

CHAPTER 1

INTRODUCTION

1.1 PURPOSE OF THE EIR

The Port San Luis Harbor District (Harbor District) and the State Coastal Conservancy (Conservancy) propose a development plan for the Port San Luis Harbor Terrace Campground. The Harbor District is the CEQA lead agency and project proponent, and the Conservancy provided the funding for development of the plan and preparation of the EIR and County of San Luis Obispo Coastal Development Permit (CDP) application. The development plan includes site plan and preliminary grading and drainage plan details, and guidelines and parameters for future development and construction-level design of the site consistent with the San Luis Bay Coastal Area Plan Harbor Terrace Planning Area Standards and Port San Luis Harbor District Master Plan (Port Master Plan) (RRM Design Group 2004). The Certified Program Final Environmental Impact Report (EIR) for the Port Master Plan (Crawford, Multari, & Clark Associates [CMCA] 2004) included a programmatic-level assessment of future development on the project site. The plans for the proposed project include elements that are generally at a lower intensity level than the elements addressed in the Final Program EIR (i.e., fewer recreational vehicle [RV] and hotel/motel sites). This project-specific EIR tiers off the Port Master Plan Final Program EIR (2004). Relevant impact analysis and information presented in the Final Program EIR is incorporated by reference, and all mitigation measures applicable to the project site are included.

This EIR will be used by the Harbor District to consider approval of the project or an identified alternative. This EIR will also be used by the County of San Luis Obispo (County) during review and consideration of a Coastal Development Permit application and subsequent grading and construction permits.

1.2 SCOPING AND NOTICE OF PREPARATION PROCESS

In compliance with the California Environmental Quality Act (CEQA) Guidelines, the Harbor District has taken steps to provide opportunities to participate in the environmental process. During the Initial Study process, an effort was made to contact various federal, state, regional, and local governmental agencies and other interested parties to solicit comments and inform the public of the proposed project. This included project referrals, personnel correspondence, and telephone contact. In addition, the ~~County~~ Harbor District distributed the Notice of Preparation (NOP) on March 7, 2014, to various agencies, organizations, and interested persons throughout San Luis Obispo County and the surrounding area. The proposed project was described, the scope of the environmental review was identified, and agencies and the public were invited to review and comment on the NOP. The close of the NOP review period was April 7, 2014. In addition, a scoping meeting was held on March 19, 2014, at the Harbor District's public meeting space at the Coastal Gateway Building, 3900 Avila Beach Drive, Avila Beach, California 93424. Comments received at the scoping meeting included concerns regarding traffic on Avila Beach Drive, including: peak traffic due to events at the Avila Beach Golf Resort, Avila Farmer's Market, and Bellevue Santa Fe School-related traffic; cumulative traffic created by reasonably foreseeable projects (i.e., Avila Point General Plan Amendment and Development Plan); consideration of signage when the campground is full to avoid or reduce unnecessary recreational vehicle (RV) trips on Avila Beach Drive; and concerns regarding emergency access.

In addition to the required NOP scoping meeting, the Harbor District held two public meetings on the project, both in the Harbor District's Coastal Gateway conference room. A public meeting was held on February 12, 2014 to present, solicit feedback on, and respond to questions about the project's initial design. On this same date, following the public meeting, a Special Harbor Commission meeting was held to present, solicit feedback on, and respond to questions regarding the project's initial design. A Harbor Commission meeting was held on June 24, 2014, at which the project team solicited feedback on and presented the updated project design to the Harbor Commission. During this meeting, the public presented comments and questions. The Harbor District also attended Avila Valley Advisory Council Meetings (AVAC) on February 10, 2014, March 10, 2014, April 14, 2014, and May 12, 2014 to present information and respond to questions.

Agencies, organizations, and interested parties not contacted or who did not respond to the request for comments about the project during the preparation of the Draft EIR currently have the opportunity to comment during the 60-day public review period on the Draft EIR. Additional opportunities for comment include a Draft EIR public meeting scheduled for October 15, 2014 and consideration of the proposed project and certification of the Final EIR at the Port San Luis Harbor Commission hearing (to be scheduled, please refer to official notice and agenda).

1.3 EIR CONTENTS

The scope of the EIR includes issues identified by the lead agency during the preparation of the NOP for the proposed project, as well as environmental issues raised by agencies and the general public in response to the NOP and at the scoping meeting. The EIR is divided into the following major sections:

Executive Summary. Provides a brief summary of the project background, description, impacts and mitigation measures, and alternatives.

Introduction. Provides the purpose of an EIR, as well as scope, content, and the use of the document.

Project Description. Provides the general background of the project, objectives, a detailed description of the project characteristics, and a listing of necessary permits and government approvals.

Environmental Setting. Describes the physical setting and surrounding land uses.

Environmental Impacts Analysis. Discusses the environmental setting as it relates to the various issue areas, regulatory settings, thresholds of significance, impact assessment and methodology, project-specific impacts and mitigation measures, cumulative impacts, and secondary impacts. The EIR analyzes the potentially significant impacts to the following resource areas, as identified during the preparation of the NOP:

- Aesthetic Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions and Climate Change
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Noise
- Public Services, Utilities, and Service Systems
- Transportation and Traffic
- Issues with Less than Significant Impacts

Alternatives. Summarizes the environmental advantages and disadvantages associated with the project and alternatives. As required, the “No Project” alternative is included among the alternatives considered. An “Environmentally Superior Alternative” is identified.

Other CEQA Considerations. Identifies growth-inducing impacts and a discussion of long-term/short-term productivity and irreversible environmental changes.

Mitigation Monitoring and Reporting Program. This section contains a matrix of all mitigation measures contained in the EIR, the requirements of the mitigation measures, the applicant’s responsibility and timing for implementation of these measures, the party responsible for verification, the method of verification, and verification timing.

1.4 PROJECT SPONSORS

Lead Agency and Applicant: Port San Luis Harbor District
3950 Avila Beach Drive
P.O. Box 249
Avila Beach, California 93424
Steve McGrath, Harbor Manager

Environmental Consultant: SWCA Environmental Consultants
1422 Monterey Street, Suite C200
San Luis Obispo, CA 93401
Ms. Shawna Scott, Project Manager

1.5 REVIEW OF THE DRAFT EIR

This Draft EIR was distributed to responsible and trustee agencies, other affected agencies, surrounding cities, interested parties, and all parties requesting a copy of the Draft EIR in accordance with Public Resources Code (PRC) §21092(b)(3). The Notice of Completion and Notice of Availability of the Draft EIR were distributed and posted as required by CEQA. During this 60-day period, the EIR and all technical appendices are available for review at the following locations:

Port San Luis Harbor District
3950 Avila Beach Drive
Avila Beach, California 93424
<http://www.portsanluis.com/>

San Luis Obispo City/County Library
995 Palm Street
San Luis Obispo, California 93401

On behalf of the lead agency, comments on the Draft EIR shall be addressed to:

Port San Luis Harbor District
c/o Shawna Scott, Senior Planner
SWCA Environmental Consultants (consultants to the District)
1422 Monterey Street, Suite C200
San Luis Obispo, CA 93401

Or via email to sscott@swca.com

The public review period ~~is~~ was 60 days. Written responses to all significant environmental issues raised ~~will be~~ have been prepared and ~~will be~~ are included as part of the Final EIR and the environmental record for consideration by decision-makers for the project. All changes to the

EIR resulting from the responses to comments are marked by a vertical line in the left margin, and added text is underlined and deleted text is ~~strikethrough~~.

1.6 ACRONYMS

The following acronyms are used in the EIR. The acronyms are spelled out the first time they are used in the EIR, but are also provided in Table 1-1 below.

Table 1-1. Commonly Used Acronyms

| Acronym | Term |
|------------|--|
| 3D | three-dimensional |
| A.D. | Anno Domini |
| AB | Assembly Bill |
| ACM | asbestos containing material |
| af | acre feet |
| afy | acre-feet per year |
| APN | Assessor Parcel Number |
| APS | auxiliary power system |
| ARB | California Air Resources Board |
| AS | Archaeologically Sensitive |
| ATCM | Air Toxics Control Measure |
| BACT | Best Available Control Technology |
| Basin Plan | Water Quality Control Plan for the Central Coast Region |
| BMP | Best Management Practice |
| BOD | biochemical oxygen demand |
| C5 | Central Coast Clean Cities Coalition |
| CAA | Clean Air Act |
| CAL FIRE | California Department of Forestry and Fire Protection |
| Cal Poly | California Polytechnic State University, San Luis Obispo |
| CalEEMod | California Emission Estimator Model |
| CalEPA | California Environmental Protection Agency |
| CAMP | Construction Activity Management Plan |
| CAP | Clean Air Plan |
| CAZ | Coastal Appealable Zone |
| CBC | California Building Code |
| CCAA | California Clean Air Act |
| CCR | California Code of Regulations |
| CCTC | Central Coast Transportation Consultants |

Table 1-1. Commonly Used Acronyms

| Acronym | Term |
|-------------------|---|
| CDFW | California Department of Fish and Wildlife |
| CDMG | California Division of Mines and Geology |
| CEQA | California Environmental Quality Act |
| CESA | California Endangered Species Act |
| CFC | chlorofluorocarbon |
| CFR | Code of Federal Regulations |
| cfs | cubic feet per second |
| CGS | California Geological Survey |
| CH ₄ | methane |
| CHP | California Highway Patrol |
| CMCA | Crawford, Multari, & Clark Associates |
| CNDDB | California Natural Diversity Database |
| CNEL | community noise exposure level |
| CNG | compressed natural gas |
| CNPS | California Native Plant Society |
| CO | carbon monoxide |
| CO ₂ | carbon dioxide |
| CO ₂ e | carbon dioxide equivalent |
| Conservancy | State Coastal Conservancy |
| COSE | Conservation and Open Space Element |
| County | County of San Luis Obispo |
| CPUC | California Public Utilities Commission |
| CRHR | California Register of Historical Resources |
| CSA | County Service Area |
| CSD | Community Services District |
| CZLUO | Coastal Zone Land Use Ordinance |
| dB | decibel |
| dBA | A-weighted decibel |
| DD | doubling of distance |
| DHS | California Department of Health Services |
| DO | dissolved oxygen |
| DOC | California Department of Conservation |
| DPF | diesel particulate filters |

Table 1-1. Commonly Used Acronyms

| Acronym | Term |
|------------------|--|
| DPM | diesel particulate matter |
| DTSC | Department of Toxic Substances Control |
| EIR | Environmental Impact Report |
| EOP | Emergency Operations Plan |
| EPA | U.S. Environmental Protection Agency |
| ESHA | Environmental Sensitive Habitat Area |
| F ₆ S | sulfur hexafluoride |
| FEMA | Federal Emergency Management Agency |
| FESA | Federal Endangered Species Act |
| FHWA | Federal Highway Administration |
| FIS | Flood Insurance Study |
| FRO | First Responder Operations |
| GHG | greenhouse gas |
| GIS | Geographic Information Systems |
| gpd | gallons per day |
| gpm | gallons per month |
| GSA | Geologic Study Area |
| Harbor District | Port San Luis Harbor District |
| HCM | Highway Capacity Manual |
| HCP | Habitat Conservation Plan |
| HDM | Highway Design Manual |
| HFC | hydrofluorocarbon |
| hp | horsepower |
| HRA | Health Risk Assessment |
| kWh | kilowatt hour |
| lbs/day | pounds per day |
| LCP | Local Coastal Program |
| Ldn | day/night sound level |
| Leq | hourly average sound level |
| LID | Low Impact Development |
| LNG | liquefied natural gas |
| LOS | levels of service |
| LUE | Land Use Element |

Table 1-1. Commonly Used Acronyms

| Acronym | Term |
|------------------------|---|
| MBTA | Migratory Bird Treaty Act of 1918 |
| MMtCO ₂ e | million metric tons of CO ₂ equivalent |
| mph | miles per hour |
| msl | mean sea level |
| MT | metric tons |
| MMtCO ₂ e | million metric tons of CO ₂ equivalent |
| MTCO ₂ e/yr | metric tons CO ₂ per year |
| MWC | Mutual Water Company |
| N ₂ O | nitrous oxide |
| NCCP | Natural Community Conservation Plan |
| NCHRP | National Cooperative Highway Research Program |
| NESHAP | National Emission Standards for Hazardous Air Pollutants |
| NO ₂ | nitrogen dioxide |
| NOA | Naturally Occurring Asbestos |
| NOP | Notice of Preparation |
| NO _x | nitrates of oxygen |
| NPDES | National Pollutant Discharge Elimination System |
| NRCS | U.S. Department of Agriculture Natural Resources Conservation Service |
| O ₃ | ozone |
| OES | Office of Emergency Services |
| PCF | Paid Call Firefighter |
| PG&E | Pacific Gas and Electric Company |
| PM ₁₀ | inhalable particulate matter 10 microns or less in size |
| PM _{2.5} | inhalable particulate matter 2.5 microns or less in size |
| Port Master Plan | Port San Luis Harbor District Master Plan |
| PR | Performance Requirement |
| PRC | Public Resources Code |
| RLOS | Recommended Level of Severity |
| ROG | reactive organic gas |
| RV | recreational vehicle |
| RWQCB | Regional Water Quality Control Board |
| SB | Senate Bill |
| SCM | storm water control measure |

Table 1-1. Commonly Used Acronyms

| Acronym | Term |
|-----------------|---|
| SEMS | Standardized Emergency Management System |
| SHPO | State Historic Preservation Officer |
| SLOAPCD | San Luis Obispo County Air Pollution Control District |
| SO ₂ | sulfur dioxide |
| SP | Service Population |
| SRA | Sensitive Resource Area |
| SRV | Coastal streams and riparian vegetation |
| SSC | California Species of Special Concern |
| SWPPP | Stormwater Pollution Prevention Plan |
| SWRCB | State Water Resources Control Board |
| T _c | Time of Concentration |
| TCP | Transportation Choices Program |
| ton/qtr | tons per quarter |
| TSM | transportation systems management |
| UBC | Uniform Building Code |
| US 101 | U.S. Highway 101 |
| USACE | U.S. Army Corps of Engineers |
| USFWS | U.S. Fish and Wildlife Service |
| VOC | volatile organic compound |
| WDR | Waste Discharge Report |