

# CHAPTER 1

## INTRODUCTION

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The County of San Luis Obispo (County), serving as the lead agency under the California Environmental Quality Act of 1970 (CEQA), has prepared this Environmental Impact Report (EIR) to assess the impacts that may result from approval of the Loperena Minor Use Permit and Coastal Development Permit (project). The project includes the construction of a 3,097-square-foot residence. The project would result in the disturbance of approximately 3,000 square feet of a 3,445-square-foot parcel. The project site is located on the southwest side of Studio Drive, approximately 250 feet south of the intersection of Studio Drive and Highway 1 in the community of Cayucos.

### 1.1 PURPOSE OF THE EIR

The purpose of this EIR is to identify the proposed project's significant impacts on the environment, indicate the manner in which such significant impacts would be mitigated or avoided, and identify alternatives to the proposed project that avoid or reduce these impacts. This EIR is intended to serve as an informational document for use by the County, the other responsible agencies, and the general public in their consideration and evaluation of the environmental consequences associated with the implementation of the proposed project on the environment. This document is provided to decision-makers and the public for their review and comment as required by CEQA. Under the CEQA process, an EIR must serve as a full disclosure document that enables the lead and responsible agencies to fully evaluate potential environmental impacts and the consequences of their decision on a proposed project. This EIR has been written to comply with the requirements of CEQA.

### 1.2 SCOPING AND NOTICE OF PREPARATION PROCESS

In compliance with CEQA Guidelines, the County has taken steps to provide opportunities to participate in the environmental process. During the environmental determination 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 the distribution of the Notice of Preparation (NOP) on August 7, 2009 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 September 14, 2009. 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 45-day public review period on the Draft EIR. ~~In addition, a scoping meeting was held at the Cayucos Veteran's Hall.~~

### 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 and Mitigation Measures.** 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:

- Aesthetics
- Cultural Resources
- Geology and Soils/Coastal Hazards

In addition, the EIR includes a section titled “Issue Areas with Less than Significant Impacts, which evaluates the impacts to the following resource areas:

- Agricultural Resources
- Air Quality/Climate Change
- Biological Resources
- Hazardous Materials
- Noise
- Population and Housing
- Public Services/Utilities
- Recreation
- Transportation and Circulation
- Water Quality
- Land Use

**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.

**Environmental Analysis.** Identifies growth-inducing impacts and includes a discussion of long-term/short-term productivity and irreversible environmental changes.

**Mitigation Monitoring and Reporting Plan.** 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:** County of San Luis Obispo  
Department of Planning and Building  
County Government Center, Room 300  
San Luis Obispo, CA 93408

Ms. Ryan Hostetter, Project Manager

**Project Applicant:** Mr. Jack Loperena  
2764 West Athens  
Fresno, CA 93711

Ms. Cathy Novak, Project Representative

**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 21092(b)(3). The Notice of Completion and Notice of Availability of the Draft EIR was also distributed as required by CEQA. During this 45-day period, the EIR and all technical appendices are available for review at the following locations:

County of San Luis Obispo	San Luis Obispo City/County Library
Environmental Coordinator's Office	995 Palm Street
County Government Center Room 200	San Luis Obispo, CA 93401
San Luis Obispo, CA 93408	

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

Ms. Ryan Hostetter  
County of San Luis Obispo  
Department of Planning and Building  
County Government Center Room 200  
San Luis Obispo, CA 93408

The public review period ~~is~~ was 45 days. Written responses to all significant environmental issues raised ~~will be~~ have been prepared and 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 COMMONLY USED ACRONYMS

The following acronyms are used extensively 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
AB 32	Assembly Bill 32
ACES	Automated Coastal Engineering System
af	artificial fill
afy	acre-feet per year
ANSI	American National Standards Institute
AS	Archaeologically Sensitive
Basin Plan	Water Quality Control Plan for the Central Coast Region
BMPs	best management practices
C5	Central Coast Clean Cities Coalition
CalEPA	California EPA
California CAA	California Clean Air Act
Caltrans	California Department of Transportation
CAO	Cleanup and Abatement Order
CAP	Clean Air Plan
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resources Board
CBC	California Building Code
CCA	California Coastal Act
CCCP	California Climate Change Portal
CCIC	Central Coast Information Center
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CDIP	Coast Data Information Program
CDMG	California Division of Mines and Geology
CDO	Cease and Desist Order

**Table 1-1. Commonly Used Acronyms**

<b>Acronym</b>	<b>Term</b>
CDP	Coastal Development Permit
CDWR	California Department of Water Resources
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CFR	Code of Federal Regulations
CH <sub>4</sub>	methane
CHRIS	California Historical Resources Information System
cm	centimeter
CNDDB	California Natural Diversity Database
CO <sub>2</sub>	carbon dioxide
COSE	Conservation and Open Space Element
County	County of San Luis Obispo
County Parks	County of San Luis Obispo Division of Parks and Recreation
CPUC	California Public Utilities Commission
CRHR	California Register of Historical Resources
CSA	County Service Area
CWC	California Water Code
CZLUO	Coastal Zone Land Use Ordinance
dB	Decibels
dBA	A-weighted decibels
DHS	California Department of Health Services
DOC	California Department of Conservation
DPM	Diesel Particulate Matter
DTSC	Department of Toxic Substances Control
EIR	Environmental Impact Report
EPA	U.S. Environmental Protection Agency
ESA	Federal Endangered Species Act

**Table 1-1. Commonly Used Acronyms**

<b>Acronym</b>	<b>Term</b>
ESHA	Environmentally Sensitive Habitat Area
Federal CAA	Federal Clean Air Act
FEMA	Federal Emergency Management Agency
FHWA	Federal Highway Administration
FIRM	Flood Insurance Rate Map
GHG	greenhouse gas(es)
GIS	Geographic Information System
GSA	Geologic Study Area
HFCs	hydrofluorocarbons
IBC	International Building Code
LCP	Local Coastal Program
LID	Low Impact Development
LOS	levels of service
LUE	Land Use Element
LUFT	Leaking Underground Fuel Tank
MBTA	Migratory Bird Treaty Act of 1918
mgd	million gallons per day
MMtCO <sub>2</sub> e	million metric tons of CO <sub>2</sub> equivalent
MND	Mitigated Negative Declaration
MRMWC	Morro Rock Mutual Water Company
MUP	Minor Use Permit
N <sub>2</sub> O	nitrous oxide
NAHC	Native American Heritage Commission
NAVD88	North American Vertical Datum of 1988
NHPA	National Historic Preservation Act of 1966
NOAA	National Oceanic and Atmospheric Administration
NOAA Fisheries	NOAA National Marine Fisheries Service
NOP	Notice of Preparation

**Table 1-1. Commonly Used Acronyms**

<b>Acronym</b>	<b>Term</b>
NOx	nitrogen oxides
NPDES	National Pollutant Discharge Elimination System
NRHP	National Register of Historic Places
OES	Office of Emergency Services
°F	degrees Fahrenheit
OHP	Office of Historic Preservation
PE	Professional Engineer
PFCs	perfluorocarbons
PGA	peak horizontal ground accelerations
PM <sub>10</sub>	respirable particulate matter
PRBWA	Paso Robles Beach Water Association
PRC	Public Resources Code
PSHA	Probabilistic Seismic Hazard Analysis
REC	Recreation land use category
ROG	reactive organic gas
RR	Residential Rural land use category
RSF	Residential Single Family land use category
RWQCB	Regional Water Quality Control Board
SB 18	Senate Bill 18
SB 7	SBx7-7
SCCAB	South Central Coast Air Basin
SF <sub>6</sub>	sulfur hexafluoride
SLCUSD	San Luis Coastal Unified School District
SLOAPCD	San Luis Obispo County Air Pollution Control District
SLOCOG	San Luis Obispo Council of Governments
SO <sub>2</sub>	sulfur dioxide
SOP	Standard Operating Procedure
SRA	Sensitive Resource Area

**Table 1-1. Commonly Used Acronyms**

<b>Acronym</b>	<b>Term</b>
State Parks	State of California Department of Parks and Recreation
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TCP	Transportation Choices Program
UBC	Uniform Building Code
UO <sub>2</sub>	uranium dioxide
USACE	U.S. Army Corps of Engineers
USDA	U.S. Department of Agriculture
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
WDR	Waste Discharge Report