

4.10 PUBLIC SERVICES, UTILITIES, AND SERVICE SYSTEMS

This section of the EIR identifies the current status of affected public facilities, utilities, and service systems, and determines the proposed project effect on these public resources. Please refer to Section 4.8, Hydrology and Water Quality, for a more detailed discussion of discussion of area water resources, and Section 4.7, Hazards and Hazardous Materials, for a discussion of emergency-related hazards.

4.10.1 Existing Conditions

4.10.1.1 Fire Protection

The CAL FIRE/San Luis Obispo County Fire Department and Avila Beach Community Services District (CSD) (Station 62) provide fire protection and emergency medical services for the community of Avila Beach, Port San Luis Harbor District and unincorporated areas including the Diablo Canyon Nuclear Power Plant. Station 62 responds an ICS Type-1 Engine and a regional Breathing Support. A Personal Water Craft is assigned to Station 62 for water rescues. Engine 62 is staffed with two permanent CAL FIRE employees, one Fire Apparatus Engineer and a Fire Captain. They are supported by 25-member Paid Call Firefighters (PCFs) who are dispatched via radio pager. Depending on the type of call and its location PCFs will either respond to the incident or will report to the fire station (CAL FIRE 2014). Existing fire stations are shown on Figure 4.10-1.

Diablo Canyon Nuclear Power Plant has an Industrial Fire Brigade for first response to an emergency at the Power Plant. Ambulance service is provided by a private ambulance company, San Luis Obispo Ambulance. The closest hospitals are located in San Luis Obispo—French Hospital and Sierra Vista Regional Medical Center. The Harbor District has two vessels with fire suppression capabilities.

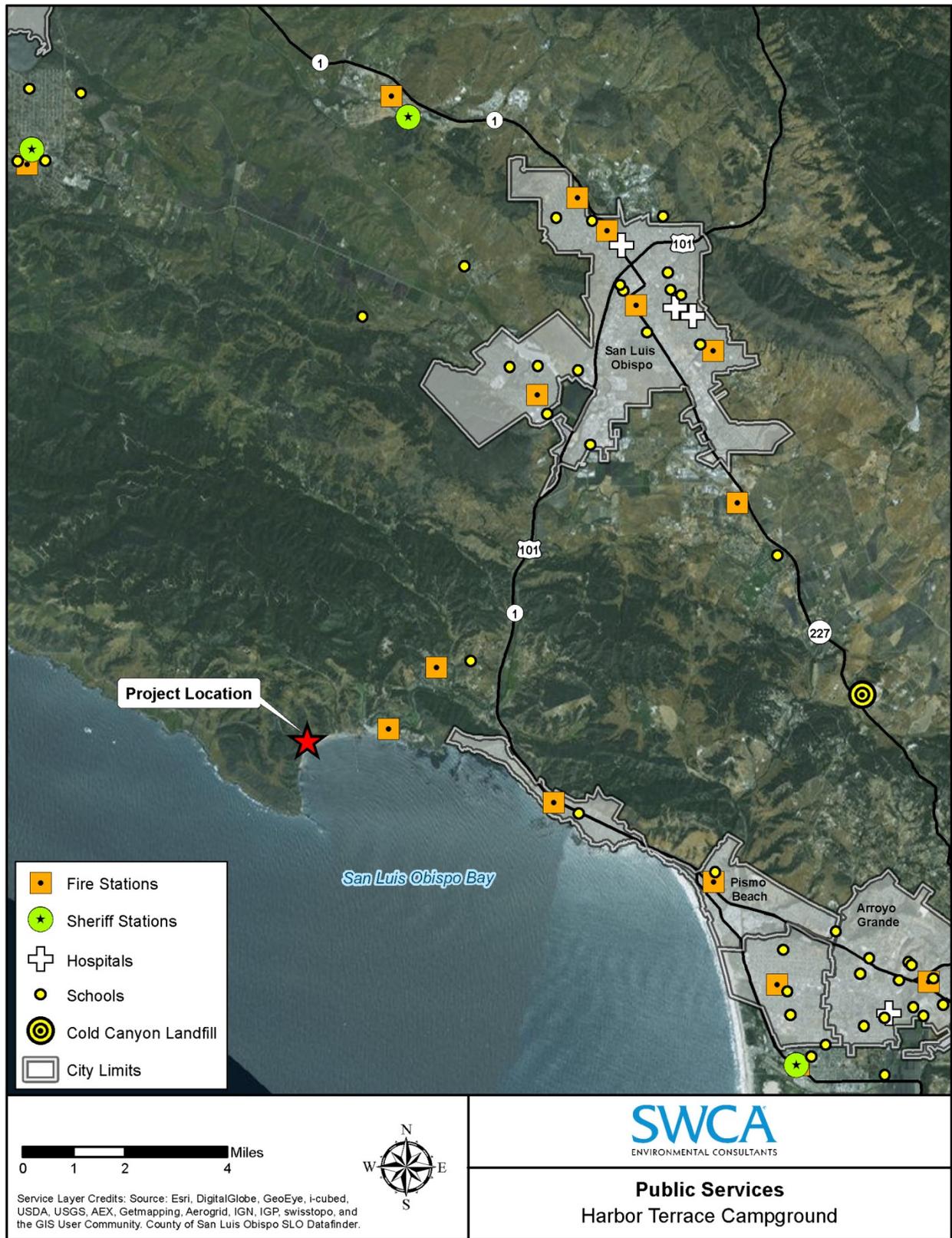
Water distribution lines within the community of Avila Beach provide fire flows for fire suppression.

4.10.1.2 Police Protection

Police protection services for the project area are primarily provided by the San Luis Obispo County Sheriff's Department. Existing Sheriff Stations are shown on Figure 4.10-1. The Coast Station, located in Los Osos, is staffed by one commander, two sergeants, four senior deputies, 22 deputy sheriffs, and two legal clerks. The Coast Station provides law enforcement for all unincorporated areas from the Monterey County Line south to Avila Beach, rural San Luis Obispo County, the cities of Morro Bay and San Luis Obispo, Cuesta College, and California Polytechnic State University, San Luis Obispo. Backup is provided by the South Station, located in Oceano. The South Station is staffed with one commander, two sergeants, five senior deputies, 20 sheriff deputies, and two station clerks. The CHP responds to traffic-related calls.

Emergency response times to the service area of the Los Osos Sheriff's Substation depends on a variety of factors which influence emergency and non-emergency calls. The location of the call and its priority (i.e., emergency status) determine the length of time for a law enforcement response. It is the Sheriff's Department objective to have a patrol car in the vicinity of the Avila Beach area most of the time. If a patrol car is in the vicinity, an emergency response time of 3 to 5 minutes can be expected. The Sheriff's Department notes an average response times ranging from 12 to 49 minutes upon dispatch from the Los Osos station or north coast areas. ~~If a patrol car must be dispatched from a more distant location, increased response times of approximately 15 minutes (from Los Osos) to 30 minutes (from the north coast area) could be anticipated.~~

Figure 4.10-1. Public Services Map



The Harbor District employs a six-person law enforcement agency, the Port San Luis Harbor Patrol (currently funded for five people). This department consists of a Chief Harbor Patrol Officer and five Harbor Patrol Officers, under the general management of the Harbor Manager. The officers are sworn, armed, peace officers whose primary responsibility is boater safety and education, and off shore search and rescue. Responsibilities also include enforcement of all District ordinances, on water and land, as well as local, state and federal regulations as necessary. The Department also works closely with Cal Fire and U.S. Coast Guard as necessary or required, and may respond to a request for back up to a Sheriff's Department response, if available.

The CHP services San Luis Obispo's highways, with stations located in San Luis Obispo and Templeton. The CHP is primarily responsible for traffic-related calls along highways and streets in the unincorporated portions of the county. They are available to respond in emergency situations, but typically do not investigate, take action, or respond to domestic calls or crimes in progress in residential, commercial, or industrial areas. CHP may respond to a request for back up to a Sheriff's Department response, if available; however, they do not normally provide police protection services. Their primary role is traffic enforcement.

4.10.1.3 Water Supply

Water service is provided to the Harbor District through County Service Area Number 12 (CSA 12), which acquires and distributes water supplies allocated from the Lopez Lake Reservoir. CSA 12 is allocated 241 acre-feet per year (afy) from the reservoir; of this, the Harbor District possesses an allotment of 100 afy (County of San Luis Obispo Flood Control and Water Conservation District 2012). The existing demand for CSA 12 is 68 afy, including the Harbor District, Avila Beach CSD, Avila Valley Mutual Water Company (MWC), and San Miguelito MWC. Water supplies for CSA 12 include 7 afy from the State Water Project, which is allocated to the San Luis Coastal Unified School District.

The Harbor District currently uses approximately 35% of its water allocation (approximately 35 afy). Water intensive uses in the area include restaurants, fish processing, boat washing, restrooms, and similar uses.

Water distribution to the Port is provided by an eight-inch water main located along Avila Beach Drive. At the intersection with Diablo Canyon Road, a 4-inch water line runs to the existing 90,000-gallon water tank on the project site. A second 4-inch water line returns water from the storage tank to the water main on Avila Beach Drive.

4.10.1.4 Wastewater

The Avila Beach CSD provides sewer service to the developed portions of Avila Beach and Port San Luis. The Avila Beach CSD wastewater treatment plant has a capacity of 200,000 gallons per day (gpd) (equating to 6,200,000 gallons per month [gpm]) and discharges treated effluent into San Luis Bay via an ocean outfall (Wallace Group 2013). Existing and future wastewater flow was assessed in the Avila Beach CSD Wastewater Collection System Master Plan (Wallace Group 2010). Existing flows are summarized in Table 4.10-1 below.

Table 4.10-1. Wastewater Treatment Plant Flow Summary

	2006	2007	2008	2009	Average
Billed Water	19,246,040	21,886,788	23,474,900	28,531,712	23,284,860
Total wastewater (gal)	14,332,966	14,490,545	17,407,747	19,753,952	16,496,303
Average flow (gpd)	39,268	39,700	47,692	54,120	45,195
Port San Luis ww flow (gal)	2,348,040	2,244,000	2,075,360	2,36,286	2,253,422
Avg. Port San Luis flow (gpd)	6,433	6,148	5,686	6,428	6,174
CSD wastewater	11,984,926	12,246,545	15,332,387	17,407,666	14,242,881
Average CSD flow (gpd)	32,835	33,552	42,007	47,692	39,022
Percent water to wastewater	62%	56%	65%	61%	61%
Percent Port San Luis ww	16.4%	15.5%	11.9%	11.9%	14%

Source: Wallace Group 2010

Average daily plant flow in 2013 ranged from 1,383,869 gpm in January to 2,330,325 gpm in July (Fluid Resource Management 2014). Flow in July 2014 was 2,346,282 gpm. Port San Luis contributed 245,600 gpm in July 2013 and 295,500 gpm in July 2014. The Harbor District contracts with the Avila Beach CSD for sewage disposal. The District has contracted for 70,000 gpd (equitable to 2,100,000 gpm for a 30-day month) of the treatment plant's capacity.

Wastewater from the Port is collected by two 4-inch sewer lines running along Avila Beach Drive to the Avila Beach Wastewater Treatment Plant. Wastewater is force-fed to a Sewer Lift (pump) Station #181 located adjacent to Avila Beach Drive, across from the Olde Port Beach which transports sewage to the Avila Beach Wastewater Treatment Plant and provides pre-treatment of sewage through a deep-well aeration system. This pretreatment system is intended to reduce sulfide levels prior to effluent being introduced into the regional wastewater transmission and treatment system.

4.10.1.5 Solid Waste

Municipal solid waste in the Avila Beach area is collected by a private company, South County Sanitary Services, and hauled to the Cold Canyon Landfill. Waste Connections, Inc. is the owner of Cold Canyon Landfill, Coastal Rolloff Service, and South County Sanitary Service. Waste Connections is a regional, integrated, non-hazardous solid waste services company that provides collection, transfer, disposal, and recycling services to commercial, industrial, and residential customers.

Solid waste is transferred and processed at the Santa Maria Transfer Station and/or disposed of at the Cold Canyon Landfill north of Arroyo Grande. The Santa Maria Transfer Station is located 0.5 mile west of US 101, at 325 Cuyama Lane (Highway 166) in Nipomo, and has sufficient capacity to meet the increased need resulting from the project. Estimated area landfill capacities are shown in Table 4.11-2, below. The County is currently in the process of expanding the Cold Canyon Landfill site (an EIR was certified in December 2012). While the landfill is approaching

its maximum capacity (within approximately 25% of maximum capacity), both the landfill as it exists and any expanded facility would be able to adequately meet the increase in solid waste that would be generated by new development at the project site.

Table 4.10-2. San Luis Obispo County Solid Waste Disposal Facilities

Name of Facility	Total Estimated Permitted Capacity	Remaining Estimated Capacity	Percent Capacity Remaining
Cold Canyon Landfill	10,900,000 cubic yards	1,830,000 cubic yards	16.78%
Santa Maria Transfer Station	500 tons/day	440-410 tons/day	82-88%

Source: CalRecycle 2014

There are no hazardous waste treatment facilities in the area; hazardous waste is transported to the Los Angeles or San Francisco Bay areas. The McKittrick Waste Treatment Site in Kern County accepts petroleum-contaminated waste. Petroleum-contaminated soils have been noted on the project site (see Section 4.6 Hazards and Hazardous Materials).

4.10.1.6 Schools

The project site is located within the San Luis Coastal School District. The Bellevue Santa Fe Charter School is located in Avila Valley. Based on the County of San Luis Obispo 2010-2012 Resource Summary Report (County of San Luis Obispo 2013), the Bellevue Charter School and San Luis Coastal Unified School District are at Recommended Level of Severity (RLOS) II, indicating enrollment will reach capacity within 5 years (refer to Table 4.10-3 below).

Table 4.10-3. School Capacity, Enrollment, and Recommended Level of Severity*

District	School	Capacity	Enrollment	Enrollment Capacity	RLOS
San Luis Coastal Unified School District**	Elementary	4,133	3,409	82.48%	None
	Middle School	1,550	1,071	69.10%	None
	High School	2,670	2,493	93.37%	II
Bellevue-Santa Fe Charter School***	K-6	146	146	100%	III

* Level of Severity for schools (enrollment versus capacity) is defined as follows:

- Level of Severity II: when enrollment projections will reach school capacity within five years.
- Level of Severity III: When enrollment equals or exceeds school capacity.

** Data from 2009

*** School Year 2011-2012

Source: County of San Luis Obispo 2013

4.10.1.7 Energy Services

Energy and telecommunication utilities are provided by private companies. Southern California Gas Company provides natural gas, Pacific Gas and Electric Company provides electricity, and Pacific Bell provides telephone service. Capacity and limiting factors for the energy utilities were identified in the Port Master Plan Final Program EIR (CMCA 2004). Southern California Gas Company provides the Avila area with natural gas via a four inch line that runs along Avila Beach Drive. Capacity is constrained by the size of this line. If current capacity were to be significantly exceeded on a regular basis, a new line would need to be installed. Pacific Gas and Electric Company supplies electricity to the Avila and Port San Luis areas from their San Luis Obispo substation located off Orcutt Road. As shown in Table 4.10-1, the Count of San Luis Obispo consumed approximately 1,647.83 million kilowatt hour (kWh) of electricity in 2011 and 1,677.29 million kWh of electricity in 2012.

Table 4.10-4. San Luis Obispo County Electricity Consumption

Land Use	Electricity Consumption (Millions of kWh)	
	2011	2012
Non-Residential	996.49	1,021.58
Residential	651.35	655.71
Total	1,647.83	1,677.29

Source: California Energy Consumption Data Management System 2014a

Individual services or “drops” connect the distribution system to the industrial, commercial, agricultural, and residential customers. Table 4.10-5 below shows electricity consumption within the PG&E Planning Area in 2011 and 2012. The greatest consumer of electricity was commercial buildings and residential uses.

Table 4.10-5. PG&E Planning Area Electricity Consumption (Millions of kWh)

Land Use	Electricity Consumption (Millions of kWh)	
	2011	2012
Agriculture and Water Pump	5,929.67	7,788.92
Commercial Building	37,039.30	38,024.60
Commercial Other	6,283.17	6,505.79
Industry	16,987.27	17,297.14
Mining and Construction	4,004.73	3,969.15
Residential	35,085.65	34,767.16
Streetlight	499.07	517.50
Total	105,828.86	108,871.20

Source: California Energy Consumption Data Management System 2014b

4.10.2 Regulatory Setting

4.10.2.1 Federal and State

FEMA is an independent agency of the federal government, established in 1979 via executive order. FEMA's mission is as follows: "to reduce loss of life and property and protect our nation's critical infrastructure from all types of hazards through a risk-based, emergency management program of preparedness, response and recovery." FEMA provides direction and assistance to state and local governments, but does not regulate approaches to emergency planning or response.

California Government Code §8607(a) authorized establishment of the Standardized Emergency Management System (SEMS). Title 19, Division 2, Chapter 1 of the CCR (§§2400-2540) defines SEMS, including its purpose, scope, structure, and applicability. SEMS is intended to standardize response to emergencies involving multiple jurisdictions or multiple agencies. Local government must use SEMS in order to be eligible for state funding of response-related personnel costs occurring in response to an emergency incident.

The California Integrated Waste Management Act of 1989 (Chapter 1095, 1989) required each City and County to divert and recycle 50% of its solid waste by the year 2000 (PRC §41780) and maintain the achieved reduction after 2000 (amended Act).

CCR Title 23, Chapter 15 establishes requirements and specifications for waste handling, and CCR Title 14, Division 7 provides the State's standards for the management of facilities that handle or dispose of solid waste. CCR Title 14, Division 7 is administered by the California Integrated Waste Management Board and the designated Local Enforcement Agency. CCR Title 14, Division 7, Chapter 9, Article 9 §§18800-18813 were adopted to implement PRC §41821.5, which requires each solid waste handler, transfer station operator, disposal facility operator, and County to gather information on which jurisdiction the solid waste originated from, their amounts disposed, and amounts of waste exported.

The California Public Utilities Commission (CPUC) regulates privately owned electric, telecommunications, natural gas, water, railroad, rail transit, and passenger transportation companies in California. The CPUC is responsible for assuring California utility customers have safe, reliable utility service at reasonable rates, protecting utility customers from fraud, and promoting the health of California's economy. In pursuing these goals, the CPUC establishes service standards and safety rules, and authorizes utility rate changes. The CPUC monitors the safety of utility and transportation operations and overseas markets to inhibit anti-competitive activity. In its efforts to protect consumers, the CPUC prosecutes unlawful utility marketing and billing activities, governs business relationships between utilities and their affiliates, and resolves complaints by customers against utilities. Additional responsibilities include implementation of energy efficiency programs, low-income rates, telecommunications services for disabled customers, and CEQA enforcement for utility construction. The CPUC works with other State and Federal agencies in promoting water quality, environmental protection, and safety.

4.10.2.2 Local

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

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

San Luis Obispo County adopted both the California Fire Code and the California Building Code (with amendments) into local ordinance. These local ordinances include but are not necessarily limited to: water requirements; minimum access road requirements; construction requirements; hazard abatement; and turnaround requirements.

County of San Luis Obispo General Plan Safety Element

The San Luis Obispo County Safety Element contains the following goals and policies relevant to public services in relation to the proposed project:

Goal S-1: Attain a high level of emergency preparedness.

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-3 Coordination:

Improve coordination among City, County and State programs, and among others working to reduce the risks of disasters. This should also include improved coordination with the news media. This will result in more effective preparedness, response and recovery from disasters.

Policy S-4 Information Systems and Research:

Expand and keep current the database of safety related information. Knowledge about disasters and the area we live in is growing. New information must be made available to the public and decision makers. Regularly update the GIS data as new information becomes available.

Policy S-5 Risk Assessment:

Continue investigations that reduce or eliminate long term risks. Risk assessment activities, effectively carried out, can improve the efficiency and reduce the cost of response and recovery from disasters.

Goal S-4: Reduce the threat to life, structures and the environment caused by fire.

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 CDF/County Fire Department will maintain and improve its ability to respond and suppress fires throughout the County.

Policy S-16 Loss Prevention:

Improve structures and other values at risk to reduce the impact of fire. Regulations should be developed to improve the defensible area surrounding habitation.

Goal S-6: Reduce the potential for harm to individuals and damage to the environment from aircraft hazards, radiation hazards, hazardous materials, electromagnetic fields, radon, and hazardous trees.

Policy S-26 Hazardous Materials:

Reduce the potential for exposure to humans and the environment by hazardous substances.

County of San Luis Obispo General Plan Conservation and Open Space Element

The Energy chapter of the General Plan's Conservation and Open Space Element contains the following goals and policies relevant to public services in relation to the proposed project:

Goal E 5: Recycling, waste diversion, and reuse programs will achieve as close to zero waste as possible.

Policy E 5.1 Source reduction and waste diversion:

Encourage source reduction and diversion of solid waste generated to as near zero waste as possible, in order to reduce energy consumption.

San Luis Obispo County Municipal Code Title 8, Chapter 8.12, Solid Waste Management, regulates wastes handled within the county. This document complies with the California Integrated Waste Management Act of 1989. Title 8, Chapter 8.66, Discharge of Contaminants into Ocean Waters of the County, and Chapter 8.68, Stormwater Pollution Prevention and Discharge Control, regulate methods to protect the environment from discharge-related contamination.

San Luis Obispo County Integrated Waste Management Authority Ordinance No. 2008-3 establishes requirements for recycling materials generated from residential facilities, commercial facilities, and special events. These requirements should increase diversion of recyclable materials from landfill disposal, reduce greenhouse gas emissions by recycling more materials,

and avoid the potential financial and other consequences of failing to meet and maintain AB 939 requirements.

San Luis Bay Coastal Area Plan

San Luis Bay Coastal Area Plan standards applicable to the project site include:

2. **Service Capacity.** *Ensure proposed development of projects and related improvements are within the circulation and utility capacity available to the Harbor area or will be provided through a planned program of improvements. The following existing capacity limits are recognized for water and wastewater services, Avila Beach Drive road capacity, and parking:*
 - a. **Water.** *Usage shall not exceed the existing 100 acre-feet per year (AFY) available to the Harbor District from its Lopez entitlement. The District shall not sell or otherwise dispose of this entitlement to any users except lessees, concessionaires, or other Harbor uses. A 5-acre-foot per year reserve is desired. Water requirements for fire protection shall comply with the adopted fire code for the County of San Luis Obispo.*
 - b. **Wastewater.** *Wastewater generation shall not exceed available capacity owned by the Harbor District in the Avila Beach Community Services District wastewater treatment plant and/or other such facility as may be constructed to expand wastewater treatment capacity. The District shall not sell or otherwise dispose of this entitlement to any users except lessees, concessionaires, or other Harbor uses.*
 - c. **Parking.** *Maintain adequate parking to accommodate Harbor users and visitors. New development shall provide parking consistent with the County Coastal Zone Land Use Ordinances and the Avila Specific Plan.*
4. **Environmental Performance.** *Encourage new development to integrate site and building design techniques that are environmentally sensitive and energy conserving.*
9. **Service Restriction.** *Prohibit extension of roads, infrastructure, services, or other development connections through the Harbor Terrace property to other non-Harbor District properties. This restriction does not preclude trailhead connections.*

Port Master Plan and Port Master Plan Final Program EIR

Mitigation Measures identified in the Port Master Plan Final Program EIR that apply to the proposed project include:

- PS-1** *New development shall not be allowed until adequate public services and facilities to serve such development are provided. Where existing facilities are inadequate, new development may only be approved when the following conditions are met:*
- a. *It can demonstrated that all necessary public facilities will be installed or adequately financed (through fees or other means); and*

- b. The facilities improvements are consistent with applicable facility plans approved by the Harbor District, the County and/or such other agencies in which provides services to the Port.*
- PS-2** *Future development shall be required to pay all applicable Public Facilities Fees to the County of San Luis Obispo to offset potential impacts to, among other County services, police and fire protection services.*
- PS-3** *Where determined by the Harbor District, plans for new development shall be submitted for review by the San Luis Obispo County Sheriffs Department to assess the adequacy in which a project's design addresses the following issues: emergency access, internal circulation and provision of "defensible space." The recommendations of the Sheriff Department shall be considered by the Harbor District in deciding to approve such new development.*
- PS-4** *The Harbor District shall ensure that all proposed developments are reviewed for compliance with fire safety standards per the California Fire Code and other standards and ordinances of the CDF/San Luis Obispo County Fire Department. Issues to be considered in the review of future development include, but are not limited to, the following:*
 - a. Improved emergency access to Harford Pier;*
 - b. Improved fire protection systems on the pier, including hydrants, sprinklers and standpipes to meet current fire codes;*
 - c. The installation of grates on the pier for automatic ventilation to stop the spread of fire;*
 - d. Improved access to the Lightstation for fire protection;*
 - e. Development of an all-weather secondary access road from Port San Luis to San Luis Bay Drive;*
- PS-5** *The Harbor District shall promote the efficient use of water and reduced water demand by:*
 - a. Requiring water-conserving design and equipment in new construction;*
 - b. Encouraging water-conserving landscaping and other conservation measures;*
 - c. Encouraging the retrofitting of existing fixtures with water-conserving fixtures;*
- PS-6** *The Harbor District shall promote maximum use of solid waste source reduction, recycling, composting and environmentally-safe transformation of wastes.*
- PS-7** *The Harbor District shall require that all new development complies with applicable provisions of the San Luis Obispo County Integrated Waste Management Plan.*
- PS-8** *All water mains and fire hydrants shall provide required fire flows and shall be constructed in accordance with the specifications of the California Fire Code and CDF/San Luis Obispo County Fire Department. or other applicable standards.*

- PS-9** *Where determined by the Harbor District, plans for new development shall be reviewed by the CDF/San Luis Obispo County Fire Department to insure that building materials, access, brush clearance and water storage capacity provide adequate fire protection to the proposed project.*
- PS-10** *Prior to the approval of any site plans for development areas adjacent to open space, a Fuel Reduction Plan shall be submitted to the County of San Luis Obispo and the California Department of Forestry for approval. This Fuel Reduction Plan will provide for an acceptable level of risk in accordance with California Department of Forestry standards. Fuel reduction can be achieved through a gradual transition from native vegetation into irrigated landscape/building areas of the project. This fuel reduction program shall also establish parameters for the percent, age, extent, and nature of native plant removal necessary to achieve the accepted fire prevention standards required to protect human lives and property, while preserving as much natural habitat as possible.*
- PS-11** *The Harbor District or its designated assignee shall be responsible for maintenance of Fuel Reduction Zones where required of new development. Maintenance agreements shall be submitted to the County of San Luis Obispo and the California Department of Forestry for approval.*
- PS-12** *All water lines shall be designed and installed in accordance with requirements of the County of San Luis Obispo and County Service Area Number 12.*
- PS-13** *New development on the Harbor Terrace site shall comply with County of San Luis Obispo and County Service Area Number 12 requirements concerning the installation and use of reclaimed water systems for landscape irrigation.*
- PS-14** *New development shall incorporate native plant species and ornamental species which are drought-tolerant and/or have low irrigation requirements.*
- PS-15** *If available, reclaimed water shall be utilized to irrigate major landscaped and planted areas. The on-site water distribution system shall be designed and constructed in a manner to provide separate reclaimed water lines. Such a system shall comply with all County of San Luis Obispo and Regional Water Quality Control Board Requirements for the installation and operation of reclaimed water systems.*
- PS-16** *All wastewater collection lines shall be designed and installed in accordance with requirements of the County of San Luis Obispo and the Avila Beach County Water District.*
- PS-17** *No new development shall be approved without first providing assurance that adequate capacity exists in Sewage Lift Station #181 located adjacent to Avila Beach Drive. Where necessary, plans for redesign or upsizing of this facility shall be submitted to the County of San Luis Obispo and the Avila Beach Community Services District prior to issuance of building permits.*
- PS-18** *Development plans shall delineate the number, location, and general design of solid waste enclosures and storage areas for recycled material.*

PS-19 *Maintenance of all developed park, open space and recreation facilities on the Harbor Terrace site shall be the responsibility of either the Port San Luis Harbor District or its designee and/or another suitable entity or a combination of the above.*

PS-20 *Where applicable all recreational facilities (bluff top parks, etc.) shall be landscaped and, where necessary, irrigated.*

PS-21 *New development shall provide parking in accordance with standards established by the Port San Luis Harbor District, the County of San Luis Obispo and the California Coastal Act.*

PS-22 *New development shall provide signage to assist the public in locating and recognizing beach access points. The number and design of such signage must conform to standards established by the California Coastal Commission and shall be approved by the Port San Luis Harbor District and the County of San Luis Obispo.*

4.10.3 Thresholds of Significance

As defined in the County Initial Study Checklist and County Energy Element, in accordance with CEQA Guidelines Appendix G, public services and utilities impacts would be considered significant if the project would have an effect upon, or result in the need for new or altered public services in any of the following areas:

- a. Fire protection
- b. Police protection (e.g., Sheriff, CHP)
- c. Schools
- d. Roads
- e. Solid Wastes
- f. Other public facilities

Based on the Port Master Plan Final Program EIR, the following quantified significance thresholds were identified, and apply to the proposed project:

- Project-induced population growth that creates the need for additional police and fire protection personnel to maintain the current level of service.
- An increase of 5% or more of the expected average annual waste stream for a given municipal waste facility is significant; 1% or more is adverse.
- Water usage that exceeds the 100 afy available to the Harbor District from its Lopez entitlement;
- Water usage that results in inadequate water pressures for fire suppression.
- Wastewater generation that exceeds available capacity owned by the Harbor District in the Avila Beach County Water District (CSD) wastewater treatment plant and/or such other facility as may be constructed.

- Project-related damage to County or locally maintained roadways that requires an increase in unscheduled repair activities to maintain road conditions.
- Project-related damage to publicly owned or maintained structures and facilities that requires an increase in unscheduled repair activities to maintain conditions.
- Accidents or incidents related to the proposed project or alternatives that result in demand for fire, police, emergency response, hospital, education, public utility, or other public health, safety, or public welfare services that exceed capacity.
- Construction and operation of the proposed project or alternatives that could permanently displace, alter, or disrupt the existing public and private utility lines and services.
- Emergency access to utility lines that is precluded during or after project construction activities.
- Energy requirements of the proposed project or alternatives during construction or operation that would (1) exceed capacity of utility services or disrupt plans for providing service; (2) place a substantial burden on existing resources; or (3) involve inefficient and unnecessary consumption of energy and uses of nonrenewable resources. Project-related demand that is 5% or more of remaining capacity is significant; demand that is 1% or more of remaining capacity is adverse.

4.10.4 Impact Assessment and Methodology

The impacts of the project were evaluated based on an assessment of the impacts that increased public access and the construction of additional facilities at the project site would have on the existing public services, utilities, energy, and associated infrastructure.

4.10.5 Project Specific Impacts and Mitigation Measures

Fire Protection

This project, along with others in the area, will increase demand and have an effect on fire protection and related services. The proposed project, and resulting increased usage, have the potential for creating an increase in demand on area fire services. Potential fire hazards are addressed in EIR Section 4.7. Based on consultation with CAL FIRE throughout the project review process, the site layout and access routes comply with identified standards, and final development plans will accommodate all other standard requirements identified in the County Building Code and Fire Code. Compliance is verified through standard County review procedures required prior to new development at the site, including but not limited to preparation of Fire Safety Plans, Hazardous Materials Plans, vegetative management (fuel reduction zones), onsite water storage for fire suppression, verification of fire safety and sprinkler requirements in new structures; compliance with County Department of Public Works standards related to adequate parking, access, and clearance. All building plans will be approved by CAL FIRE.

The addition of new facilities would place a small additional service demand on the CAL FIRE station that serves the area, but new development at the site is not expected to significantly impact area fire response times or service levels based on the location of the project. Implementation of the project would not require the construction of new fire protection facilities, the construction of which would adversely impact the environment.

Under Title 18 of the Public Facilities Ordinance, future development will be required to pay a one-time Public Facilities Fee to the County of San Luis Obispo, a portion of which goes toward the funding of fire protection efforts. In addition to the payment of Public Facilities Fees, the CDF/San Luis Obispo County Fire Department will review project plans, water system plans and building plans to insure adequate fire protection is provided.

Police Protection

There is presently a need to expand police services in the County, and this need will increase as the population grows. New development and use of the project site would place additional service demands on existing South County Sheriff services. The addition of new recreational facilities would place a small additional service demand on the police protection service providers, but would not require the construction of additional facilities. Therefore, impacts on County police services are considered less than significant.

With any increase in public use of visitor-serving, commercial and recreational facilities, it can be expected that criminal activity such as burglaries, thefts, assaults, vandalism, disorderly conduct, etc. will incrementally increase. Additional financing for equipment and personnel will be required to meet the increased law enforcement demands. Since the Sheriff's Department is currently experiencing a personnel shortfall and budgetary constraints, additional development at the Port would represent an addition to the regional demand on the currently limited resources of the County Sheriff's Department, and may increase demand on the District's Harbor Patrol in support of the Sheriff's Department.

Under Title 18 of the Public Facilities Fees Ordinance, development at the Port will be required to pay a one-time Public Facilities Fee to the County of San Luis Obispo. A portion of this fee goes toward the funding of the Sheriff's patrol efforts. Security from the Port San Luis Harbor Patrol will also oversee the operations of the Harbor District facilities (i.e., trailer boat and fisherman's gear storage).

Schools

While short-term construction activities will provide job growth in the area, this project does not propose permanent residential development (aside from a caretaker's residence) and is not expected to result in a population increase. The proposed project is not expected to result in significant impacts on local schools, because it would serve visitors to the area and the existing and projected population. Therefore, impacts to schools would be less than significant.

Roads

This project, along with others in the area, will result in increased trips on area roads and will have a cumulative effect on roads in the project vicinity. Road deterioration would be increased due to the presence of additional vehicle trips to the project site. However, standard development fees are in place to account for this impact. The proposed development is within the general assumptions of allowed use for the site that was used to estimate the fees in place. Therefore, impacts to roads would be minimized through utilization of existing development fees and would be less than significant.

Solid Wastes

The project would result in an additional demand for trash pickup and recycling, with expected peak demand in the summer months. As noted above, affected facilities have sufficient capacity

to adequately meet the small increase in solid waste that would be generated by new development at the site. Thus, this impact is considered less than significant.

Other Public Facilities

Wastewater

Implementation of the proposed project would result in an increase in wastewater generation. Based on available capacity at the wastewater treatment plant, as shown in Table 4.10-7 below, existing facilities would be able to accommodate the proposed project, and potential impacts would be less than significant.

Table 4.10-6. Projected Wastewater Generation

Amenity	Unit	Wastewater Generation Factor (gpd)	Wastewater Generation (gpd)
RV sites/RV cabin	95 sites	30 gpd per site	2,850
Tent campsites	56	30 gpd per site	1,680
Yurts//hotel/motel	31	30 gpd per site	930
Harbor District office	3,000 sf	202 gpd per 1,000 sf	606
Caretaker's residence	1	30 gpd	30
Commercial/eating/drinking	16,000 sf	242 gpd per 1,000 sf	3,872
Total Wastewater Generation			9,968
Existing Wastewater Generation (Port San Luis)			5,315
Sum of Wastewater Demand			15,283
Wastewater Capacity Allocation			70,000
Future Wastewater Demand at Buildout			23,556

Source: Port Master Plan Final Program EIR 2004

Water Services

Table 4.10-8 provides an estimate of water demand from the proposed project, and demonstrates that implementation of the proposed project would not generate demand exceeding identified water allocation from CSA 12.

Table 4.10-7. Projected Water Demand

Amenity	Unit	Water Use Factor	Water Use (afy)
Common areas / landscaping (long term)	1 acre	2.1 af per acre	2.1
RV sites/RV cabin	95 sites	0.11 afy per space	10.45
Tent campsites	56	0.11 af per space	6.16
Yurts//hotel/motel	31	0.11 af per unit	3.41

Table 4.10-7. Projected Water Demand

Amenity	Unit	Water Use Factor	Water Use (afy)
Harbor District office	3,000 sf	0.3 af per 1,000 sf	0.9
Caretaker's residence	1 unit	0.08 afy	0.08
Commercial/eating/drinking	16,000 sf	0.5 af per 1,000 sf	8.0
Swimming pool	1 unit	0.84 afy	0.84
Total Water Demand			31.94
Existing Water Demand (Port San Luis)			35.0
Sum of Water Demand			66.94
Water Allocation			100
Projected Surplus After Project			33.06

Source: Port Master Plan Final Program EIR 2004

Public Energy Utilities

The impacts to public energy utilities at the project site as a result of the proposed actions ~~proposed in the Master Plan~~ will be minimal. The project includes the use of solar panels to reduce the need for energy, and proposes educational opportunities related to energy-efficiency and sustainability measures. New facilities within the site would require the addition of new electric lines, underground conduits, transformers, and any appurtenances necessary for operation. Sources of energy consumption including interior and exterior lighting, interior heating and cooling, use of maintenance equipment, transfer of water supply, and operation of appliances. New gas service laterals would need to be constructed to provide service to proposed facilities such as the visitor's center. The proposed project would not require a substantial amount of energy to construct and operate, and would be served by existing utility companies. Therefore, this impact is considered less than significant.

4.10.6 Cumulative Impacts

The cumulative impact scenario includes build-out under the Port Master Plan. The Port Master Plan Final Program EIR, which included an assessment of cumulative effects on public services, including quantified estimates of water and wastewater demand. Updated numbers for the proposed project are incorporated into Tables 4.10-8, 4.10-9 and 4.10-10 below.

Table 4.10-8. Projected Cumulative Wastewater Generation Port San Luis Master Plan

Planning Area	Wastewater Generation (gpd)
Harford Pier	909
Harford Landing	582
Harbor Terrace	9,968
Avila Pier Terminus	858.5
Avila Beach Parking Lot	606

Table 4.10-8. Projected Cumulative Wastewater Generation Port San Luis Master Plan

Planning Area	Wastewater Generation (gpd)
Existing Generation by Port San Luis	5,315
Sum of Future Wastewater Generation	18,238.5
Wastewater Capacity Allocation	70,000
Projected Surplus at Buildout	51,761.5

Source: Port Master Plan Final Program EIR 2004

Table 4.10-9. Projected Cumulative Wastewater Generation

Planning Area	Wastewater Generation (gpd)
Current Wastewater Flows	47,692
Avila Specific Plan Buildout	26,378
Port Master Plan Buildout	23,556
Cumulative Total	97,626
Capacity of Wastewater Treatment Plant	200,000
Excess Capacity	102,374

Source: Port Master Plan Final Program EIR 2004, Wallace Group 2010

Table 4.10-10. Projected Future Water Demand Port San Luis Buildout

Planning Area	Water Use (afy)
Harford Pier	1.35
Harford Landing	0.91
Harbor Terrace	31.94
Avila Pier Terminus	1.28
Avila Beach Parking Lot	0.90
Sub-total Water Demand	36.38
Existing Water Demand	35.0
Water Allocation	100
Projected Surplus After Project	28.62

Source: Port Master Plan Final Program EIR 2004

Potential impacts to public services and utilities identified in the Port Master Plan Final Program EIR included risk of wildfire (less than significant with mitigation), increased demand for police protection (less than significant with mitigation), increased demand for water supply (less than

significant), increased generation of wastewater (less than significant), and increased generation of solid waste (less than significant). Mitigation measures were identified, in addition to required payment of public facility and development fees, which address full buildout of the Port Master Plan. The need for additional facilities or infrastructure was not identified in the document.

The development of additional projects in the Avila area would place additional demands on public services. Similar to the proposed project, these uses would be subject to public facility and development fees, and review by affected agencies. Standard measures would be incorporated into projects to reduce risk for fire hazards and additional demand on emergency responders, including management of special events in the area. Based on review of available capacity at local landfills, capacity is available to serve the proposed project, and future projects in the area. Based on the analysis of the project's demand for public services and utilities, the project would not have a cumulatively considerable adverse effect.

This page intentionally left blank.