less than significant environmental effects.	MM AQ-1a MM AQ-1b MM AQ-1c MM AQ-1d MM BIO-1a MM NOI-1a MM NOI-1b	Less than Significant with Mitigation
Impact UT-3. Implementation of the Project would result in as overall decrease in water demand compared to historic water demand and would not significantly impact the City's water supply or water infrastructure.	None required	Less than Significant
Impact UT-4. The proposed Project would generate additional solid waste needing disposal at the Cold Canyon Landfill; however, impacts would be less than significant.	None required	Less than Significant
Impact UT-5. The proposed Project would increase demand for fire protection, police protection, and public school services.	None required	Less than Significant

Impact

UT-1 Implementation of the proposed Project would not exceed the wastewater capacity of the SSLOCSD Wastewater Treatment Plant (Less than Significant).

Wastewater treatment services for the proposed Project would be provided by the City collection system. As described in Section 2.6.7, the City collection system would convey raw wastewater to mains operated by the SSLOCSD, which would also provide wastewater treatment services to the Project site. As of 2013, the collection system conveys peak flows of approximately 3.16 mgd; as the SSLOCSD has a capacity of at least 5.0 mgd, the SSLOCSD currently operates at only 63 percent of its 5.0 mgd capacity. Wastewater production for all subareas is estimated at approximately 10,802.36 gpd, a value that would result in an incremental increase to wastewater flows (less than one percent) (see Table 3.11-4). Due to the facility’s relatively large remaining capacity, operation of the proposed Project would not adversely impact the SSLOCSD infrastructure and collection system, nor produce a significant increase in strain on the wastewater treatment facility.

Table 3.11-4. Projected Wastewater Production

Subarea	Proposed Land Use District	Proposed Uses	Acres	Sewer Flow Factor (gpd/acre)	Wastewater Produced (gpd)
1	Commercial Mixed-Use	Hotel and Restaurant	2.16	405 ¹	874.8
2	Village Residential (VR-SP)	Medium Density Residential	11.62 (±0.5)	773 ²	8,982.3
3	Village Mixed-Use (VMU-SP)	Community Center, Senior Housing, Caretaker Unit, Single Unit B&B, and Farmstand	1.51 (±0.5)	626 ³	945.3
Estimated Total Wastewater Production					10,802.36

¹Commercial Mixed Use Sewer Flow Factor is based off of Regional Commercial Sewer Flow Factor.

²Village Residential Sewer Flow Factor is based off of Single Family Medium Density Sewer Flow Factor.

³Village Mixed Use Sewer Flow Factor is based off of Mixed-Use Sewer Flow Factor.

Source: City of Arroyo Grande 2012b.

To limit effects from the production of wastewater by new developments, developers are required to pay a development impact fee for the connection to a public sewer. As the Project would require the connection to the City collection system for Subareas 1 through 3, the Applicants would be subject to development impact fees implemented by the City

for utility services that would offset any impacts to capacity at the SLLOCSO Wastewater Treatment Plant.

Therefore, payment of development impact fees as part of standard conditions for Project approval would address potential impacts to SSLOCSO Wastewater Treatment Plant capacity associated with the development. Impacts related to wastewater treatment of the proposed Project would therefore be *less than significant*.

Mitigation Measures

No mitigation measures required.

Impact

UT-2 The proposed Project would require the expansion of existing utility infrastructure including water, sewer, gas and electricity into the site; the construction of which would cause potentially significant environmental effects (Less than Significant with Mitigation).

As the Project site is not currently connected to City water supply pipelines, wastewater facilities, nor supplied by electricity and gas, and the Project requires connection to such facilities in order to provide associated utility services to the Project site. New 8-inch lines would connect to existing lines that run along East Cherry Avenue. The new lines would run beneath the proposed Subarea 2 residential and collector streets; Subareas 1 and 3 would also construct utility lines connecting to existing City infrastructure in an undetermined location at this time. Construction of onsite utility lines would mainly be limited to excavation and trenching within the Project site. Due to the current and projected adequacy of the capacity of water supply and wastewater treatment services, no further construction or expansion operations would be required. Construction of utilities would occur in conformance with the Uniform Plumbing Code and City standards. Impacts from construction of utility improvements are described in other sections of this EIR (e.g. Section 3.3, *Air Quality and Greenhouse Gas Emissions*, Section 3.4, *Biological Resources*, and Section 3.8, *Noise*) and would be less than significant with the implementation of mitigation measures. Therefore, impacts to the environment due to the construction or expansion of electricity, gas lines, water supply and wastewater facilities are focused on those construction activities occurring onsite, and impacts to the environment by these actions would be *less than significant with mitigation*.

Mitigation Measures for All Subareas

MM AQ-1a-d, MM BIO-1a, and MM NOI-1a-b would apply.

Residual Impact

After implementation of the above mitigation measures, impacts related to the construction of utilities would be less than significant.

Impact

UT-3 Implementation of the Project would result in an overall decrease in water demand compared to historic water demand and would not significantly impact the City's water supply or water infrastructure (Less than Significant).

City water is provided by the Lopez Reservoir, which currently supports a safe annual yield of 8,730 afy and supplies the City with 2,290 afy. The City water supply also is supplemented by groundwater from the Santa Maria Basin and Pismo Formation, which is able to provide an additional 1,523 afy. Projected City water supply for 2020-2030 includes the estimated City build-out supply for water, and is approximately 3,813 afy. Projected water demand for the City by 2020 is 2,838 afy, well below the estimated available water supply.

Historically, given the relatively higher water demand associated with irrigated agricultural crop production, water demand for the 11.62 acres of active onsite agricultural land equates to approximately 34.86 afy based on a water use factor of 3 afy per acre. Water demand for the proposed Project, which includes water needs for single family residential units, gardens, parkland, hotel needs, restaurant use, and landscape irrigation is estimated at 36.22 afy. Water demand factors for the proposed Project are derived from the City of Arroyo Grande Urban Water System Master Specific Plan and are presented in Table 3.11-5.

Therefore, the Project would result in a potential net increase of water demand by 1.36 afy, Design principles for the proposed Project state that designs for the Subarea 2 and Subarea 3 developments shall incorporate water conservation designs which would reduce the estimated 36.22 afy of water demanded by the Project. These designs would include implementation of low water use fixtures and appliances, low volume irrigation systems, and appropriate landscape design incorporating drought tolerant native or non-native, non-invasive vegetation.

Table 3.11-5. Projected Water Demands

Subarea	Proposed Land Use District	Proposed Uses	Quantity (# of Units)	Water Use Factor	Water Demand (afy)
1	Commercial Mixed-Use	Hotel Units	100	0.0.092 afy/unit	9.2
		Restaurant	1 (4,000 sf)	4.6afy ¹	4.6
2	Village Residential (VR-SP)	Medium Density Residential	58 (140 Persons)	0.34 afy/unit	19.72
3	Village Mixed-Use (VMU-SP)	Visitor-Serving (Cultural archive & community center)	3,403 sf	0.06 afy/1000 sf ²	0.20
		Senior/Group Housing	10	0.10 afy/unit ²	1.0
		Caretaker's Unit + Commercial Kitchen	1 690 sf	0.3 afy/unit + 1.32 afy/1000 sf ²	0.30 0.91
		Bed and Breakfast Unit/Guest House	1	0.13 afy/unit ²	0.13
		Retail/Farmstand	550 sf	0.30 afy/1000 sf ²	0.16
Estimated Total Water Demand					36.22

¹ Average water use factor for restaurant land uses (Communications with Shane 2016).

²Water use factor based on Urban Water Management Plan (2012).

³Use factor based on estimated water demand for Subarea 2 of the Project from the Initial Study (Appendix A).

However, the projected future City water supply incorporates the anticipated City build-out population, and the worst case net water demand is approximately 1.36 afy, the Project would not substantially increase City water demand, nor would it substantially decrease City water supply. Therefore, impacts to water supply would be *less than significant*.

Mitigation Measures

No mitigation measures required.

Impact

UT-4 The proposed Project would generate additional solid waste needing disposal at the Cold Canyon Landfill; however, impacts would be less than significant (Less than Significant).

Solid waste generated at the Project site by residents, employees and visitors would be disposed of by South County Sanitary to the Cold Canyon Creek Landfill. The County of San Luis Obispo Board of Supervisors approved expansion of the landfill, increasing capacity from 1,620 tpd to 2,500 tpd. The proposed Project would contribute an estimated 1,096.28 lbs of solid waste per day, equating to 0.55 tpd (Table 3.11-6). The landfill is anticipated to reach capacity in 2040 (County of San Luis Obispo 2012).

As the landfill is receiving roughly 685 tpd, the waste produced by all subareas of the Project would not substantially affect the landfill’s expanded capacity or ability to comply with federal, state, or local regulations. Therefore, impacts regarding the generation of solid waste by the Project would be *less than significant*.

Mitigation Measures

No mitigation measures required.

Table 3.11-6. Estimated Solid Waste Production

Subarea	Proposed Land Use District	Proposed Uses	Quantity (# of Units)	Waste Generation Factor	Waste Generation (lbs/day)
1	Commercial Mixed-Use	Hotel Units	100	2.0 lb/day/unit	200.0
		Restaurant	4,000 sf	0.005 lb/sq ft/day	20.0
2	Village Residential (VR-SP)	Medium Density Residential	58	12.23 lb/day/unit	709.34
3	Village Mixed-Use (VMU-SP)	Visitor-Serving (Cultural archive & community center)	3,403 sf	0.03 lb/sq ft/day	102.09
		Senior/Group Housing	10	5.1 lb/day/person	51.0
		Caretaker’s Unit + Commercial Kitchen	1 690 sf	5.1 lb/day/person + 0.005 lb/sq ft/day	8.55
		Bed and Breakfast Unit/Guest House	1	2.0 lb/day/unit	2.0
		Retail/Farmstand	550 sf	0.006 lb/sq ft/day	3.3
Estimated Total Waste Generation					1,096.28

Source: (CalRecycle 2013a; CalRecycle 2013b; CalRecycle 2013c).

Impact

UT-5 The proposed Project would increase demand for fire protection, police protection, and public school services (Less than Significant).

Development of the proposed Project would incrementally increase demand for both non-emergency and emergency fire protection and police protection services provided by the FCFA and Arroyo Grande Police Department respectively; however, as described above in Section 3.11.1.1, the FCFA and AGDP currently have adequate facilities and staffing levels to accommodate the slight increase in demand associated with the Project. The Project site is located within safe and timely response periods (less than 3-minute response

time) for local fire and police stations and the proposed Project is not predicted impede fire and police protection services to the site.

The population increase attributed to the Project could further impact enrollment capacity of local schools within the Lucia Mar Unified School District. As discussed earlier, schools within the Lucia Mar Unified School District are operating at or above enrollment capacities. Sections 41376 and 41378 of the California Education Code list standards for class sizes in every school district (refer to Section 3.11.2, *Regulatory Setting*). The Lucia Mar Unified School District average student-to-teacher ratio is 23.00, a value less than the ratio requirement established by the California EC. While the schools expected to service the Project site are at or above capacity, those schools are within California EC requirements and the addition of pupils generated by this site will not significantly impact current student-to-teacher ratios. Pursuant to SB 50, impacts on schools are considered to be less than significant with payment of development fees to the School District, which was established to provide for school facilities construction, improvements, and expansion, or equivalent fee as adopted by a local school district in accordance with SB 50. A developmental impact fee (Level 1/Statutory Developer Fee) is required by the Lucia Mar School District for any residential or commercial/industrial development at a cost of \$3.36 and \$0.54 per square foot respectively (Lucia Mar Unified School District 2016b).

Due to the minimal impacts to public services caused by the addition of residents by the Project and required development impact fees, impacts to these services would be *less than significant*.

Mitigation Measures

No mitigation measures required.

3.11.5 Cumulative Impacts

Implementation of the proposed Project would result in the incremental increase in demand for water supply, stormwater and wastewater management, and the supply of utilities (e.g. electricity, gas, and cable). Cumulative impacts to utility and public services are largely related to City-wide population growth and development. Under the 2001 General Plan Update, facilities providing these services have anticipated the demand of these services for the build-out population of the City, and are prepared to adequately supply these services with regard to current and future developments and planned growth anticipated under the current General Plan for a population up to 20,000. As described in Section 3.11.1, *Environmental Setting*, existing public services including schools, police, and fire

protection services and existing utility services including water supply, wastewater treatment, solid waste, and energy services are all currently operating under capacity, and have sufficient remaining capacity to absorb cumulative increases in demand as projected under the General Plan. Water supply availability at full buildout of the General Plan is anticipated to be 3,813 afy, which is below the anticipated demand of 2,813 afy in 2020 (City of Arroyo Grande 2012a). Wastewater treatment within the district is only operating at 63 percent of its total capacity, and the Cold Canyon landfill has been approved to expand its capacity to 2,500 tpd. As such, utility infrastructure within the region has sufficient remaining capacity to account for cumulative increases in demand resulting from development anticipated under the General Plan.

Planned and pending development in the City includes multiple mixed-use commercial and residential projects. These projects are also expected to increase residential units and contribute to additional population increases in the City, thereby increasing demand for the City's utility infrastructure and public services. Implementation of this Project and other proposed or current projects in Table 3.0-1 within the range of these services would increase the demand on utilities and public services; however, these projects would be required to comply with standards for adequate public services utilities set forth in the City's General Plan, would be subject to City planning and review processes that would ensure that adequate utility infrastructure, and public services are in place to support increased demand and in compliance with General Plan Policy S3-2. Developers would be required to pay development impact fees to offset any impacts to utility and public service infrastructure and capacities. As such, cumulatively the Project would not result in any significant or adverse effects on the supply of these services. Therefore, the cumulative impact of this Project and projects (listed in Table 3.0-1) within the vicinity would be *less than significant*.