

City of San Luis Obispo

---

# **Dalidio/San Luis Marketplace Annexation and Development Project**

## **Final Environmental Impact Report**

*State Clearinghouse No. 2003021089*

*Submitted by*

**Rincon Consultants, Inc.  
1530 Monterey Street, Suite D  
San Luis Obispo, CA 93401**

**April 2004**

---

# DALIDIO/SAN LUIS MARKETPLACE ANNEXATION AND DEVELOPMENT PROJECT

## **Final Environmental Impact Report**

*State Clearinghouse No. 2003021089*

*Prepared for:*

**City of San Luis Obispo  
Community Development Department**

990 Palm Street  
San Luis Obispo, CA 93401-3249

Contact: Pam Ricci  
Telephone: (805) 781-7168

*Prepared by:*

**Rincon Consultants, Inc.**  
790 East Santa Clara Street, Suite 103  
Ventura, California 93001

*April 2004*

---

---

*This report is printed on 50% recycled paper with 10% post-consumer content  
and chlorine-free virgin pulp.*

---

# Dalidio/San Luis Marketplace Annexation and Development Project

## Final Environmental Impact Report Volume 1 – Revised EIR Text and Responses to Comments

### *Table of Contents*

	Page
Executive Summary .....	ES-1
1.0 Introduction .....	1-1
1.1 Purpose and Legal Authority .....	1-1
1.2 Scope and Content .....	1-1
1.3 Lead, Responsible and Trustee Agencies .....	1-3
1.4 Project History .....	1-3
1.5 Areas of Controversy.....	1-3
1.6 Environmental Impact Review Process .....	1-4
1.7 Glossary of Acronyms .....	1-6
2.0 Project Description.....	2-1
2.1 Project Applicant.....	2-1
2.2 Agent for the Applicant .....	2-1
2.3 Project Location .....	2-1
2.4 Existing Site Characteristics.....	2-4
2.5 Project Characteristics .....	2-10
2.6 Project Objectives .....	2-34
2.7 Required Approvals .....	2-35
3.0 Environmental Setting.....	3-1
3.1 Regional Setting .....	3-1
3.2 Project Site Setting.....	3-1
3.3 Cumulative Projects Setting .....	3-2
4.0 Environmental Impact Analysis .....	4-1
4.1 Geology/Hazards .....	4.1-1
4.2 Drainage and Water Quality .....	4.2-1
4.3 Air Quality .....	4.3-1
4.4 Noise .....	4.4-1
4.5 Biological Resources .....	4.5-1
4.6 Agricultural Resources.....	4.6-1
4.7 Aesthetics .....	4.7-1
4.8 Utilities .....	4.8-1
4.9 Cultural Resources.....	4.9-1
4.10 Traffic and Circulation .....	4.10-1



**Table of Contents**

5.0 Land Use.....	5-1
5.1 Policy Consistency .....	5-1
5.2 Physical Impacts.....	5-13
6.0 Long Term Impacts.....	6-1
6.1 Growth-Inducing Impacts .....	6-1
6.2 Significant and Irreversible Environmental Effects .....	6-3
7.0 Alternatives.....	7-1
7.1 No Project.....	7-2
7.2 Continuing Agricultural Production On-Site.....	7-4
7.3 Residential/Commercial Mixed Use Plan 1.....	7-6
7.4 Residential/Commercial Mixed Use Plan 2.....	7-10
7.5 Recreational Use Amenity Alternative .....	7-13
7.6 Incorporation of the Commercial Component into the San Luis Obispo Promenade Shopping Center .....	7-18
7.7 Reduced Commercial Footprint.....	7-21
7.8 Environmentally Superior Alternative .....	7-23
8.0 References, Bibliography, and Preparers.....	8-1
8.1 References .....	8-1
8.2 Bibliography .....	8-2
8.3 Agencies and Individuals Contacted .....	8-4
8.4 List of Preparers .....	8-4

**List of Figures**

Figure 2-1	Regional Location .....	2-2
Figure 2-2	Project Vicinity .....	2-3
Figure 2-3	Aerial with Project Boundaries .....	2-5
Figure 2-4	Existing General Plan Land Use and Zoning.....	2-6
Figure 2-5	Existing Conditions at the Dalidio Property .....	2-7
Figure 2-6	Existing Conditions in the Preliminary Prado Road Interchange Footprint Area .....	2-8
Figure 2-7	Existing Conditions and Structures in the Northern Portion of the Site.....	2-9
Figure 2-8	Proposed Land Use Plan.....	2-12
Figure 2-9	Proposed Zoning Plan.....	2-13
Figure 2-10	Proposed Commercial Site Plan.....	2-14
Figure 2-11	Proposed Business Park Development Concepts.....	2-16
Figure 2-12	Proposed Circulation Plan.....	2-19
Figure 2-13	Cross Section of Proposed Dalidio Drive .....	2-20
Figure 2-14	Proposed Water Supply Plan .....	2-22
Figure 2-15	Proposed Sewer Plan.....	2-23
Figure 2-16	Proposed Drainage Plan .....	2-27
Figure 2-17	Proposed Development Phasing .....	2-30
Figure 2-18	Proposed Prado Road/U.S. 101 Interchange Improvements .....	2-31
Figure 4.1-1	Seismic Hazards and Lithology in the Project Vicinity .....	4.1-4



Figure 4.1-2	Dry Cleaning PCE Groundwater Plume .....	4.1-8
<b>Figure 4.1-3</b>	<b>San Luis Obispo Airport Hazards .....</b>	<b>4.1-20</b>
Figure 4.2-1	Watershed Subbasins in the Project Vicinity .....	4.2-3
Figure 4.2-2	Hydraulic Modeling Reaches and Cross Sections.....	4.2-7
Figure 4.2-3	Existing Project Area Water Depths at 100-Year Peak Flow Rates (Without Prado Road Interchange) .....	4.2-9
Figure 4.4-1	Noise Compatibility Matrix.....	4.4-3
Figure 4.5-1	Dalidio Property Vegetation Map .....	4.5-3
Figure 4.5-2	Prado Road Interchange Area Vegetation Map.....	4.5-5
Figure 4.5-3	Great Blue Heron and Monarch Butterfly Habitat on the Project Site.....	4.5-21
Figure 4.6-1	Soil Types at the Dalidio Property.....	4.6-3
<b>Figure 4.7-1</b>	<b>Existing Visual Character of the Subject Site: Viewpoint Location Map .....</b>	<b>4.7-4</b>
Figure 4.7-1A	Existing Visual Character of the Subject Site .....	4.7-5
Figure 4.7-1B	Existing Visual Character of Dalidio Property .....	4.7-7
Figure 4.7-2	Photo-Simulation of Proposed Project from Highway 101 Without Landscaping .....	4.7-11
Figure 4.7-3	Photo-Simulation of Proposed Project from Highway 101 with Landscaping .....	4.7-13
<b>Figure 4.7-4A</b>	<b>Photo-Simulation of Prado Road Interchange, Looking North from Highway 101.....</b>	<b>4.7-19</b>
<b>Figure 4.7-4B</b>	<b>Photo-Simulation of Prado Road Interchange, Looking South from Highway 101.....</b>	<b>4.7-21</b>
Figure 4.10-1	Study Intersections .....	4.10-2
Figure 4.10-2	Existing PM Peak Hour Volumes .....	4.10-4
Figure 4.10-3	Existing Lane Configurations.....	4.10-5
Figure 4.10-4	Freeway and Ramp PM Peak-Hour Traffic Volumes Under Existing and Baseline Conditions .....	4.10-10
Figure 4.10-5	Existing Bike Facilities.....	4.10-12
Figure 4.10-6	Existing Transit Routes .....	4.10-14
Figure 4.10-7	Baseline PM Peak-Hour Volumes.....	4.10-15
Figure 4.10-8	10-Year Volumes Without Project, PM Peak-Hour Volumes .....	4.10-18
Figure 4.10-9	Buildout Volumes Without Project, PM Peak-Hour Volumes .....	4.10-19
Figure 4.10-10	Freeway and Ramp PM Peak-Hour Traffic Volumes Under 10-Year No Project and Buildout No Project Conditions .....	4.10-20
Figure 4.10-11	Initial Lane Configurations for U.S. 101/Dalidio-Prado and U.S. 101/LOVR Interchanges.....	4.10-21
Figure 4.10-12	Project Trip Distribution, No Prado Road Extension to Broad Street.....	4.10-25
Figure 4.10-13	Baseline Plus Project PM Peak-Hour Volumes.....	4.10-26
Figure 4.10-14	Freeway and Ramp PM Peak Hour Traffic Volumes Under Baseline Plus Project Conditions .....	4.10-30
Figure 4.10-15	Project Trip Distribution, With Prado Road Extension to Broad Street.....	4.10-33
Figure 4.10-16	10-Year Volumes Plus Project, PM Peak-Hour Volumes .....	4.10-34
Figure 4.10-17	Intersection Mitigation: 10-Year and Buildout Plus Project Scenarios.....	4.10-36



**Table of Contents**

Figure 4.10-18 US 101 NB Ramps/Madonna Rd. Intersection LOS Mitigation –  
10 Year and Buildout Plus Project Scenarios..... 4.10-38

Figure 4.10-19 Freeway and Ramp PM Peak-Hour Traffic Volumes Under  
10-Year Plus Project and Buildout Plus Project Conditions..... 4.10-39

Figure 4.10-20 Buildout Volumes Plus Project PM Peak-Hour Volumes ..... 4.10-42

Figure 4.10-21 Proposed Site Access and On-Site Circulation for Proposed  
Retail Component ..... 4.10-51

Figure 4.10-22 Mitigation for Site Access and On-Site Circulation..... 4.10-54

Figure 4.10-23 Alternative Buildout Plus Project Mitigation T-13(E):  
Realignment of Collector Street ..... 4.10-56

Figure 7-1 Alternative 3: Residential/Commercial Mixed Use Plan 1  
(Affordable Housing Site)..... 7-7

Figure 7-2 Alternative 4: Residential/Commercial Mixed Use Plan 2..... 7-11

Figure 7-3A Alternative 5: Recreational Use Amenity ..... 7-15

Figure 7-3B Alternative 5: Recreational Use Amenity (Detail) ..... 7-16

**List of Tables**

Table ES-1 Summary of Impacts and Mitigation Measures ..... ES-2

Table 2-1 Existing Site Information ..... 2-4

Table 2-2 Summary of Proposed Project Buildout Characteristics ..... 2-10

Table 2-3 Proposed Phasing ..... 2-33

Table 4.1-1 Hazardous Materials Releases in the Vicinity That Could  
Potentially Affect the Project Site ..... 4.1-9

Table 4.1-2 Hazardous Materials Releases in the Vicinity That Would Not  
Affect the Project Site..... 4.1-10

Table 4.1-3 Estimated Ground Acceleration ..... 4.1-11

Table 4.3-1 Federal and State Ambient Air Quality Standards ..... 4.3-3

Table 4.3-2 Ambient Air Quality Data for the Marsh Street Monitoring Station..... 4.3-4

Table 4.3-3 Significance Thresholds for Operational Emissions ..... 4.3-5

Table 4.3-4 Grading Emissions During Development ..... 4.3-7

Table 4.3-5 Operational Emissions ..... 4.3-10

Table 4.3-6 One-Hour CO Concentrations at Sensitive Receptors Near the  
Project Site..... 4.3-13

Table 4.4-1 Existing Roadway Noise Levels in the Site Vicinity ..... 4.4-4

Table 4.4-2 Significance of Changes in Cumulative Noise Exposure ..... 4.4-5

Table 4.4-3 Projected Noise Levels Along Area Roadways ..... 4.4-7

Table 4.4-4 Cumulative Noise Increases Along Area Roadways ..... 4.4-9

Table 4.5-1 Sensitive Plant Species in the Project Vicinity ..... 4.5-11

Table 4.5-2 Sensitive Animals in the Project Vicinity..... 4.5-14

Table 4.6-1 Soil Characteristics at the Project Site ..... 4.6-4

Table 4.8-1 Current Water Demand in the City of San Luis Obispo..... 4.8-2

Table 4.8-2 Estimated Water Demand at General Plan Buildout ..... 4.8-2

Table 4.8-3 Estimated Additional Water Supply Requirement at  
General Plan Buildout ..... 4.8-2

Table 4.8-4 Potential Yield of City Water Supply Projects ..... 4.8-3

Table 4.8-5 Current Water Demand at the Project Site ..... 4.8-6

Table 4.8-6 Estimated Annual Water Demand of the Proposed Project ..... 4.8-7



**Table of Contents**

Table 4.8-7	Change in Overall Water Demand On-Site.....	4.8-7
Table 4.8-8	Projected Wastewater Generation .....	4.8-9
Table 4.10-1	Signalized Intersection Level of Service Criteria.....	4.10-6
Table 4.10-2	Unsignalized Intersection Level of Service Criteria.....	4.10-6
Table 4.10-3	Existing Intersection Service Levels .....	4.10-7
Table 4.10-4	Freeway Density Service Level Criteria.....	4.10-8
Table 4.10-5	Existing Freeway Ramp Junction Service Levels.....	4.10-9
Table 4.10-6	Baseline Intersection Service Levels .....	4.10-16
Table 4.10-7	Baseline Freeway Ramp Junction Service Levels .....	4.10-16
Table 4.10-8	Estimated Trip Generation of the Proposed Project .....	4.10-23
Table 4.10-9	Baseline Plus Project Intersection Levels of Service.....	4.10-24
Table 4.10-10	Baseline Plus Project Freeway Ramp Junction PM Peak Hour Service Levels .....	4.10-28
Table 4.10-11	Weaving Service Levels Baseline Plus Project PM Peak Hour Conditions.....	4.10-29
Table 4.10-12	10-Year Intersection Service Levels .....	4.10-31
Table 4.10-13	10-Year Plus Project Freeway Ramp Junction PM Peak Hour Service Levels .....	4.10-37
Table 4.10-14	Weaving Service Levels 10-Year Plus Project PM Peak Hour Conditions.....	4.10-37
Table 4.10-15	Buildout Intersection Service Levels .....	4.10-40
Table 4.10-16	Summary of Intersection Levels of Service .....	4.10-43
Table 4.10-17	Summary of Intersection Levels of Service (Continued).....	4.10-45
Table 4.10-18	Buildout Plus Project Freeway Ramp Junction PM Peak Hours Service Levels .....	4.10-46
Table 4.10-19	Weaving Service Levels Buildout Plus Project PM Peak Hour Conditions.....	4.10-46
Table 4.10-20	Change in Two-Way PM Peak-Hour Traffic Volumes with Extension of Collector Street to LOVR under Buildout Conditions .....	4.10-55
Table 4.10-21	Parking Requirement Comparison Summary .....	4.10-58
Table 4.10-22	Summary of Traffic and Circulation Mitigation Measures by Scenarios .....	4.10-59
Table 5-1	General Plan Policy Consistency Summary .....	5-2
Table 7-1	Impact Comparison of Alternatives to Proposed Project.....	7-23

**Appendices**

Appendix A: 2003 Notice of Preparation and Comments on the 2003 Notice of Preparation

**Technical Appendices - Volume II (Bound Under Separate Cover)**

- Appendix B: Hydrologic and Hydraulic Technical Data
- Appendix C: Air Quality Technical Data
- Appendix D: Noise Technical Data
- Appendix E: Historic Resources Reports
- Appendix F: Traffic Technical Data
- Appendix G: Policies 8 and 9, City of San Luis Obispo Noise Element





**Final EIR Comments and Responses to Comments**

1.0 Introduction ..... CR-1

2.0 Draft EIR Clarifications and Modifications/Errata..... CR-2

3.0 Responses to Public Hearing Testimony ..... CR-16

4.0 Written Comments and Responses on the Draft EIR..... CR-50

Table CR-1 Commentors on the Draft EIR ..... CR-50

**Appendix FEIR 1:** San Luis Marketplace Hydrologic Analysis, Questa Engineering Corp., March 17, 2004

