

3.0 ENVIRONMENTAL IMPACT ANALYSIS AND MITIGATION MEASURES

This chapter discusses the environmental impacts of implementing the proposed Avila Ranch Development Project (Project) and identifies mitigation measures for impacts found to be potentially significant.

Consistent with the California Environmental Quality Act (CEQA) Guidelines, the Initial Study (IS) along with agency and public input received during the Notice of Preparation (NOP) comment period was used to determine the scope of the analysis for this Environmental Impact Report (EIR). Through this process, the City of San Luis Obispo (City) determined that the EIR analysis would focus on the following resource areas:

- Aesthetics and Visual Resources
- Agricultural Resources
- Air Quality and Greenhouse Gas Emissions
- Biological Resources
- Cultural Resources
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Transportation and Traffic
- Utilities

This section of the EIR addresses the potentially significant environmental impacts of the proposed Project for the resources listed above.

3.0.1 Approach to Tiered Analysis

As described in Chapter 1.0, *Introduction*, the City's 2014 Land Use and Circulation Elements Update EIR (LUCE Update EIR) provided a Program-level environmental analysis that covers the Project site. The LUCE Update EIR serves as the basis for this Project-specific environmental analysis from which this EIR is tiered. The environmental analysis included in this EIR considers and expands upon previous environmental analysis and findings from the LUCE Update EIR.

The tiered approach to analysis in this EIR focuses the review to Project-specific impacts not fully analyzed in the LUCE Update EIR and allows for a more expansive evaluation of environmental effects previously identified. This tiered EIR incorporates information, analysis, and mitigation measures from the LUCE Update EIR that are relevant to this Project, which are incorporated by reference in this EIR. This EIR also incorporates and relies upon relevant analysis from the LUCE Update EIR related to the evaluation of cumulative impacts and expands upon and refines such information where warranted.

This EIR summarizes the LUCE Update EIR environmental analysis in each resource section, including impacts and mitigation measures identified for a particular resource. The environmental impact analysis further evaluates specific details of the Project that were assessed only in general terms when the LUCE Update EIR was prepared. As the majority of mitigation measures in the LUCE Update EIR have been included in the City's 2014 LUCE as policies, these measures are included in the regulatory section of each environmental resource to inform the reader regarding measures that address and potentially mitigate potential Project impacts. Where specific mitigation measures from the LUCE Update EIR are directly relevant, they are summarized in the Project analysis to provide a clear linkage with Project impacts.

3.0.2 Impact Classification

For each impact identified in this EIR, a statement of the level of significance of the impact is provided. Impacts are categorized in one of the following categories:

- A *beneficial* impact would result when the proposed project would have a positive effect on the natural or human environment and no mitigation would be required.
- *No impact* would result when no adverse change in the environment is expected; no mitigation would be required.
- A *less than significant* impact would not cause a substantial change in the environment, although an adverse change in the environment may occur; only compliance with standard regulatory conditions would be required.
- A *significant but mitigable* impact would be reduced to a less than significant level through successful implementation of identified mitigation measures.
- A *significant and unavoidable* impact would cause a substantial adverse effect on the environment, and no feasible mitigation measures would be available to reduce the impact to a less than significant level.

Determinations of significance levels in the EIR are made based on impact significance criteria and CEQA Guidelines for each environmental resource. The findings of this EIR per Section 15126 of the CEQA Guidelines include a discussion of significant environmental effects of the Project, significant environmental effects which cannot be avoided if the Project is implemented, significant irreversible environmental changes which would be involved in the Project should it be implemented, growth-inducing impacts of the Project, mitigation measures proposed to minimize the significant effects, and alternatives to the Project.

3.0.3 Mitigation Measures

Per CEQA Guidelines Section 15126.4, where potentially significant environmental impacts have been identified in the EIR, feasible mitigation measures that could avoid or minimize the severity of those impacts are identified. The mitigation measures are identified as part of the analysis of each impact topic in Sections 3.1 through 3.13 of this EIR. Mitigation measures from the LUCE Update EIR that have the potential to mitigate potentially significant Project impacts are also set forth as part of the analysis.

3.0.4 Cumulative Impact Analysis

The CEQA Guidelines 15355 defines cumulative impacts as “two or more individual effects that, when considered together, are considerable, or which compound or increase other environmental impacts.” Section 15355 of the CEQA Guidelines further state that the individual effects can be various changes related to a single project or the change involved in a number of other closely related past, present, and reasonably foreseeable future projects. The CEQA Guidelines allow for the use of two different methods to determine the scope of projects for the cumulative impact analysis:

- List method - A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency (Section 15130).
- General Plan projection method - A summary of projections contained in an adopted General Plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area-wide conditions contributing to the cumulative impact (CEQA Guidelines §15130). In accordance with CEQA Guidelines 15130, the scope of projects for cumulative impact analysis can include a summary of projections contained in an adopted General Plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area-wide conditions contributing to the cumulative impact.

In order to assess cumulative impacts, this EIR uses a combination of the two approaches that includes specific projects that are reasonably foreseeable, such as the Chevron Tank Farm Remediation and Development Project, and the General Plan projection method that considers projects and programs included in the City’s General Plan LUCE. A list of planned projects is used to assess cumulative project impacts (Table 3.0-1). In addition, the General Plan projection method utilized in this EIR provides updated Citywide cumulative projections anticipated to occur through 2035, including:

- Special focus areas identified in the General Plan Land Use Element that contain specific guidelines for the future adoption of a specific plan, including: Airport Area and Margarita Area Specific Plans, Orcutt Area Specific Plan, and San Luis Ranch.
- Buildout of areas within the existing City boundaries and planning sphere of influence.
- Land use changes anticipated to occur under the City’s 2014 LUCE.

Cumulative impacts related to projects anticipated in the 2014 LUCE are analyzed within the LUCE Update EIR, and this EIR incorporates and builds upon this information to utilize a tiered approach to assessment of these cumulative impacts.

Table 3.0-1. Cumulative Projects List

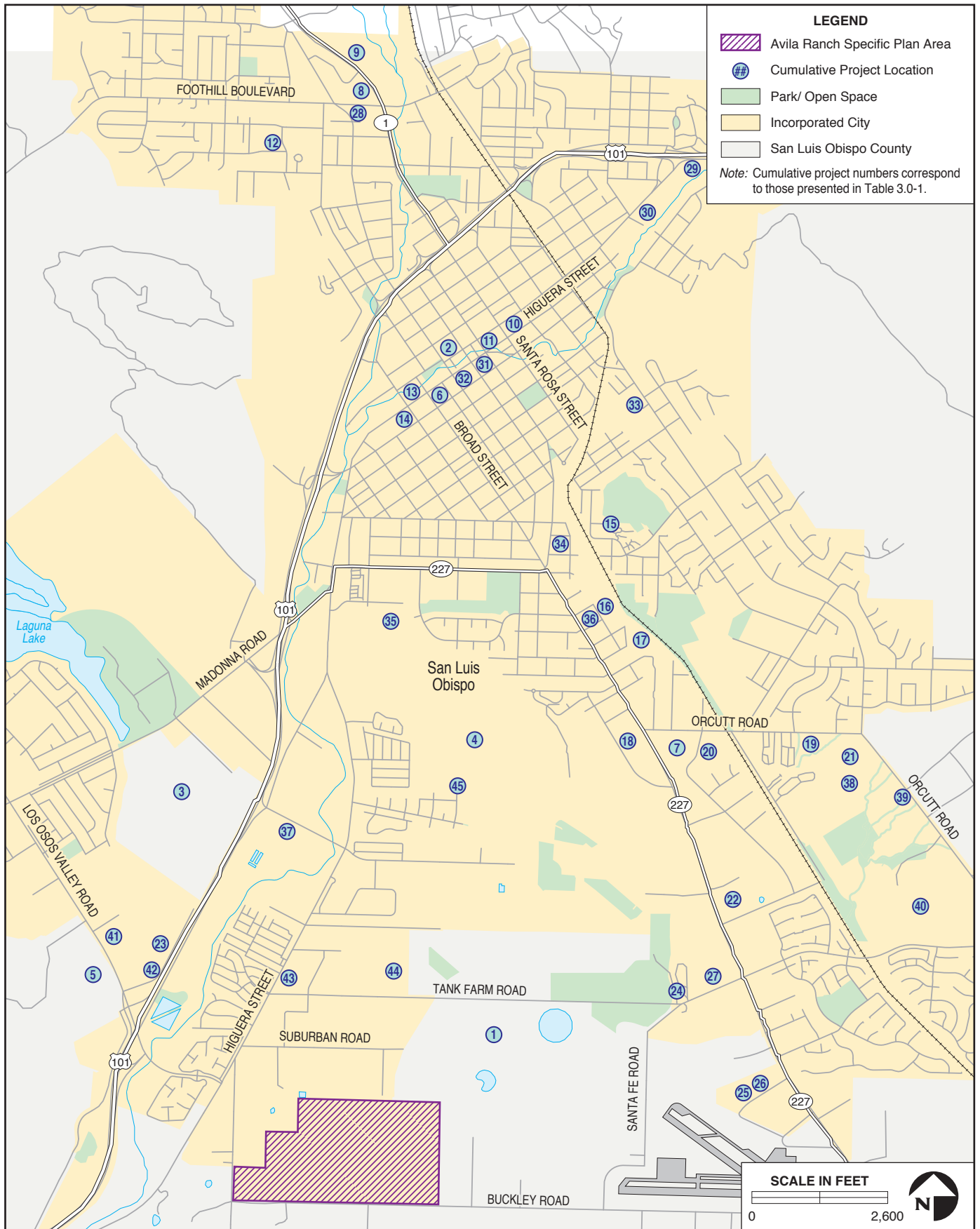
	Project	Description	Project Status
1.	Chevron Tank Farm Remediation and Development Project	Remediation of site contamination, restoration and grading of a 332-acre site; annexation into the City and development of 800,000 square feet (sf) of business park/ industrial uses and open space.	Tentative
2.	Chinatown Project	Development of a 2.12-acre site with 46,000 sf of commercial uses and 32 housing units.	Under construction
3.	San Luis Ranch Specific Plan	Specific Plan for a 131.3-acre site that would convert open space and agriculture to a mixed-use development with 500 dwelling units, 350 sf of commercial and office uses, and up to 200 hotel rooms.	Tentative
4.	Margarita Area Specific Plan	Specific Plan with 868 dwelling units and 968,000 sf of commercial uses proposed.	Approved
5.	Froom Ranch Specific Plan	Specific Plan for a 111-acre site that would include a 464-unit retirement community, 380 residential units, and up to 45,000 sf of commercial space.	Tentative
6.	Garden Street Terraces	Downtown mixed-use redevelopment with 25,000 sf of commercial space, hotel use, and 8 housing units.	Under construction
7.	Four Creeks	Rezone of 18 acres of industrial land to high density residential uses that would allow approximately 166 units.	Approved
8.	University Square	Shopping façade remodel, demolition of 3 buildings and construction of 20,000 commercial buildings.	Approved
9.	University Circle	Proposed mixed-use student housing development with 176 units and 50,000 sf of commercial space.	Cal Poly project
10.	Santa Rosa Street Infill	Proposed 75-foot tall mixed-use project including 80-room hotel, 26,000 sf of residential space and 53,000 sf of commercial space.	withdrawn
11.	Fremont Square	5-story mixed-use project including retail, office, restaurant, and residential space	Tentative
12.	71 Palomar Avenue	Development of 41 multi-family rental units.	Tentative

Table 3.0-1. Cumulative Projects List (Continued)

	Project	Description	Project Status
13.	Monterey Place	Mixed-use project with 23 housing units and 24,000 sf of office and retail space.	Approved
14.	San Luis Square	Mixed-use development with 48 housing units and 21,000 sf of commercial space.	Tentative
15.	SLO Terraces	Development of 17 single-family residences.	Under construction
16.	The Yard	Development of 20 housing units and 23 live-work space units.	Approved
17.	860 Humbert	Development of 20 affordable housing units.	Approved
18.	Rockview 9	Development of 9 single-family residences.	Under construction
19.	West Creek Development	Development of 172 condominiums and single-family residences.	Approved
20.	Laurel Creek (Avivo) Development	Development of 117 units.	Approved
21.	Wingate Homes	Development of 142 housing units and 1-acre park.	Approved
22.	Iron Works	Development of 46 affordable housing units and 4,400 sf of commercial space.	Approved
23.	Calle Joaquin Hotel	Development of a 57,000 sf multi-story hotel.	Tentative
24.	Digital West	Development of an 80,000 sf storage building.	Approved
25.	Aerovista Place	Development of two commercial buildings totaling 37,000 sf near the San Luis Obispo County Regional Airport.	Approved
26.	SLO Brew Production	31,000 sf brewery near the San Luis Obispo County Regional Airport.	Approved
27.	Airport Business Center	Development of 75,000 sf of commercial space on the Airport Business Center.	Approved
28.	22 North Chorro	Demolition and new construction of car dealership and associated commercial buildings.	Tentative
29.	Motel Inn	Restoration of Motel Inn and construction of 10,750 sf of restaurant space and 52 guestrooms.	Approved
30.	Monterey Hotel	Redevelopment of multi-story hotel.	Approved
31.	Granada Hotel Expansion	Addition of 24 units to the historic hotel located downtown.	Approved
32.	Discovery SLO Bowling Alley	Reuse of 24,500 sf commercial building, to include bowling alley, restaurant, and outdoor area.	Approved
33.	French Hospital	Proposed 4-story medical office building and 2-level parking garage.	Approved

Table 3.0-1. Cumulative Projects List (Continued)

	Project	Description	Project Status
34.	The Junction	Proposed mixed-use project with 5,800 sf of commercial space and 69 residential units.	Approved
35.	279 Bridge	Construction of three buildings totaling 21,049 sf of manufacturing space.	Tentative
36.	Caudill Mixed-Use	Mixed-use project with 4-story structure, 5,327 sf of retail space, and 36 residential and live/work units.	Tentative
37.	Homeless Services Center	Proposed homeless services center.	Approved
38.	Jones Property	Mixed-use development with 15,070 sf of commercial space, 9 condominiums, and 52 multi-family units.	Approved
39.	Imel	Development of 18 residential lots.	Tentative
40.	Righetti Ranch	Development of 304 lots including 272 single-family units, 32 inclusionary units, neighborhood park, and open space.	Approved
41.	Perry Ford /VW Dealership	Redevelopment of car dealership, showroom, and associated commercial buildings.	Tentative
42.	Coast BMW	New car dealership and related services.	Tentative
43.	Public Market Place – Long-Bonetti Ranch	Proposed development for public market with retail space, brewery, and restaurants.	Tentative
44.	Coker Ellsworth	35 commercial lots subdivision.	Approved
45.	Toscano Homes	Approximately 161 Tuscan style residences within the Margarita Specific Plan.	Approved



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