# 4.13 Public Services, Utilities and Service Systems

This section describes the potential impacts of the Project related to an increase in demand on public service facilities and utilities/service systems, including impacts on fire protection services, police protection services, schools, parks, water supply, wastewater treatment facilities, and solid waste facilities. This section also describes the environmental setting, regulatory setting, identifies the applicable significance thresholds for impacts, assesses potential impacts of the Project, and recommends measures to mitigate any significant impacts, if applicable. The section also provides a discussion of cumulative impacts. Alternatives are discussed in Chapter 5.0, Alternatives.

As described in Chapter 2.0, Project Description, the Project would include the demolition and remediation of the site followed by soil stabilization or revegetation of disturbed areas and restoration of hardscapes, with some minor long-term operations associated with remediation.

## 4.13.1 Environmental Setting

### 4.13.1.1 Public Services

**Fire Protection**

*Existing Fire Protection Services*

Under the laws of the State of California, only the state and incorporated cities are obligated to provide fire protection services. The state provides wildland and watershed fire protection within State Responsibility Areas (SRAs); it does not provide structure protection, rescue and emergency service, or hazardous materials response. Counties provide fire services at their discretion and service levels vary from county to county. The County of San Luis Obispo (County) chose to protect residents and property within its jurisdiction by creating County Fire in partnership with the California Department of Forestry and Fire Protection (CAL FIRE). The partnering and consolidation between County Fire and CAL FIRE are documented through contractual agreements that direct CAL FIRE/County Fire to provide fire protection and emergency response services and shared funding for the provision of such services.

Within the rural portion of Arroyo Grande, fire protection and emergency medical services are provided by CAL FIRE/County Fire Nipomo Station 20 (Station 20) and CAL FIRE/County Fire Mesa Station 22 (Station 22). Station 20 is located at 450 Pioneer Avenue, east of U.S. Highway 101 in the unincorporated community of Nipomo, approximately six miles east of the Project area. Station 20 is one of the busiest fire stations in the County and serves a large and varied response area, which has experienced an increase in growth over the past five years (CAL FIRE 2023a). Station 22 is located at 2391 Willow Road, south of State Route (SR) 1 in unincorporated Arroyo Grande, approximately 0.4 mile northeast of the Project area. Station 22 has experienced a large increase in calls for service over the past three years due to substantial development in the Nipomo Mesa area (CAL FIRE 2023b). Table 4.13.1 identifies current conditions of CAL FIRE/County Fire Stations 20 and 22, including staffing, equipment, and response times.

**Table 4.13.1 Existing CAL FIRE Facilities**

| CAL FIRE/County Fire Station | Staff | Equipment | Travel Time to the Project Area |
|---|---|---|---|
| Station 20 | • 1 Fire Captain<br>• 1 fire apparatus engineer<br>• 1–2 licensed paramedics<br>• 1 Company Officer/Operator and 2–3 firefighters[1]<br>• Battalion Chief 3412 | • 1 State Type III wildland fire engine<br>• 1 County Type I fire engine<br>• 1 Type III rescue engine<br>• 1 medic engine<br>• 1 Engine 3467, a Type III 4×4 wildland fire apparatus[1] | 10–15 minutes |
| Station 22 | • 1 Fire Captain<br>• 1 Fire Apparatus Engineer<br>• 1–2 firefighters who are also licensed paramedics[2]<br>• 1 licensed paramedic | • 1 Medic Engine 22<br>• 1 Medic Squad 22 | 0–5 minutes |

Notes:
1. During the declared fire season, Station 20 houses Engine 3467, a Type III 4×4 wildland fire apparatus. Engine 3467 responds to many of the same calls as Medic Engine 20, as well as most vegetation fires in southern County and northern Santa Barbara County.
2. This allows Advanced Life Support (ALS) to begin as soon as fire crews arrive, resulting in a high level of service and higher rates of survival.

Source: CAL FIRE 2023a, 2023b

According to the National Fire Protection Association (NFPA) Standard 1710, the goal response time for an emergency call for fire services is seven minutes or less. As shown in Table 4.13.1, response time to the Project area from Station 20 is 10 to 15 minutes and the response time from Station 22 is zero to five minutes.

## Police Protection

*Existing Police Protection Services*

The County Sheriff's Office provides police protection services throughout the unincorporated County. There are three stations that serve the County: the North Station, located in Templeton, approximately 36 miles north of Arroyo Grande; the South Station, located in Oceano, approximately two miles northwest of Arroyo Grande; and the Coast Station, located in Los Osos, approximately 23 miles northwest of Arroyo Grande. The Dispatch Center is the primary public safety contact and is responsible for all 911 calls in the county and the cities of Arroyo Grande and Morro Bay. The County Sheriff's Office is staffed 24 hours a day, 365 days a year. In 2022 the Sheriff's Dispatch Center received 133,768 calls for service or law enforcement, averaging 11,000 calls per month (County Sheriff's Office 2022a).

The rural portion of Arroyo Grande is served by the South Station, which also serves the unincorporated communities of Nipomo, Oceano, Halcyon, Los Berros, Huasna, and New Cuyama. As of 2020, this service population was approximately 40,000 people (County Sheriff's Office 2020). According to the County Sheriff's Office 2022 Annual Report, the South Station

patrol staff responded to over 22,887 calls for service. Reported criminal activity ranged from theft and property crimes to assault. Typical calls to the South Station include mail theft, catalytic converter theft, and identity theft (County Sheriff's Office 2022a).

Response times from the South Station are generally poor because of the large service area, limited staffing, and traffic conditions. The County Sheriff's Office aims to provide one deputy per 1,000 people in order to adequately respond to calls for service throughout the community (County Sheriff's Office 2022b). There are 24 deputies serving the South Station service area, which has a population of approximately 40,000 people (County Sheriff's Office 2020). Therefore, there are currently 0.6 deputies per 1,000 people in the South Station service area. In order to provide one deputy per every 1,000 residents, the South Station would need to employ approximately 40 deputies.

## Schools

*Existing Public Schools*

The Project area is within the Lucia Mar Unified School District (LMUSD), which is the largest school district in the County, covering approximately 550 square miles and serving the communities of Arroyo Grande, Grover Beach, Nipomo, Oceano, Pismo Beach, and Shell Beach. The LMUSD is governed by a seven-member Board of Education and consists of 11 elementary schools, three middle schools, three comprehensive high schools, one continuation high school, one independent student study school, and one adult education program. There are more than 10,000 students within the LMUSD (LMUSD 2023). In the past 10 years, general enrollment trends of the LMUSD show a steady increase in elementary school enrollment and a decrease in middle school and high school enrollment (County 2019).

## Parks

*Existing Park Facilities*

The County provides several different recreational opportunities to residents within the incorporated and unincorporated areas of the County. The County Parks and Recreation Department (County Parks) recognizes and provides different types of parks within the County, including mini, linear, neighborhood, community, and regional parks. Table 4.13.2 summarizes existing parks in the County. A discussion of other recreational opportunities within the County is included in Section 4.14, Recreation and Coastal Access.

**Table 4.13.2 Existing County Parks**

| Park | Agency | Location | Distance from Project Area | Park Acres | Natural Area Acres |
|---|---|---|---|---|---|
| ***Regional Parks (Urban)*** | | | | | |
| Biddle Park | County Parks | Arroyo Grande | 10 miles northeast | 27 | 20 |
| Duveneck Park (undeveloped) | -- | Templeton | -- | 80 | 0 |
| El Chorro Regional Park | County Parks | San Luis Obispo | 21.5 miles northwest | 40 | 450 |
| Heilmann Regional Park | County Parks | Atascadero | 30 miles north | 102 | 0 |

**Table 4.13.2 Existing County Parks**

| Park | Agency | Location | Distance from Project Area | Park Acres | Natural Area Acres |
|---|---|---|---|---|---|
| Coastal Dunes RV Park & Campground | County Parks | Oceano | 0.8 mile northwest | 5 | 0 |
| | | | ***Total Regional Parks (Urban)*** | ***254*** | ***470*** |
| ***Regional Parks (Rural)*** | | | | | |
| Lopez Lake Recreation Area | County Parks | Arroyo Grande | 12.6 miles northeast | 200 | 4,076 |
| Santa Margarita Lake Park | County Parks | Santa Margarita | 20 miles northeast | 21 | 7,101 |
| | | | ***Total Regional Parks (Rural)*** | ***221*** | ***11,177*** |
| ***Mini, Neighborhood, and Community Parks*** | | | | | |
| Avila Park/Plaza | County Parks | Avila | 12.75 miles northwest | 2.5 | 0 |
| Cuesta Park | County Parks | San Luis Obispo | 17.4 miles northwest | 5 | 0 |
| C.W. Clarke Park | County Parks | Shandon | 44 miles northeast | 11.5 | 0 |
| Hardie Park | County Parks | Cayucos | 33 miles northwest | 4 | 0 |
| Lampton Cliffs Park | County Parks | Cambria | 44.45 miles northwest | 2.2 | 0 |
| Los Osos Community Park | County Parks | Los Osos | 23 miles northwest | 6.2 | 0 |
| Norma Rose Park (undeveloped) | -- | Cayucos | -- | 1.5 | 0 |
| Nipomo Community Park | County Parks | Nipomo | 5 miles southeast | 74 | 80 |
| Oceano Memorial Park | County Parks | Oceano | 4.6 miles northwest | 11.8 | 0 |
| Paul Andrew Park | County Parks | Cayucos | 32.6 miles northwest | 1 | 0 |
| Jack Ready Park (undeveloped) | -- | Nipomo | -- | 30 | 0 |
| San Miguel Park | County Parks | San Miguel | 50 miles north | 4.3 | 0 |
| Santa Margarita Community Park | County Parks | Santa Margarita | 24 miles north | 2 | 0 |
| See Canyon Park (undeveloped) | -- | Avila Valley | -- | 8.7 | 0 |
| Shamel Park | County Parks | Cambria | 46.2 miles northwest | 6 | 0 |
| Templeton Park | County Parks | Templeton | 35.4 miles north | 3.5 | 0 |
| | | | ***Total Mini, Neighborhood, and Community Parks*** | ***174.2*** | ***80*** |
| ***Parkland in Unincorporated Arroyo Grande*** | | | | | |
| Biddle Park | County Parks | Arroyo Grande | 10 miles northeast | 27 | 20 |
| Lopez Lake Recreation Area | County Parks | Arroyo Grande | 12.6 miles northeast | 200 | 4,076 |
| | | | ***Total Parkland In Unincorporated Arroyo Grande*** | ***227*** | ***4,096*** |
| ***Special Places (Natural Areas, Coastal Accessways, Historic Sites)*** | | | | | |
| Bishop Creek | County Parks | San Luis Obispo | -- | 0 | 104.3 |

**Table 4.13.2 Existing County Parks**

| Park | Agency | Location | Distance from Project Area | Park Acres | Natural Area Acres |
|---|---|---|---|---|---|
| Cayucos Beach | County Parks | Cayucos | -- | 14 | 0 |
| Coastal Accessways | County Parks | Coastal Area | -- | 7.2 | 0 |
| El Moro Elfin Forest | County Parks / California State Parks | Los Osos | -- | 0 | 38.7 |
| Monarch Grove | Morro Coast Audubon Society | Los Osos | -- | 0 | 18 |
| Mesa Meadows | County Parks | Nipomo | -- | 0 | 20 |
| Rios Caledonia Adobe | Friends of the Adobes | San Miguel | -- | 2.8 | 0 |
| | | | ***Total Special Places*** | ***24.1*** | ***181*** |
| ***Golf Courses*** | | | | | |
| Chalk Mountain Golf Course | County Parks | Atascadero | -- | 212 | 0 |
| Dairy Creek Golf Course | County Parks | San Luis Obispo | -- | 224 | 0 |
| Morro Bay Golf Course (California State Parks owned, County operated) | County Parks / California State Parks | Morro Bay | -- | 125 | 0 |
| | | | ***Total Golf Courses*** | ***561*** | ***0*** |
| ***Trails and Staging Areas (Outside Parks)*** | | | | | |
| Bob Jones Pathways | County Parks | Avila Valley | 15 miles northwest | 1.8 | 0 |
| Cypress Ridge Trail | County Parks | Nipomo | 3.8 miles northwest | 1 | 0 |
| Hi Mountain Trail and Staging Areas | U.S. Forest Service | Huasna | 15 miles northeast | 7 | 0 |
| San Miguel Staging Area (Salinas River) | County Parks | San Miguel | 50 miles north | 2 | 0 |
| | | | ***Total Trails and Staging Areas*** | ***11.8*** | ***0*** |
| | | | **Total Operating Area** | **1,246.1** | **11,908** |

Source: County 2006

As described in the County's *2016–2018 Resource Summary Report*, the County aims to provide 10 to 15 acres of regional parkland per 1,000 residents within the County. To assess the level of severity for regional parks, the total acreage of regional parks was divided by the estimated total 2018 County population, which includes cities and unincorporated areas. The total 2018 County population was estimated to be 282,544, and the total acreage of regional parks was estimated to be 11,991 acres. Based on these statistics, the County provides 42.4 acres of parkland per every 1,000 residents. Therefore, the County provides more than 10 to 15 acres of regional parkland per 1,000 persons and this resource has not been assigned a recommended level of severity (County 2019).

As described in the County's *2016–2018 Resource Summary Report*, the County aims to provide two to three acres of community parkland per 1,000 residents within a community. The rural community of Arroyo Grande does not provide community parkland (County 2006).

### 4.13.1.2 Utilities and Service Systems

The Santa Maria Refinery (SMR) is comprised of a number of functional areas and associated structures (refer to Section 2.3.3 in the Project Description and Figure 2-3).

**Water Supply**

*Groundwater Management*
The SMR is located in the Santa Maria Groundwater Basin (SMGB). The SMGB was the subject of litigation from 1997 to 2008 (*Santa Maria Valley Water Conservation District vs. City of Santa Maria, et al. Superior Court for the County of Santa Clara Case No. 770214*). On June 30, 2005, the Stipulating Parties entered a Stipulated Judgment (Stipulation) in the case, which was approved by the Court on August 3, 2005. The Stipulation divided the SMGB into three separate management areas, including the Northern Cities Management Area (NCMA), the Nipomo Mesa Management Area (NMMA), and the Santa Maria Valley Management Area (SMVMA). The SMR is located in the NMMA.

The Stipulation contains specific provisions related to groundwater rights, development of a Monitoring Program, development of a Water Shortage Conditions and Response Plan and a Well Management Plan, the construction of the Nipomo Supplemental Water Project (NSWP) to convey Supplemental Water, and the formation of three management area technical groups to administer these provisions. The NMMA Technical Group (TG) is one of three management area committees formed to meet these provisions. Golden State Water Company (GSWC), Nipomo Community Services District (NCSD), Phillips 66 (P66), and Woodlands Mutual Water Company (Woodlands) are responsible for appointing members of the NMMA TG, together with an agricultural overlying landowner, who is also a Stipulating Party.

The Stipulation requires the preparation of a Well Management Plan (WMP) when Potentially Severe Water Shortage Conditions or Severe Water Shortage Conditions exist prior to the completion of a Supplemental Water Project. Under the Stipulation, the NMMA TG was required to develop criteria for declaring Potentially Severe Water Shortage Conditions and Sever Water Shortage Conditions. The criteria for Potentially Severe Water Shortage Conditions were required to reflect the point at which voluntary conservation measures, augmentation of supply, or other steps may be desirable or necessary to avoid further declines in water levels. The criteria for Severe Water Shortage Conditions were required to reflect the point at which the lowest historic water levels beneath the NMMA and/or conditions constituting seawater intrusion have been reached (Superior Court of California 2005). The WMP only provides actions to be taken by the NCSD, GSWC, and Woodlands, under these water shortage conditions (NMMA TG 2023).

According to the Stipulation, P66 and Overlying Owners have the right to the reasonable and beneficial use of groundwater without limitation, except in the event that the mandatory action trigger point (Severe Water Shortage Conditions) is reached. In the event of Severe Water Shortage Conditions, P66 is required to reduce its yearly groundwater use to no more than 110 percent of

the highest amount it previously used in a single year, unless it agrees in writing to use less groundwater for consideration received. Under the Stipulation, P66 was given discretion in determining how reduction of its groundwater use is achieved (Superior Court of California 2005). Therefore, the WMP has no applicability to Phillips 66 as defined in the Stipulation (NMMA TG 2023).

*Historic Groundwater Production*

Based on depth-to-water measurements taken by the County, NCSD, P66, Woodlands, and GSWC in April and October of 2022, a total of 3,808 acre feet (AF) of groundwater was produced from the principal production aquifers within the NMMA in CY 2022. These measured groundwater production values are reliable and are considered precise to the tens place for NCSD, GSWC, and Woodlands, and the hundreds place for P66 (NMMA TG 2023). In addition to groundwater production for NCSD, P66, Woodlands, and GSWC, golf courses, agriculture, residential, and other land uses within the NMMA produced an additional approximately 9,380 AF of groundwater, resulting in a total of approximately 13,188 AF of total groundwater production in CY 2022 (Table 4.13.3).

**Table 4.13.3 Calendar Year 2022 Measured and Estimated Groundwater Production**

| Groundwater Users | Production (AF per year) |
|---|---|
| NCSD | 748 |
| GSWC | 1,210 |
| Woodlands (less Golf Course and Vineyard) | 750 |
| P66 | 1,100 |
| Golf Course | 995 |
| *Subtotal* | *4,803* |
| **Estimated** | |
| Other Land Uses | 1,089 |
| Agriculture | 7,296 |
| ***Total NMMA Production*** | ***13,188*** |

Source: NMMA TG 2023

## Wastewater

*NMMA Wastewater Treatment Facilities*

There are six wastewater treatment facilities (WWTFs) located within the NMMA, including the Southland WWTF, the Blacklake WWTF, the Cypress Ridge WWTF, the Woodlands WWTF, and La Serena and Osage (Golden State Water Company). In addition, a majority of rural parcels within the NMMA are served by individual septic tanks or other alternative wastewater systems, including the SMR. According to the 15$^{th}$ Annual Report for the NMMA, the total wastewater discharge within the NMMA was 658 AF in CY 2022 and the total WWTF effluent to infiltration basins in the NMMA was 497 AF in CY 2022 (NMMA TG 2023).

*Santa Maria Refinery Wastewater Treatment*

The SMR's existing operations are covered under Individual National Pollutant Discharge Elimination System (NPDES) Permit #CA0000051, which allows the SMR to discharge up to 0.575 million gallons per day of treated production wastewater and stormwater. Contact stormwater is precipitation runoff from areas within the tank berms and from the operating units. Process wastewater and contact stormwater are treated in the water effluent treatment (WET) plant.

Most process units and operations areas are located on concrete pads, and tanks have containment berms. Oily wastewater collects in drains within the process areas and routes through an oily-water collection system to an oil/water separator and then to the WET plant.

The WET plant consists of two surge tanks, dissolved air flotation, a trickling filter, an Orbal aeration system, and a secondary clarifier. Sludge generated by the treatment processes is recycled at the coking facility. Treated wastewater discharges through a pipeline and diffuser system to Discharge Point #001 in the Pacific Ocean. Operation of the WET plant's biological treatment process requires a consistent input of wastewater. The minimum flow required through the wastewater effluent treatment facility for the biological processes to be maintained depends on the chemical oxygen demand (COD) level of the wastewater input. The Central Coast Regional Water Quality Control Board approved the use of the facility's industrial water to supplement flows to sustain the WET plant's biological treatment process.

Sanitary septic wastewater is handled by individual on-site wastewater treatment systems (OWTS) for the structures which have restroom or kitchen facilities. No sanitary wastewater is discharged to the outfall (Discharge Point #001). The piping, tanks and leachfields of the OWTS would be removed in the underground demolition phase of the Project.

**Solid Waste**

*Existing Landfill Facilities*

There are three landfills in the County, including Cold Canyon Landfill, Chicago Grade Landfill, and Paso Robles Landfill. These facilities accept waste for disposal, recyclables, and organics. In addition to the three landfills, there are three transfer stations in the County, including Buckeye Processing, North County Recycling for C&D recycling and organics only, and Santa Maria Transfer Station.

It is assumed that the Project would require the disposal of potentially hazardous materials and contaminated soils, including asbestos-containing materials, lead-based materials, universal waste (e.g., fluorescent lamps, lamp ballasts, mercury-containing equipment, batteries, electronic waste, cathode ray tubes, and aerosol cans), used oils and dielectric fluids, and refrigerants. A detailed discussion of potential hazards and hazardous materials that may be generated by the Project is included in Section 4.9, Hazards and Hazardous Materials.

It is anticipated that solid waste generated by the Project would be disposed of at Cold Canyon Landfill, Santa Maria Regional Landfill, Santa Maria Transfer Station, and other landfills and transfer stations, including East Carbon Landfill (ECDC Environmental Landfill), SA Recycling, and Gator Crushing and Recycling (see Chapter 2.0, Project Description, Figure 2-7, for haul routes and demolition waste destinations).

*Cold Canyon Sanitary Landfill*

Cold Canyon Sanitary Landfill (Cold Canyon Landfill) is a modern municipal solid waste disposal facility permitted by the California Department of Resources Recycling and Recovery (CalRecycle) and is in full compliance with state and local rules and regulations regarding solid waste disposal. The Cold Canyon Landfill is located approximately 10 miles north of the Project area and provides disposal services for municipal solid waste, construction/demolition wastes, industrial waste, and special wastes with proper approval (CalRecycle 2020). The Cold Canyon

Landfill has a total permitted area of 209 acres and a disposal area of 121 acres. The total allowable capacity is 23,900,000 cubic yards, with a peak acceptance rate of 1,650 tons per day. The Cold Canyon Landfill has a remaining capacity of 13,000,000 cubic yards as of August 31, 2020, and the estimated closure date is December 31, 2040 (CalRecycle 2020).

*Santa Maria Regional Landfill*

Santa Maria Regional Landfill (Santa Maria Landfill) is a municipal solid waste disposal facility permitted by CalRecycle and is in full compliance with state and local rules and regulations regarding solid waste disposal. The Santa Maria Landfill is located approximately 14 miles southeast of the Project area and provides disposal services for mixed municipal solid waste, construction/demolition wastes, industrial waste, green materials, agricultural waste, and metals with proper approval (CalRecycle 2021). The Santa Maria Landfill has a total permitted area of 290.88 acres and a disposal area of 247.10 acres. The total allowable capacity is 13,998,400 cubic yards, with a peak acceptance rate of 6,006 tons per week. The Santa Maria Landfill has a remaining capacity of 13,998,400 cubic yards as of April 1, 2021, and the estimated closure date is January 2028 (CalRecycle 2021).

*Santa Maria Transfer Station*

Santa Maria Transfer Station is a large volume transfer and processing facility permitted by CalRecycle. The Santa Maria Transfer Station is located approximately nine miles southeast of the Project area and provides transfer and disposal services for mixed municipal and metal solid waste with proper approval. The Santa Maria Transfer Station has a total permitted area of 3.30 acres. The total allowable capacity is 500 tons per day (CalRecycle 2023).

*Republic Services East Carbon Landfill (ECDC Environmental Landfill)*

ECDC Environmental Landfill is the second largest provider of non-hazardous solid waste collection, transfer, disposal, recycling, and energy services in the United States. ECDC Environmental Landfill is located at 1111 West Highway 123 in East Carbon, Utah and provides disposal services construction and demolition waste, contaminated soil, dry industrial waste, sludge, and municipal solid waste with proper approval (Wastebits 2023).

*SA Recycling*

SA Recycling is a private metal recycling facility located at 1599 Betteravia Road in Santa Maria. SA Recycling provides recycling services for several different metals, including but not limited to, steel, copper, aluminum, tin, appliances, and cars (SA Recycling 2023).

*Gator Crushing and Recycling*

Gator Crushing and Recycling is a private concrete and asphalt recycling facility located at 2363 Willow Road in unincorporated Arroyo Grande. Gator Crushing and Recycling provides recycling services for concrete and asphalt materials that are not mixed with construction debris (Recycling Centers 2023).

## 4.13.2 Regulatory Setting

### 4.13.2.1 Public Services

**Federal Regulations**

*Code of Federal Regulations*
Under 29 CFR 1910.38, an employer is required to have an Emergency Action Plan that is accessible to employees within the workplace. Such plans shall include information regarding emergency reporting, evacuation and exit routes, roles, and responsibilities in the event of an emergency, accounting for employees following an emergency evacuation, and the need for performing rescue or medical duties.

*National Fire Protection Association 1710*
Key minimum requirements for emergency services, including staffing, response levels, and response times are identified in NFPA 1710. NFPA 1710 requirements intend to provide effective, efficient, and safe protective services to help prevent fires, reduce risk to lives and property, deal with incidents that occur, and help prepare for anticipated incidents.

**State Regulations**

*Leroy F. Greene School Facilities Act*
The Leroy F. Greene School Facilities Act of 1998 (AB 331) authorizes a state bond to provide funds for school facilities within the state in order to modernize facilities, develop new facilities, employ additional staff members, and provide hardship funding. The state provides local school districts with financial support for new school construction and modernization projects through the School Facility Program (SFP). Under the SFP, new school construction projects are funded on a 50/50 state and local matching basis. In order for the state to provide these funds, the state requires payment of school fees on all new development types (California Education Code Section 17620. This demolition Project would not be required to pay fees), typically payable at the time of building permits.

*California Education Code*
California Education Code Section 17620 coincides with the Leroy F. Green School Facilities Act and authorizes the governing board of any school district to levy a fee, charge, dedication, or other requirement against any construction within the boundaries of the school district, for the purpose of funding the construction or reconstruction of school facilities.

*The Quimby Act*
The Quimby Act (AB 1191) authorizes the legislative body of a county or city to require the dedication of land or to impose fees for park and recreational purposes as a condition of the approval of a tentative or parcel subdivision map if specified requirements are met. Existing laws require fees collected to be committed within five years after the payment of fees or issuance of building permits on half of the lots created by the subdivision, whichever occurs later. Existing law also requires fees not committed to be distributed and paid to the then-record owners of the subdivision, as specified. The Quimby Act allows fees to be collected for up to three acres of parkland per 1,000 residents to serve the needs of residents of the county.

*California Government Code Section 66000*
California Government Code Section 66000 allows fees to be enacted and imposed on development projects and provides local agencies with guidelines regarding imposition and enforcement of fees.

**Local Regulations**

*California Government Code Section 65995*
At the local level, California Government Code 65995 et seq. authorizes school districts to collect development impact fees to help offset the cost of new school facilities needed to serve new development. The fees are levied on a per-square-foot basis of new construction and must be supported by a Fee Justification Study that establishes the connection between the development coming into the district and the assessment of fees to pay for the cost of the facilities needed to house future students. The following three levels of impact fees may be levied for projects that result in new development:

- Level I is assessed if a Fee Justification Study documents the need for new school facilities and associated costs;
- Level II is assessed if a district makes a timely application to the State Allocation Board for new construction funding, conducts a School Facility Needs Analysis pursuant to California Government Code Section 65995.6, and satisfies at least two of the four requirements listed in California Government Code Section 65995.5(b)(3) that relate to the characteristics of current enrollment and district efforts to fund school facility construction; and
- Level III is assessed if the state bond funds are exhausted, and the district may impose a developer's fee up to 100 percent of the School Facility Program new construction project cost.

In addition, California Government Code 65995(h) specifically states that the payment of required fees for schools:

> *[I]s deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization.*

*County of San Luis Obispo General Plan*

*Safety Element*
The County's Safety Element has two basic principles: to be ready for disaster, and to manage development to reduce risk. The Safety Element provides goals, policies, and programs to reduce the risk of loss due to potential natural hazards, including seismic hazards, within the County, with the purpose of providing standards for reducing the risk of exposure to hazards.

- **Policy S-1 Response.** Support the response programs that provide emergency and other services to the public when a disaster occurs. The focus of response activities is saving lives and preventing injury, and reducing immediate property damage.

- **Policy S-2 Emergency Preparedness.** Continue to improve preparedness programs that educate and organize people to respond appropriately to disasters. They include education and awareness programs for individuals, families, institutions, businesses, government agencies and other organizations.

- **Policy S-14 Facilities, Equipment and Personnel.** Ensure that adequate facilities, equipment and personnel are available to meet the demands of fire fighting in San Luis Obispo County based on the level of service set forth in the fire agency's master plan.

- **Policy S-15 Readiness and Response.** The CAL FIRE/County Fire Department will maintain and improve its ability to respond and suppress fires throughout the County.

- **Policy S-22 Readiness and Response.** Fire and law enforcement agencies will maintain and improve their ability to respond to seismic emergencies throughout the County.

*Parks and Recreation Element*

The County's Parks and Recreation Element, adopted in 2006, establishes goals, policies, and implementation measures for the management of existing and development of new parks and recreational facilities within the County. The intent of these goals, policies, and implementation measures is to meet existing and projected needs of residents and assure an equitable distribution of parks throughout the County. The purpose of the Parks and Recreation Element is to provide policy guidance regarding the provision of park and recreation services, document the County's existing park and recreation resources, and facilitate the evaluation of park and recreation needs including those resources that are outside of the County's management during the land use decision process.

*Framework for Planning (Coastal)*

The County's Framework for Planning (Coastal), Part I of the County's Land Use and Circulation Element (LUCE), provides a comprehensive overview of the County's land use policies and defines land use categories for all unincorporated areas within the County (County 2018a). The Framework for Planning (Coastal) also explains the criteria used in applying land use categories and combining designations to the land and the operation of the Resource Management System. The framework includes planning principles, policies, and implementing strategies for the management of growth within the sustainable provision and capacity of resources, public services, and facilities.

*South County Coastal Area Plan*

The County's Area Plans are included as Part II of the County's LUCE. The South County Coastal Area Plan refines the general land use policies of the Framework for Planning and serves as a guide for future development within the South County Coastal Planning Area (County 2018b). The South County Coastal Area Plan identifies where land use categories are applied within the planning area and establishes policies and programs for land use, circulation, public facilities, services, and resources that apply areawide, in rural areas, and/or unincorporated urban areas adjacent to cities. Chapter 5, *Resource Management*, of the South County Coastal Area Plan provides an alert process for timely identification of potential resource deficiencies and summarizes assessments of the major resources of water supply, sewage disposal, schools, and road capacity.

*County of San Luis Obispo Municipal Code*
California Government Code Section 66000 provides that public facilities fees may be enacted and imposed on development projects. Title 18 of the County Code authorizes the County to impose Public Facilities Fees to implement the goals and objectives of the County's General Plan and to mitigate impacts caused by new development projects within the County. The fees are needed to finance public facilities and to assure that new development projects pay their fair share for these facilities (County 2024).

### 4.13.2.2 Utilities and Service Systems

**Federal Regulations**

*Clean Water Act*
The Clean Water Act (CWA) was created with the goal to restore and preserve the chemical, physical, and biological integrity of the nation's waterways by preventing pollution from entering waterways, including wetlands, and assisting publicly owned wastewater treatment facilities to improvement of wastewater treatment. The CWA regulates the water quality of all discharges into waters of the United States including wetlands and perennial and intermittent stream channels.

*Safe Drinking Water Act*
The purpose of the Safe Drinking Water Act (SDWA) is to protect public health by regulating the nation's public drinking water supply. The SDWA authorizes the United States Environmental Protection Agency (U.S. EPA) to set national health-based standards for drinking water to protect against both naturally occurring and human-made contaminants that may be found in drinking water. Potential contaminants include improperly disposed chemicals, animal wastes, pesticides, human threats, waste injected underground (such as oil field wastewater injection), and naturally occurring substances. In addition, water that is not properly treated may pose a threat to drinking water. The SDWA applies to all public water systems across the nation. The U.S. EPA, individual states, and water systems work in coordination to ensure that these standards are met. The U.S. EPA identifies potential contaminants, determines an allowable maximum contaminant level, and enforces the set standards.

**State Regulations**

*Sustainable Groundwater Management Act*
The SGMA is comprised of a three-bill legislative package, including AB 1739, Senate Bill (SB) 1168, SB 1319 (Chaptered in 2014), and subsequent statewide regulations. The SGMA provides a statewide framework for the long-term protection of groundwater resources by requiring local agencies to form Groundwater Sustainability Agencies for high- and medium-priority basins. Those Groundwater Sustainability Agencies are required to develop and implement a Groundwater Sustainability Plan to mitigate overdraft of groundwater resources. The Department of Water Resources (DWR) is responsible for assessing existing conditions and prioritizing groundwater basins within the state. There are three high-priority groundwater basins located partially or entirely within the County, including the San Luis Obispo Valley, Salinas Valley - Paso Robles Area and Cuyama Valley Basins. Adjudicated groundwater basin areas within the County (Los Osos Valley and Santa Maria River Valley Basins) are designated as very low priority SGMA areas and are not required to prepare Groundwater Sustainability Plans (CDWR 2024).

*Urban Water Management Planning Act*

The UWMP Act of 1983 (California Water Code Sections 10610 et seq.) requires that every supplier providing water for municipal purposes to more than 3,000 customers or suppliers supplying more than 3,000 AF of water annually to prepare a UWMP every five years. UWMP shall include a description of the service area, existing and planned sources of water available to the supplier, how much water the agency has on a reliable basis, how much it needs for the foreseeable future, what the agency's strategy is for meeting its water needs, the challenges facing the agency, and any other information necessary to provide a general understanding of the agency's plan. In addition, every urban water supplier shall prepare and adopt a water shortage contingency plan as part of its UWMP that includes, but is not limited to, an analysis of water supply reliability over a 20-year planning timeframe, the procedures used in conducting an annual water supply and demand assessment, define standard water shortage levels corresponding to progressive ranges of up to 50 percent shortages and greater than 50 percent shortages, and shortage response actions that align with the defined shortage levels.

*California Senate Bill 610*

SB 610 (Chaptered in 2001) requires an additional assessment of whether available water supplies are sufficient to serve the demand generated by a proposed project, as well as the reasonably foreseeable cumulative demand in the region over the next 20 years under average normal year, single dry year, and multiple dry year conditions.

*California Integrated Waste Management Act*

The California Integrated Waste Management Act of 1989 (AB 939) was originally enacted to require cities and counties in the State of California to divert 25 percent of its waste streams by the year 1995 and 50 percent by the year 2000. Later legislation mandates the 50 percent diversion requirement to be achieved each year. Specifically, the act requires counties and cities to adopt a Source Reduction and Recycling Element of their Waste Management Plans to describe actions to be implemented to achieve waste reduction goals (PRC Section 41750). CalRecycle oversees and provides assistance to local governments as they develop and implement plans to meet the mandates of the Integrated Waste Management Act and subsequent legislation.

*California Solid Waste Reuse and Recycling Access Act*

The California Solid Waste Reuse and Recycling Access Act of 1991 (AB 1327) requires each local jurisdiction to adopt an ordinance requiring commercial, industrial, institutional building, marina, or residential buildings having five or more living units to provide an adequate storage area for the collection and removal of recyclable materials. The sizes of these storage areas are to be determined by the appropriate jurisdictions' ordinance. If no such ordinance exists within the jurisdiction, the CalRecycle model ordinance shall take effect.

*Mandatory Commercial Recycling Program*

The Mandatory Commercial Recycling Program (AB 341) authorizes CalRecycle to develop and adopt regulations for mandatory commercial recycling. AB 341 requires all commercial businesses and public entities that generate 4 cubic yards or more of waste per week to have a recycling program in place. In addition, all multi-family homes with more than five units are also required to have a recycling program in place.

*California Senate Bill 1374*
SB 1374 (Chaptered in 2002) was implemented to assist jurisdictions with diverting construction and demolition waste material. Per SB 1374, PRC Section 41821 requires public agencies to include a summary of the progress made in diverting construction and demolition waste according to diversion goals included in AB 939. Per SB 1374, PRC Section 41850 authorizes CalRecycle to fine jurisdictions that do not meet the required goals. Additionally, per SB 1734, PRC Section 42912 requires that CalRecycle adopt a model ordinance for diverting 50 percent to 75 percent of all construction and demolition waste from landfills.

**Local Regulations**

*South County Coastal Area Plan*
The County Area Plans are included as Part II of the LUCE. The South County Coastal Area Plan includes "Programs," which are defined as specific non-mandatory actions or policies recommended by the County's LUE to achieve community or areawide objectives identified in this areawide plan. Chapter 5, *Resource Management*, of the South County Coastal Area Plan provides an alert process for timely identification of potential resource deficiencies and summarizes assessments of the major resources of water supply, sewage disposal, schools, and road capacity (County 2018b).

### 4.13.3 Thresholds of Significance

The determinations of significance of Project impacts are based on applicable policies, regulations, goals, and guidelines defined by CEQA and the County and are discussed below.

#### 4.13.3.1 Public Services

The Project would be considered to have a significant effect on public services if the effects exceed the significance criteria described below:

a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

   i. Fire Protection;
   ii. Police Protection;
   iii. Schools; or
   iv. Parks.

#### 4.13.3.2 Utilities and Service Systems

The Project would be considered to have a significant effect on utilities and service systems if the effects exceed the significance criteria described below:

b. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects;

c. Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years;

d. Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments;

e. Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals; or

f. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste.

Each of these thresholds is discussed under Section 4.13.5, Project-Specific Impacts and Mitigation Measures, below.

## 4.13.4 Impact Assessment Methodology

### 4.13.4.1 Public Services

The Project would have a significant environmental impact if it were to directly result in the need for new or expanded public service facilities. The Project's potential to result in the need for new or physically altered public service facilities was evaluated by determining if the Project would result in activities or population growth that would increase demand on local public services and facilities.

### 4.13.4.2 Utilities and Service Systems

The Project would have a significant environmental impact if it were to exceed the capacity of existing utilities and service system, including water supply, wastewater treatment facilities, or solid waste facilities. The Project's potential to result in significant impacts related to utilities and service systems was evaluated by determining if the Project would result in activities or population growth that would increase demand on existing utilities and service systems.

## 4.13.5 Project-Specific Impacts and Mitigation Measures

The following sections discuss the Project's potential to result in adverse environmental effects to public services and utilities and service systems based on the thresholds identified above.

| Impact # | Impact Description | Residual Impact |
|---|---|---|
| PSU.1 | Threshold a.i): Would the Project result in an increased need for fire protection services or require the construction of new or physically altered fire protection facilities? | Class III |

The Project site is located in a rural portion of Arroyo Grande, which is provided fire protection and emergency medical services by CAL FIRE/County Fire Station 20 and CAL FIRE/County Fire Station 22. The Project includes the demolition of the SMR, which includes demolition of existing aboveground and some belowground facilities as necessary for remediation. Other features to remain include essential infrastructure and utilities required to be kept in place by regulatory authorities and features retained for site security or for potential use by subsequent site occupants. The Project also includes remediation of soil at the Project site to meet applicable risk-based industrial standards. Existing hardscapes (e.g., concrete, asphalt, compacted base/gravel, and asphalt emulsion coating) would remain intact where feasible and would be replaced in areas where they may be demolished or removed for proposed remediation activities. Specific site remediation activities are currently not known; however, remediation would entail assessment and characterization of site soil and excavation in areas of identified impacted soils, where needed, and stockpiling, loading, and hauling of impacted material for off-site disposal. Proposed demolition activities would occur over a period of approximately 18 months and remediation activities are expected to occur over multiple years, up to 10 years. Project activities would require up to 45 construction workers per day (peak overlap of aboveground and belowground activities) that are expected to be sourced from the local employment force and would commute to the Project site. Therefore, the Project would not require relocation into the County in a manner that could increase population growth and demand on existing fire protection facilities.

The SMR stored and processed hazardous materials and substances that increased the risk of fire, hazardous material release, and medical emergencies at the Project site. As these materials have generally been removed from the SMR during the SMR shutdown, decontamination, and abatement activities (see Chapter 2.0, Project Description), the handling of these materials during proposed demolition activities would be minimal. However, the SMR maintains an emergency response plan that outlines the responsibilities of existing personnel to ensure that personnel would be able to adequately respond to an emergency in the event of a fire, hazardous material release, medical emergency, or rescue situation (County 2013). Further, the SMR updated the site operating plan and prepared a Memorandum of Understanding (Operating Plan/MOU) with CAL FIRE/County Fire to address various aspects of site safety and emergency response. Under its existing operational systems, the SMR is prepared to respond to emergencies internally, with support from outside authorities on an as-needed basis. Further, the SMR is coordinating with CAL FIRE/County Fire to ensure that adequate and appropriate fire and emergency response resources would be available during demolition and remediation in accordance with the California State Fire code and other applicable codes such as National Fire Protection Association (NFPA) 51B, "Standard for Fire Prevention During Welding, Cutting, and Other Hot Work;" and NFPA 241, "Standard for Safeguarding Construction, Alteration, and Demolition Operations." Fire protection and emergency response services and capabilities would continue to be available throughout the Project and would be coordinated with CAL FIRE/County Fire. In addition, mitigation measure HAZ.7-1 in Section 4.9, Hazards and Hazardous Materials, addresses fire response planning.

Therefore, the Project would not result in a substantial increase in demand on CAL FIRE/County Fire Station 20 or Station 22 during the demolition period.

As demolition and remediation activities progress on site, the required level of emergency services and capabilities would decrease because the volume and type of chemicals managed on site would be reduced. Following Project activities, the Project site would be vacant except for ongoing groundwater remediation activities and would not store any substantial quantities of hazardous materials or substances that could increase the risk of fire or other emergencies. The Project would allow for future industrial uses at the Project site; however, specific development plans for future uses at the site are currently not known. Based on the SMR's existing emergency response plan and negligible population increase, the Project would not increase demand on existing fire protection services in a manner that would require the construction of new or physically altered fire protection facilities; therefore, impacts would be **less than significant (Class III).**

| Impact # | Impact Description | Residual Impact |
|---|---|---|
| PSU.2 | Threshold a.ii): Would the Project result in an increased need for police protection services or require the construction of new or physically altered police protection facilities? | Class III |

The Project site is currently provided with police protection services by the County Sheriff's South Station, which is located approximately two miles northwest of the Project site. The County Sheriff's South Station office would continue to provide protection services throughout the duration of Project activities. The Project includes demolition of the SMR, remediation of soils at the Project site, and replacement of existing hardscapes where necessary. Proposed demolition activities would occur over a period of approximately 18 months and remediation activities are expected to occur over multiple years, up to 10 years. Proposed demolition and remediation activities would require 45 construction workers per day that are expected to be sourced from the local employment force. Project personnel would be expected to commute to the Project site and would not require relocation into the County in a manner that could increase population growth and demand on existing police protection facilities.

During proposed demolition and remediation activities, existing SMR security personnel would monitor all entry points onto the property and would perform multiple perimeter checks during their shifts, which would reduce the likelihood of unauthorized use of the Project site and the number of calls to the County Sheriff's South Station. Therefore, Project activities would not result in a substantial temporary increase in demand on police protection services. Following proposed demolition and remediation activities, the Project site would be vacant pending sale for potential future industrial uses to be proposed by another party; the security fencing and perimeter lighting would remain. Project conditions of approval presented to the Planning Commission will include a condition requiring that security and maintenance of the site continue until a new use is established. Therefore, the Project would not result in new land uses or employment opportunities that could induce long-term growth within the County or otherwise increase demand on existing police protection services.

Based on the SMR's existing security measures and negligible population increase, the Project would not increase demand on existing police protection services in a manner that would require the construction of new or physically altered police protection facilities; therefore, impacts would be **less than significant (Class III).**

| Impact # | Impact Description | Residual Impact |
|---|---|---|
| PSU.3 | Threshold a.iii): Would the Project increase demand on the LMUSD or require the construction of new or physically altered LMUSD facilities? | Class III |

The Project site is located within the LMUSD. Proposed aboveground and belowground demolition and some remediation activities would occur over a period of 18 months. However, remediation activities are expected to continue up to 10 years. The Project would require up to 45 construction workers per day that would likely be sourced from the local employment force. Project personnel would be expected to commute to the Project site and would not require relocation into the County in a manner that could increase population growth and introduce new school-aged children to the Project area. Therefore, Project activities would not result in an increase in demand on the LMUSD in a manner that would require new or physically altered facilities. The Project would not result in new land uses or employment opportunities that could induce long-term population growth within the County or otherwise strain existing LMUSD resources and facilities, and impacts would be **less than significant (Class III).**

| Impact # | Impact Description | Residual Impact |
|---|---|---|
| PSU.4 | Threshold a.iv): Would the Project result in an increased demand on public park facilities or require the construction of new or expanded recreational facilities? | Class III |

As previously described, proposed demolition activities would occur over an extended period and would require 45 construction workers per day that would be sourced from the local employment force. Project personnel would be expected to commute to the Project site and would not require relocation into the County in a manner that could increase population growth and associated demand on existing County park facilities. Further, the Project would not result in new land uses or employment opportunities that could induce long-term growth within the County or increase demand on existing public park facilities in a manner that would require the construction of new or expanded public park facilities, and impacts would be **less than significant (Class III).**

| Impact # | Impact Description | Residual Impact |
|---|---|---|
| PSU.5 | Threshold b): Would the Project require the construction of new or expanded water, wastewater treatment, stormwater drainage, electric power, natural gas, and telecommunications facilities? | Class III |

The Project would result in the demolition of the SMR, including removal of existing aboveground and some belowground facilities as necessary for remediation. Other features to remain include essential infrastructure and utilities required to be kept in place by regulatory authorities and features retained for site security or for potential use by subsequent site occupants. The Project also includes remediation of soil at the Project site that is expected to entail assessment and

characterization of site soil; excavation in areas of identified impacted soils, where needed; and stockpiling, loading, and hauling of impacted material for off-site disposal. Existing hardscapes would remain intact where feasible and would be replaced in areas where they may be demolished or removed for proposed remediation activities. The Project does not include the construction of new land uses or other infrastructure that would require the construction of new or relocation of existing water, wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunications facilities. Therefore, impacts would be **less than significant (Class III).**

| Impact # | Impact Description | Residual Impact |
|---|---|---|
| PSU.6 | Threshold c): Would the Project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years? | Class III |

The Project site is located in the NMMA of the SMGB. In 2022, the SMR produced 1,110 acre-feet of groundwater.

The Project includes the demolition of the SMR, remediation of the site, and replacement of existing hardscapes where necessary. Proposed demolition activities would occur over a period of approximately 18 months and remediation and site restoration activities are expected to occur over multiple years, up to 10 years. During Project activities, water would be required for sanitary/comfort needs, dust control, equipment washing, and other incidental uses. The estimated water demand is 2.8 acre-feet per year (AFY) during aboveground demolition activities (primarily for dust control), 3.9 AFY for remediation and belowground demolition activities, and up to 14 AFY for irrigation during restoration. Water for Project activities would primarily be supplied by four existing groundwater well(s) on site to provide the potable water and 40,000 gallons per day to fill two trucks of 2,000-gallon capacity for on-site dust control. Therefore, water for proposed demolition activities (up to 14 AFY) would be less than the historical water use for the SMR (1,110 AFY) and the Project would ultimately reduce the demand on groundwater resources.

Following Project activities, the site areas where vegetation was impacted would be revegetated (primarily Area 6, see Figure 2-3). These revegetated areas would be irrigated during the initial planting phase and likely continue outside of the rainy season. In general, the primary method of irrigation would be by water truck with use of on-site well water. Other logistics would include on-site storage and pumping equipment, as needed. Aside from irrigation needs, the Project does not include the long-term development of new land uses or other facilities and would not require any additional connection to the groundwater or other water supply source. Therefore, the Project would increase the availability of water within the SMGB. The Project would greatly reduce groundwater production at the Project site; therefore, impacts related to water supply would be **less than significant (Class III).**

| Impact # | Impact Description | Residual Impact |
|---|---|---|
| PSU.7 | Threshold d): Would the Project generate wastewater in exceedance of existing or local infrastructure? | Class III |

The SMR's existing stormwater operations are covered under Individual NPDES Permit #CA0000051, which allows the SMR to discharge up to 0.575 million gallons per day of treated production wastewater and stormwater. Historically, the production of wastewater has been treated at the SMR's WET plant and disposed of using the wastewater treatment system ocean outfall pipeline. The wastewater outfall pipeline would remain in place under California State Lands Commission lease requirements but would not be used to dispose of wastewater from the SMR. Therefore, no wastewater would be generated during Project activities that would be discharged through the outfall line. Any stormwater produced during Project activities would be managed under the California Industrial General Permit (IGP; NPDES Permit #CAS000001). Further, portable restrooms would likely be used by workers and other personnel throughout the construction period as well as some of the existing septic systems remaining in place during the demolition and remediation period. Therefore, Project activities would not generate wastewater in exceedance of existing infrastructure. The State Lands Commission lease is valid until 2028. Disposition of the outfall would ultimately be determined by the Commission.

Any stormwater produced during Project activities would be managed under the California Industrial General Permit (IGP; NPDES Permit #CAS000001). It is anticipated that the demolition would be phased to allow for retention of one or more existing restroom facilities with septic systems in place for use by construction personnel until the majority of aboveground facilities are removed. Portable restrooms would be provided to supplement personnel needs throughout the demolition and remediation construction period until the final structures and septic systems are removed. Post-construction, portable facilities would serve the revegetation and monitoring efforts. Therefore, Project activities would not generate wastewater in exceedance of existing infrastructure.

The Project would not generate any wastewater during short-term demolition or remediation activities or require any long-term connections to a local wastewater treatment provider, and impacts would be **less than significant (Class III).**

| Impact # | Impact Description | Residual Impact |
|---|---|---|
| PSU.8 | Thresholds e) and f): Would the Project generate solid waste in excess of the capacity of local infrastructure or otherwise impair state or local solid waste reduction goals? | Class III |

The Project would result in the demolition of the SMR, including removal of existing aboveground and belowground facilities with the exception of essential infrastructure and utilities required to be kept in place by regulatory authorities and features retained for site security, groundwater remediation, or for potential use by subsequent site occupants. The Project also includes remediation of soil at the Project site that is expected to entail assessment and characterization of

site soil; excavation in areas of identified impacted soils, where needed; and stockpiling, loading, and hauling of impacted material for off-site disposal. Existing hardscapes would remain intact where testing shows no remediation is required and would be replaced in areas where hardscape is removed for remediation activities. Proposed demolition activities would occur over a period of approximately 18 months and remediation activities are expected to occur primarily within the first three years, but continuing up to 10 years. Proposed demolition and remediation activities would result in a temporary increase in solid and construction-related waste to be disposed of at local landfills. See Chapter 2.0, Project Description, for a listing of demolition waste and recyclable materials.

As shown in Chapter 2.0, Project Description, aboveground demolition would result in 12,800 cubic yards of waste that would be disposed of at ECDC Environmental Landfill, Cold Canyon, Santa Maria Landfill, SA Recycling, and Santa Maria Transfer Station. These landfills would have adequate capacity to dispose of the short-term increase in solid waste generated by the Project. In addition, 76 percent of construction waste (excluding regulated waste) would be recycled in accordance with California's Green Building Standards Code (CALGreen) Sections 4.408 and 5.408, which requires diversion of at least 75 percent of construction waste and would further reduce the amount of waste disposed of at the identified landfills. Therefore, aboveground demolition activities would not generate solid waste in excess of the capacity of local infrastructure or otherwise impair state or local solid waste reduction goals.

As shown in Chapter 2.0, Project Description, belowground demolition would result in 206,120 cubic yards of waste that would be disposed of at ECDC Environmental Landfill, Santa Maria Transfer Station, and Gator Crushing and Recycling. These landfills would have adequate capacity to dispose of the short-term increase in solid waste generated by the Project. In addition, 97 percent of construction waste (excluding regulated waste) would be recycled in accordance with California's Green Building Standards Code (CALGreen) Sections 4.408 and 5.408, which requires diversion of at least 75 percent of construction waste and would further reduce the amount of waste disposed of at local landfills. Therefore, belowground demolition activities would not generate solid waste in excess of the capacity of local infrastructure or otherwise impair state or local solid waste reduction goals.

The Project would comply with federal, state, and local requirements related to management and reduction of solid waste through the use of recycling as described in Chapter 2.0, Project Description, with recycling rates estimated at 76 percent (Table 2.6).

As local landfills would have adequate capacity to dispose of the temporary increase in solid waste generated by Project activities, and the Project would be consistent with state and local waste-reduction goals, impacts would be **less than significant (Class III).**

### 4.13.6 Mitigation Measure Impacts to Other Issue Areas

No mitigation measures are proposed for Public Services, Utilities and Service Systems.

### 4.13.7 Cumulative Impacts

The cumulative impact analysis is based on Chapter 3.0, Cumulative Study Area. As evaluated above, the Project would demolish and remediate the SMR, which would result in a vacant property that would ultimately reduce demand on existing public services and utilities and service systems. The Project would not result in new development that could induce population growth within the County and increase demand on fire and police protection services, public schools, recreational facilities, water supply, wastewater treatment facilities, or local landfills. Therefore, the Project would not contribute to an increase in demand on public services and utilities, and cumulative impacts would be less than cumulatively considerable.

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