

EXECUTIVE SUMMARY

A. PURPOSE OF THE EIR

The applicant, Mr. Jack Loperena (landowner) and architect, Mr. James Maul, request a Minor Use Permit / Coastal Development Permit (MUP/CDP) to allow for the construction of a single-family residence. The purpose of this Environmental Impact Report (EIR) is to identify the potential significant impacts of the proposed project on the environment, indicate the manner in which such significant impacts will be mitigated or avoided, and identify alternatives to the proposed project that avoid or reduce these impacts. The EIR is intended to serve as an informational document for use by the County of San Luis Obispo (County), the California Environmental Quality Act (CEQA) lead agency; 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. The EIR addresses potentially significant impacts to Aesthetics, Air Quality, Biological Resources, Noise, and Water. Significant impacts identified and the measures recommended to avoid them are shown in Table ES-1. No significant, unavoidable, adverse impacts were identified.

B. PROJECT LOCATION

The project site is located in the unincorporated community of Cayucos, within San Luis Obispo County, California (refer to Figure ES-1). The project site is located adjacent to State of California Department of Parks and Recreation (State Parks) property on the northern end of Studio Drive, approximately 250 feet south of the intersection of Studio Drive and Highway 1 (refer to Figure ES-2). The project site consists of a single 3,445-square-foot parcel (Assessor Parcel Number 064-253-007).

C. PROJECT BACKGROUND

The applicant submitted an application for a MUP/CDP in May of 2006. At the time, the environmental document prepared and issued by the County was a Mitigated Negative Declaration (MND) (August 9, 2007). A Planning Department Hearing was scheduled for August 17, 2007, to consider the proposed project and MND. At the hearing, staff requested a continuance until September 21, 2007 because the MND had been re-issued and re-noticed, and required a 30-day public review period. On August 23, 2007, County staff received a Request for Review of the MND, and requested that the project be continued off calendar to address issues raised in the Request for Review. Based on the comments included in the Request for Review, County staff consulted with County experts in geology, cultural resources, emergency services, air quality, and public works and drainage. Information and data obtained from County experts were incorporated into an amended MND, which was re-circulated for public review (April 2, 2009). A Planning Department Hearing was scheduled for May 15, 2009. A Request for Review of the amended MND was received by County staff on April 16, 2009, and County staff requested that the project be continued off calendar a second time.

Based on the issues raised in the April 2009 Request for Review, the County Environmental Coordinator determined that a fair argument was raised regarding the significance of potential environmental impacts. Upon consideration of these issues, the applicant proposed that an EIR be prepared for the proposed project.

Figure ES-1. Project Vicinity Map



Figure ES-2. Project Location Map



D. PROJECT OBJECTIVES

The objectives of the project are to:

- Develop a single-family residence on Studio Drive, within an existing, developed, single-family residential neighborhood;
- Allow development consistent with the County General Plan and Local Coastal Program; and,
- Provide coastal access

In addition, the applicant provided the following project objectives:

- Reduce visual impacts by design;
- Avoid development on the sandy beach and minimize site grading and disruption of the natural contours; and,
- Incorporate green building considerations into the design, and maximize exposure for solar panels.

E. PROPOSED PROJECT

The applicant proposes to grade for and construct a 3,097-square foot residence, including approximately: 1) 1,097 square feet of living space; 2) 1,040-square foot basement; 3) 338-square foot mezzanine; 4) 242-square foot garage and 200-square foot carport; and, 5) 180-square foot covered deck (refer to Figures ES-3 through ES-~~87b~~^{87a}). The residence would consist of one main floor and a basement. The footprint of the house would be 1,040 square feet. The maximum width of the structure would be 19 feet, and the maximum length would be 95 feet. An approximately 200-square foot paved driveway would provide access from Studio Drive. The maximum height of the residence would be 15 feet above the centerline elevation of Studio Drive. The basement would be located below the elevation of Studio Drive. The applicant proposes a cantilevered design, which would be elevated above the sandy beach. This portion would include approximately 325 square feet of living space and a 180-square foot covered deck.

The overall design of the residence would be modern style. Proposed exterior colors would include tans, browns, dark purple, and grays. Proposed materials would consist of glass panels, concrete, and cedar siding in sections. The applicant proposes a 6.5-foot-tall wall that incorporates a design or pattern, such as concrete with a patterned in-lay design, stucco with a patterned design or a stone veneer. The retaining wall would be constructed along the northern property boundary, ranging from an elevation of 28.5 feet to 22.5 feet, and a height of 6.5 feet above natural grade (for reference, the basement finished floor elevation would be 15 feet and the main level finished floor would be at the 26-foot elevation). At the northern corner of the parcel, the stepped wall would approximately match the grade of Studio Drive.

Approximately 238 square feet of landscaping is proposed, including hardscape and private walkways along the northern side of the residence. Potted plants would be located along the walkways and front entry. Existing iceplant, grasses, a small pine tree, and stepping stones would be removed during grading activities. The southern side yard and an existing mature cypress tree, rock, and flat sandy beach in the southwestern portion of the parcel would remain. No landscaping is proposed along the beachside of the property.

Figure ES-3. Project Site Plan

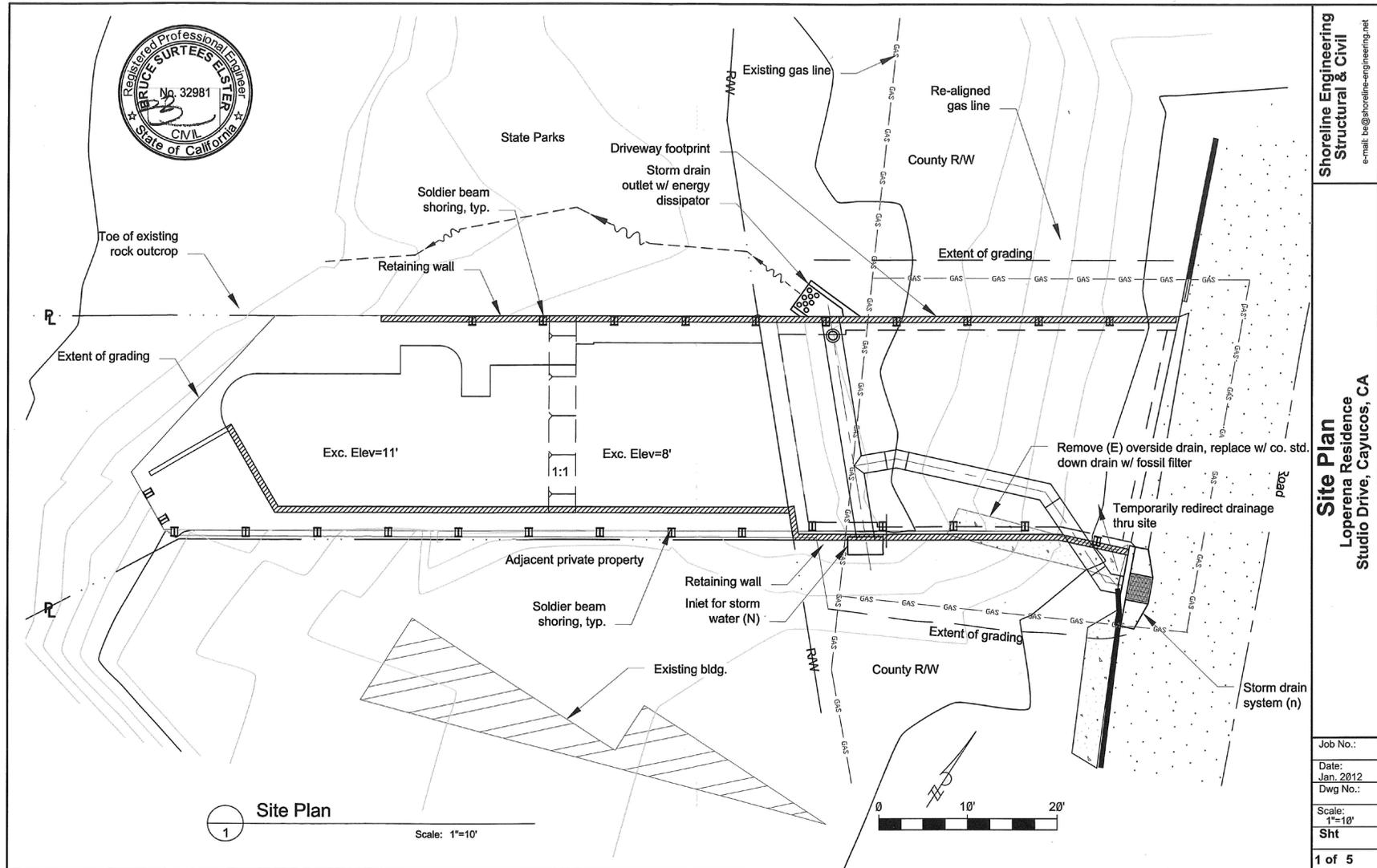


Figure ES-4a. Project Floor Plans

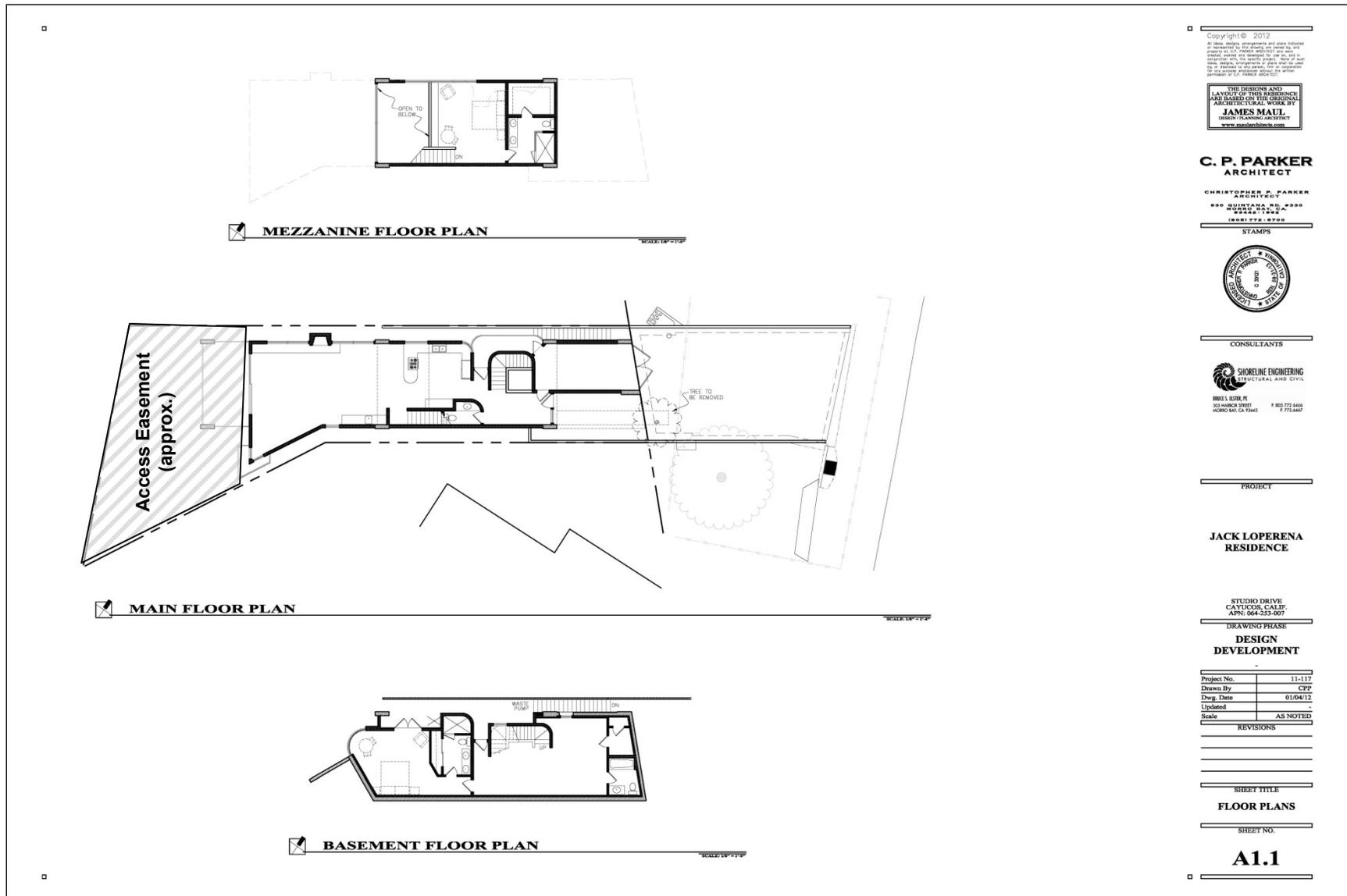


Figure ES-4b. Project Floor Plans

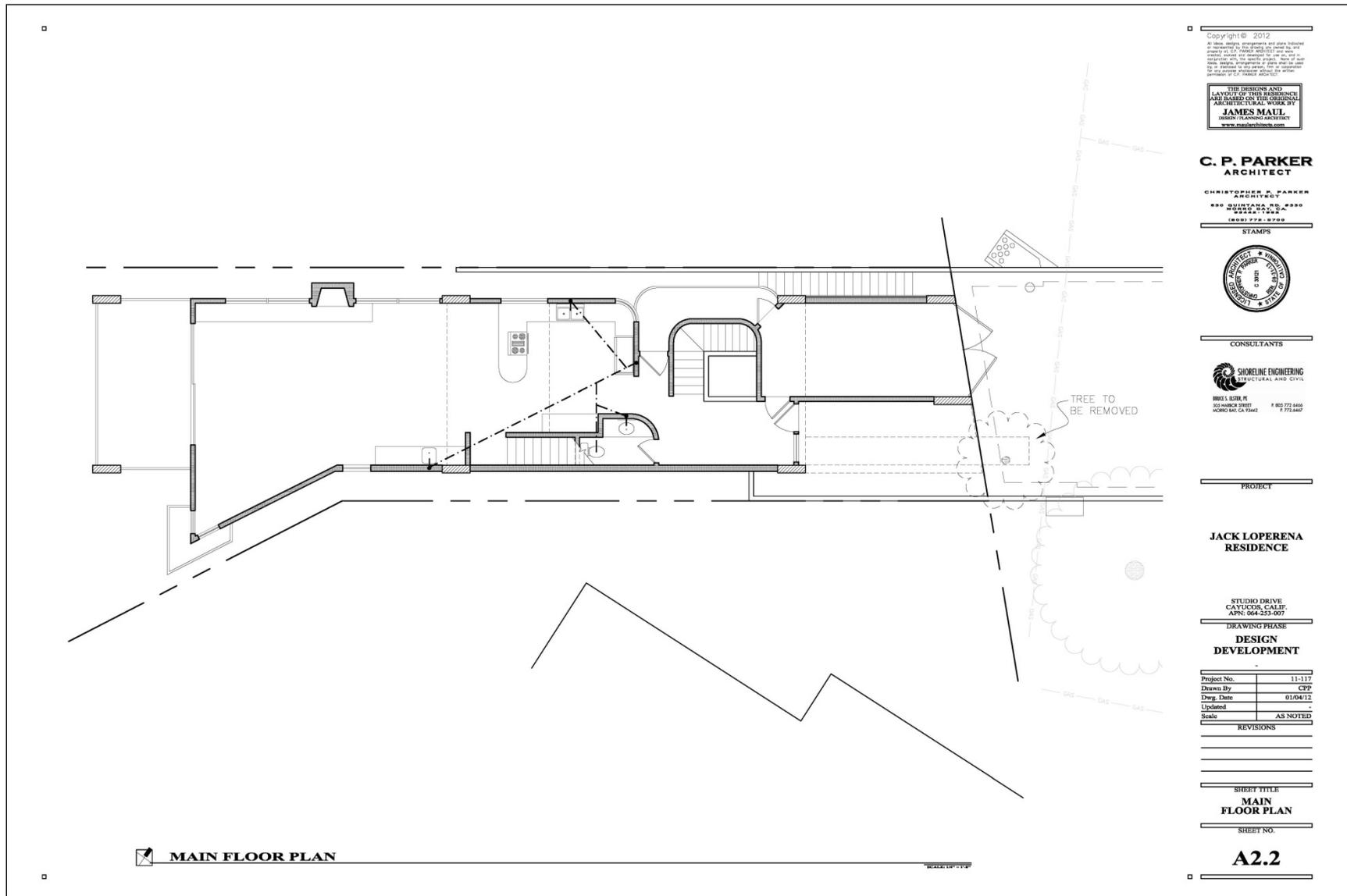
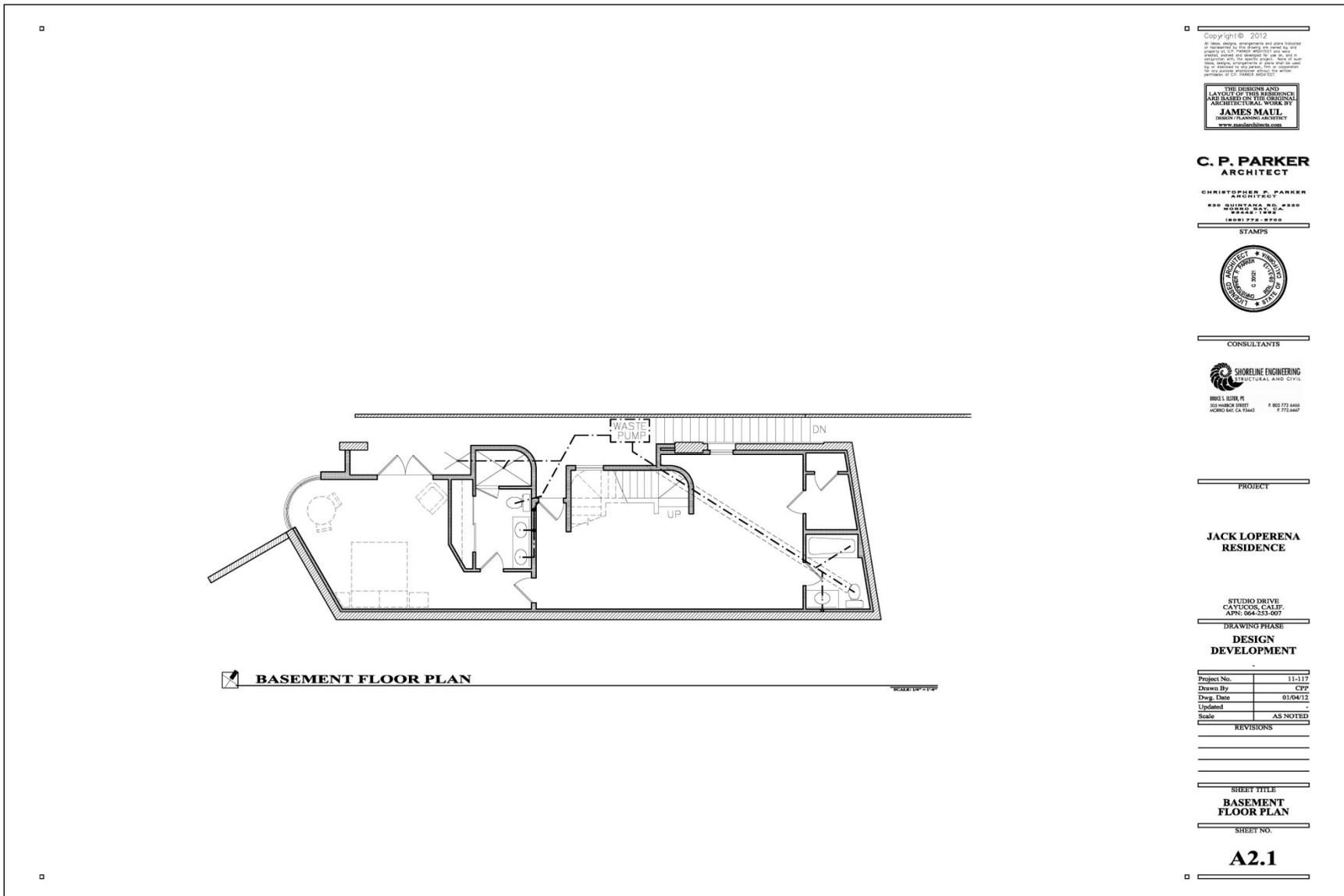


Figure ES-4c. Project Floor Plans



Figure ES-4d. Project Floor Plans



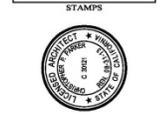
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THE DESIGN AND
 LAYOUT OF THIS RESIDENCE
 ARE BASED ON THE ORIGINAL
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PROJECT

**JACK LOPERENA
 RESIDENCE**

STUDIO DRIVE
 CARLSBAD, CALIF.
 APN: 064-253-007

DRAWING PHASE

**DESIGN
 DEVELOPMENT**

Project No.	11-117
Drawn By	CPK
Draw Date	01/04/12
Updated	-
Scale	AS NOTED

REVISIONS

SHEET TITLE

**BASEMENT
 FLOOR PLAN**

SHEET NO.

A2.1

Figure ES-5. Project Elevations

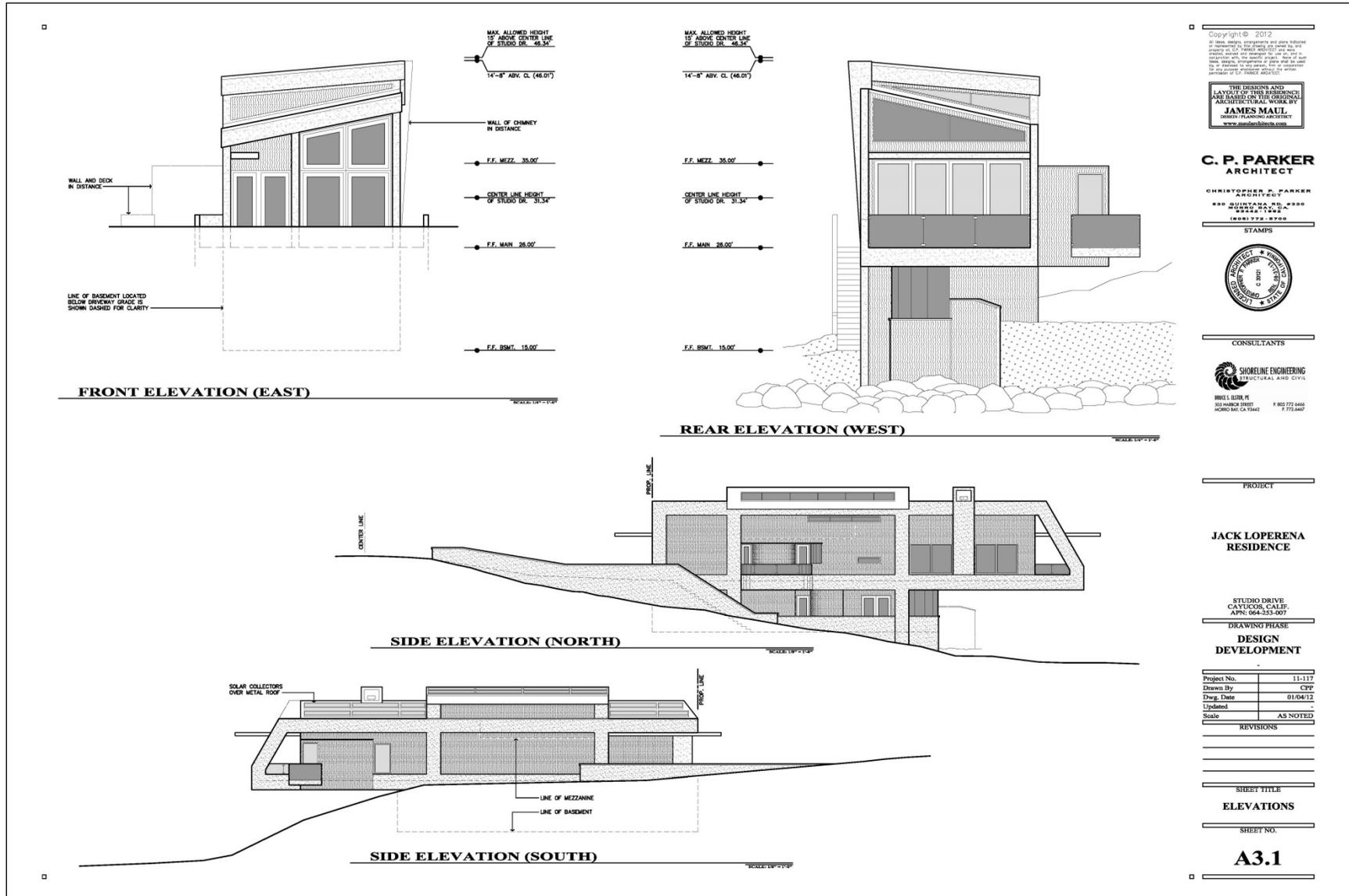


Figure ES-6. Sections

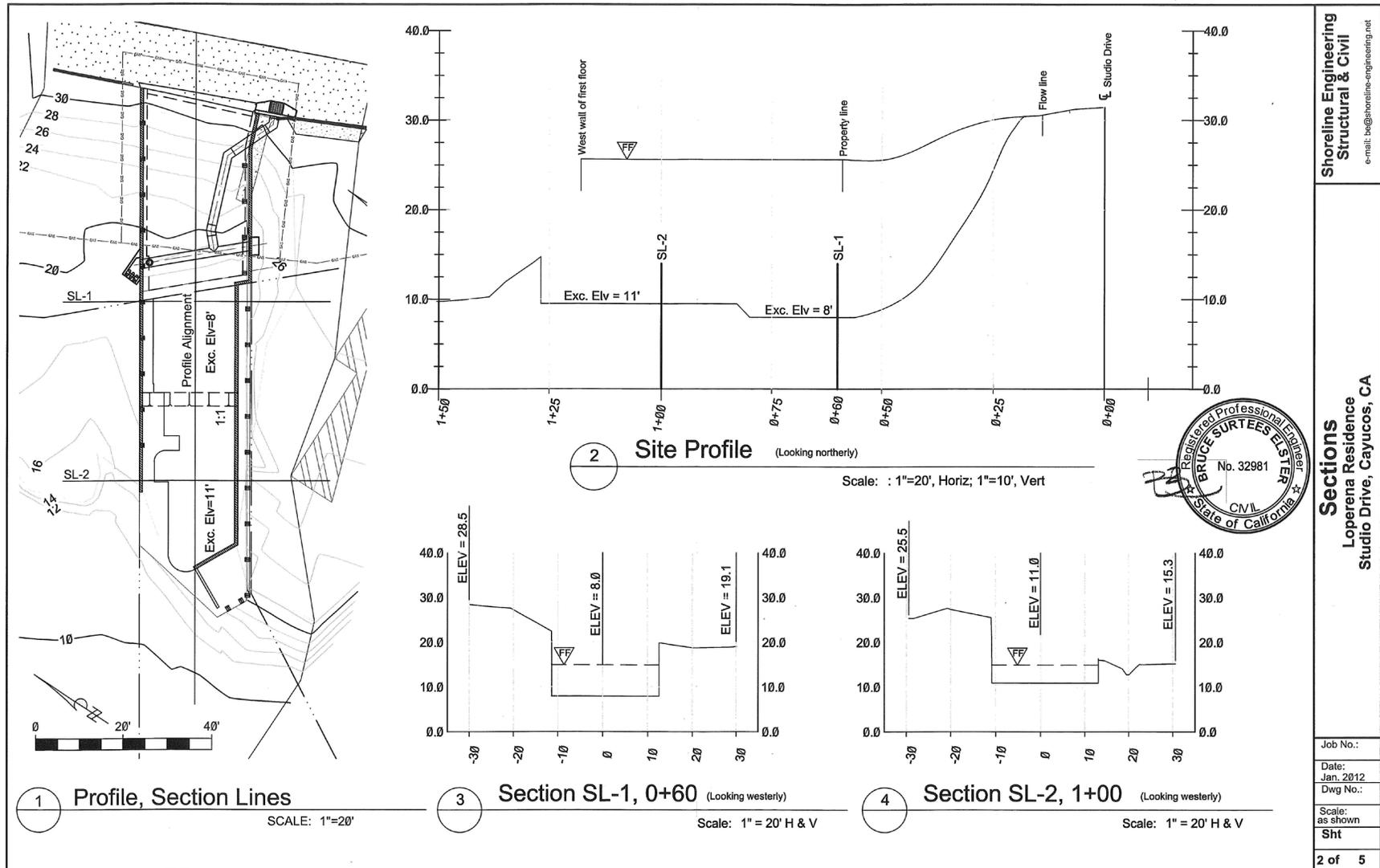
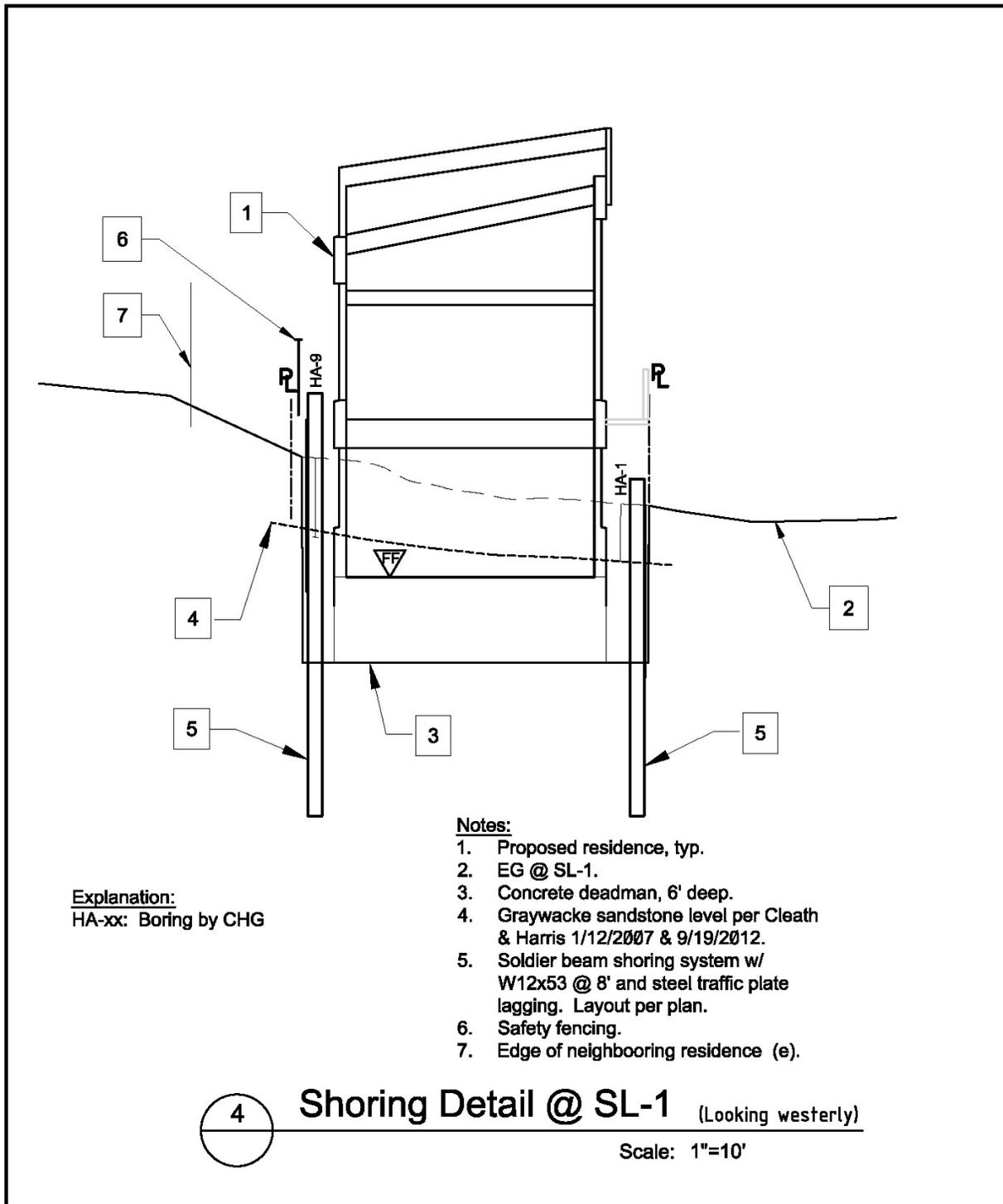


Figure ES-7a. Shoring Detail



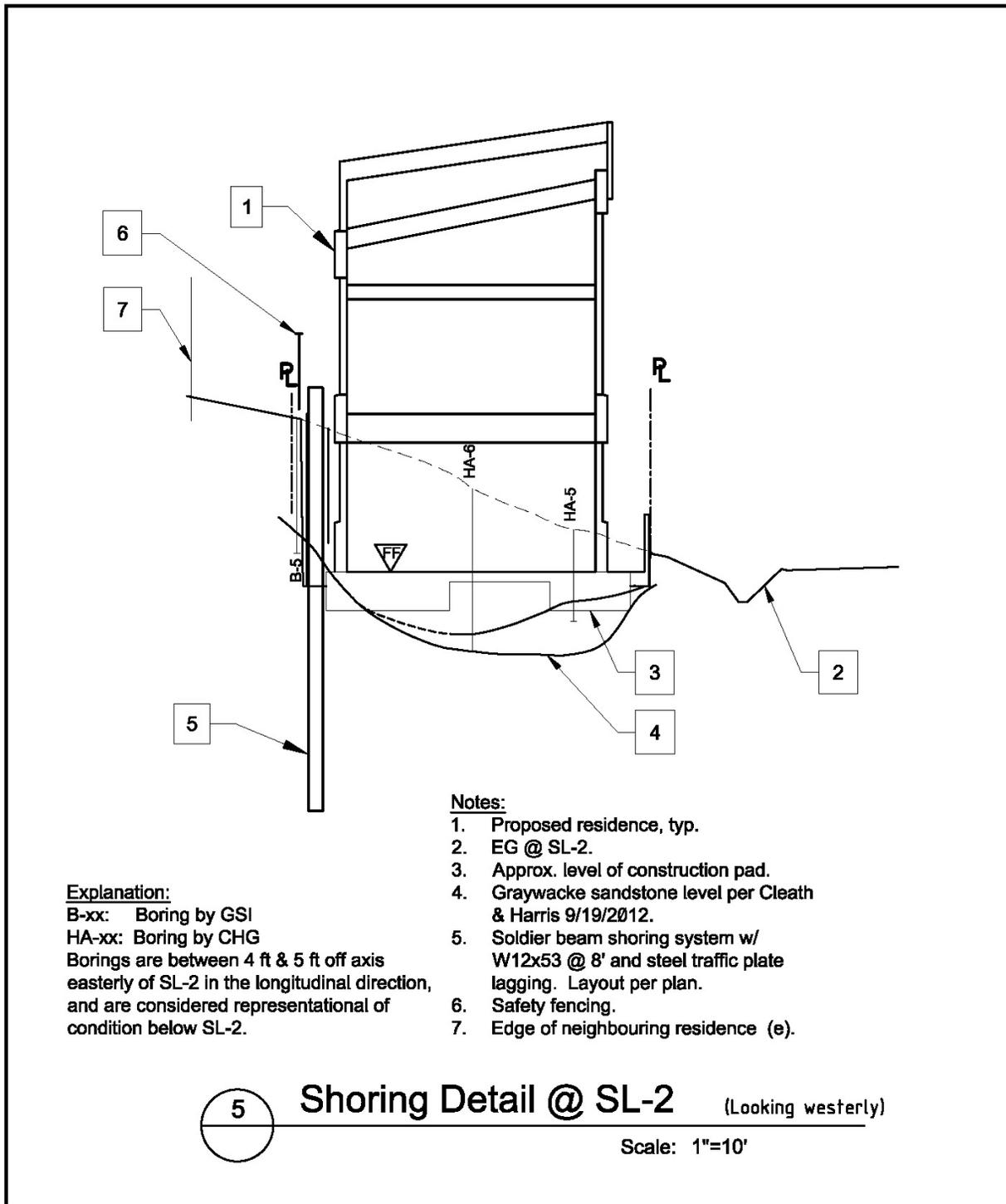
Shoreline Engineering
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505 Harbor Street
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(805) 772-6466 v
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be@shoreline-engineering.net

Shoring Detail
Loperena Residence
Studio Drive, Cayucos, CA

Job No.: 293-02	Dwg No.: —	Scale: 1"=10'
Sht 4 of 5		
Date: Jan 2012		

Figure ES-7b. Shoring Detail



Explanation:

B-xx: Boring by GSI
 HA-xx: Boring by CHG
 Borings are between 4 ft & 5 ft off axis easterly of SL-2 in the longitudinal direction, and are considered representational of condition below SL-2.

Notes:

1. Proposed residence, typ.
2. EG @ SL-2.
3. Approx. level of construction pad.
4. Graywacke sandstone level per Cleath & Harris 9/19/2012.
5. Soldier beam shoring system w/ W12x53 @ 8' and steel traffic plate lagging. Layout per plan.
6. Safety fencing.
7. Edge of neighbouring residence (e).



Shoring Detail @ SL-2 (Looking westerly)

Scale: 1"=10'

**Shoreline Engineering
 Structural & Civil**

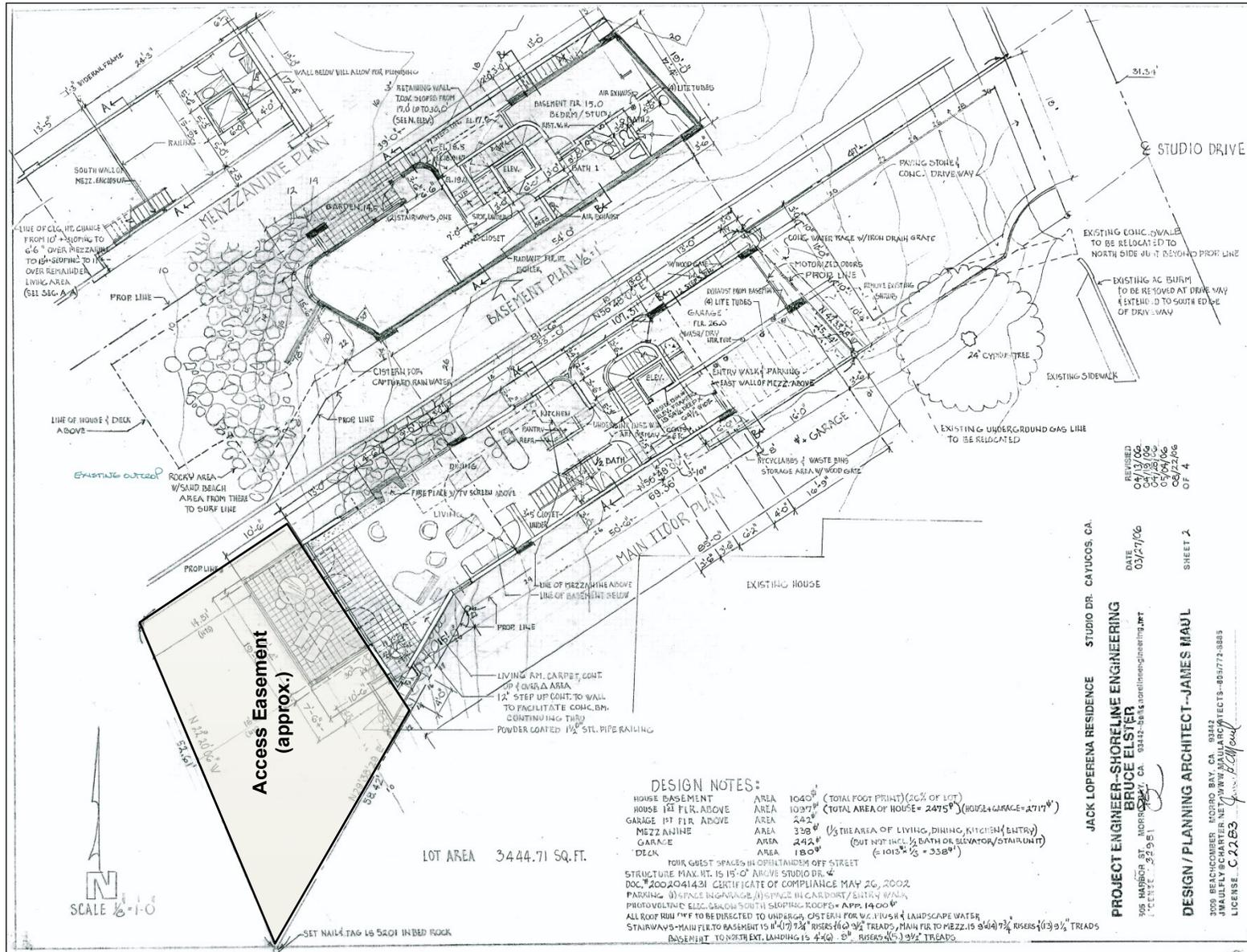
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Shoring Detail

**Loperena Residence
 Studio Drive, Cayucos, CA**

Job No.: 293-02	Dwg No.: —	Scale: 1"=10'
Sht 5 of 5		
Date: Jan 2012		

Figure ES-8. Surveyed Site Plan



Grading activities would disturb approximately 3,000 square feet of the 3,445-square-foot parcel, including 400 cubic yards of cut (foundation) and 150 cubic yards of fill (driveway). The average depth of cut would be 5 feet (minimum 1 foot, maximum 12 feet). Approximately 250 cubic yards of soil would be exported offsite. Proposed drainage plans include removal of an existing overside drain and construction of a new storm drain system including an overside drain with a fossil filter, stormwater inlet, and stormwater outlet with energy dissipators. Stormwater would flow from the outlet in a northwesterly direction offsite. A concrete deck would be constructed over the new pipe system to allow entry to the property. Rainfall from the roof would be collected by a gutter system and facilitated to an underground holding tank below the driveway grade. Captured runoff would be used as gray water for toilet flushing and landscape watering. Runoff would be piped and directed westward to exit onto the beach.

An existing high pressure gas main would be re-routed so that no structures are located over the top of the pipeline. The proposed residence would be served by the County Service Area 10A for water supply and Cayucos Sanitary District for wastewater collection, treatment and disposal. Cayucos Fire would provide fire protection.

F. 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 on at the Cayucos Veteran's Hall.~~

G. SIGNIFICANT ENVIRONMENTAL IMPACTS IDENTIFIED

Impacts of the proposed project and alternatives have been classified using the categories described below:

- **Significant, unavoidable, adverse impacts (Class I):** Significant impacts that cannot be fully and effectively mitigated. No measures could be taken to avoid or reduce these adverse effects to insignificant or negligible levels.
- **Significant, but mitigable impacts (Class II):** These impacts are potentially similar in significance to those of Class I, but can be reduced or avoided by the implementation of mitigation measures.
- **Less than significant impacts (Class III):** Mitigation measures may still be required for these impacts as long as there is rough proportionality between the environmental impacts caused by the project and the mitigation measures imposed on the project.
- **Beneficial impact (Class IV):** Project would have a beneficial environmental impact.

The term “significance” is used throughout the EIR to characterize the magnitude of the projected impact. For the purpose of this EIR, a significant impact is a substantial or potentially substantial change to resources in the local proposed project area or the area adjacent to the proposed project. In the discussions of each issue area, thresholds are identified that are used to distinguish between significant and insignificant impacts. To the extent feasible, distinctions are also made between local and regional significance and short-term versus long-term duration. Where possible, measures have been identified to reduce project impacts to less than significant levels. CEQA requires that public agencies should not approve projects as proposed if there are feasible mitigation measures available which would substantially lessen the environmental effects of such projects (CEQA Statute §21002). Included with each mitigation measure are the plan requirements needed to ensure that the mitigation is included in the plans and construction of the project and the required timing of the action (e.g., prior to development of final construction plans, prior to commencement of construction, prior to operation, etc.).

The impacts and associated mitigation measures are shown in the Summary of Impacts and Mitigation Measures (refer to Table ES-1). The table includes significant impacts, which are identified with an impact number (i.e. AES Impact 1). The table also includes less than significant impacts, which are not identified with an impact number, but are included and summarized in the table for reference.

Each issue area section of the impact summary table describes and classifies each impact, lists recommended mitigation when applicable, and states the level of residual impact (i.e., impact after implementation of mitigation). A brief summary of the key significant impacts and mitigation measures for each issue area is presented below.

1. **Aesthetic Resources.** Impacts resulting from increased night lighting would be mitigated by standard measures, including shielding light fixtures, using motion-detectors to reduce the duration of lighting.
2. **Air Quality.** Construction of the project would generate fugitive dust and diesel particulate matter; standard air quality mitigation measures are identified including dust suppression and compliance with equipment idling restrictions.
3. **Biological Resources.** Impacts to sensitive wildlife and potential for pollutant discharge into the beach area and Pacific Ocean during construction would be mitigated by measures including, but not limited to, delineation of disturbance areas, pre-construction surveys for sensitive wildlife, installation of protection fencing, implementation of sedimentation, erosion, and pollution control plans, construction monitoring by a qualified biologist, and, submittal of monitoring inspection reports.
4. **Geology and Soils.** Exposure to geologic hazards including liquefaction, expansive soils, and beach scour, and the creation of potential hazards including short-term slope instability and erosion during storm events. These impacts would be mitigated by compliance with the Uniform Building Code and recommendations identified in the project-specific geotechnical and structural foundation reports. Compliance would be verified by the County and the applicant’s Engineer of Record prior to, during, and following the construction of the project.
5. **Noise.** The project is located in proximity to Highway 1, which generates transportation-related noise. Identified mitigation includes standard noise-reduction

measures including building standards to ensure interior noise levels are within acceptable levels.

6. **Water.** During construction, there is a potential for sediments and construction-related fuels, oils, and materials to contaminate surface waters including the Pacific Ocean. Measures are identified, including erosion, sedimentation, and pollution control plans to prevent, contain, control, and clean-up any potential leaks or on-site discharges.

The reader should refer to Table ES-1 and Chapter 4, Environmental Impacts Analysis, of the EIR for a more detailed discussion of the impacts and associated mitigation measures.

H. PROJECT ALTERNATIVES

Potential alternatives to the proposed project are limited due to the small project area, project land use category, and project objectives to construct a single-family residence. Criteria used to develop potential alternatives included the potential of the project to avoid impacts to sensitive resources and the human environment, whether or not it could generally meet the project objectives, and costs. Specific consideration was given to potential alternatives that appeared to avoid or minimize impacts to natural resources and the human environment.

Table ES-1 shows each potential impact and all mitigation measures recommended to avoid or reduce identified impacts. Generally, the alternatives analysis considers alternatives that would avoid or reduce, to the maximum extent feasible, the identified unavoidable impacts. However it was determined that the proposed project would not result in any unavoidable impacts. Therefore the considered alternatives focused on avoiding or reducing the significant impacts which require the most intensive mitigation measures, including biological resources and geology, soils, and coastal hazards.

No significant aesthetic resource impacts were identified; however, the Cayucos Land Use Committee and the adjacent neighbors identified concerns with the modern design of the structure, including the cantilevered main floor, flat roofs, basement, and side wall visible from Studio Drive. Therefore, some design options are considered in the feasible range of alternatives.

Identified alternatives include the No Project (No Action) Alternative, Design Alternative A – Reduced Project, Pilings, Design Alternative B – Reduced Project, Traditional Design, and Design Alternative C – Vegetation and Articulation.

1. No Project Alternative

The No Project Alternative would include none of the components of the proposed project. If a project is not built at this time, a residential project may be proposed in the future.

2. Design Alternative A – Reduced Project, Pilings

The project site is located on the beachside of Studio Drive, and would be exposed to coastal hazards including sea level rise, wave-up, and storm surge. Independently, these conditions would not adversely affect the proposed structure; under extreme conditions, ocean water may reach the 22.2-foot elevation, and may overtop the existing rock outcrop and splash against the basement wall.

An alternative to this would be to eliminate the basement and construct the residence on steel-reinforced concrete pilings. This would allow ocean water to flow under the structure entirely before receding back. Under this alternative, the main floor and mezzanine, including the cantilevered portion, would remain.

This alternative consists of an approximately 1,857-square-foot residence including:

- 1,097 square feet of main floor living space
 - 338-square-foot mezzanine
 - 242-square-foot garage and 200-square-foot carport
 - 180-square-foot covered deck
- ~~Solar panels installed on the south-facing slopes of the roof~~

The residence would consist of one main floor supported on pilings. The maximum width of the structure would be 18 feet, and the maximum length would be 95 feet. A paved driveway would provide access from Studio Drive. The maximum height of the residence would be 15 feet above the centerline elevation of Studio Drive. It is expected that retaining walls would be necessary adjacent to Studio Drive, and along a portion of the southern and northern sides of the residence, with continuous footings extending into the underlying bedrock materials.

3. Design Alternative B – Reduced Project, Traditional Design

This design alternative incorporates a more traditional design, as opposed to the modern structure proposed by the applicant. It does not include the extended cantilevered main floor, or a substantial reduction in the extension, and ~~could provide~~ sloped roofs. This alternative is considered a reduced design option, and consists of an approximately 2,572-square-foot residence including:

- 772 square feet of main floor living space
 - 1,040-square-foot basement
 - 338-square-foot mezzanine
 - 242-square-foot garage and 200 square-foot-carport
 - 180-square-foot covered deck
- ~~Solar panels installed on the south-facing slopes of the roof~~

The residence would consist of one main floor and a basement. The footprint of the house would be 1,040 square feet. The maximum width of the structure would be 18 feet, and the maximum length would be 70 feet. A paved driveway would provide access from Studio Drive. The maximum height of the residence would be 15 feet above the centerline elevation of Studio Drive. The basement would be located below the elevation of Studio Drive.

The exterior walls of the structure would be concrete and would retain soils along the southern, eastern, and northern sides of the residence. Retaining walls will also be constructed adjacent to Studio Drive with continuous footings extending into the underlying bedrock materials.

4. Design Alternative C – Vegetation and Articulation

As noted above, no significant aesthetic resource impacts were identified; however, a reasonable alternative to the project includes additional features to articulate the design and blend it into the beach landscape. This includes incorporation of native, low-growing shrubs and vegetation along the northern and western aspects, and the use of native (or simulated native) rocks along the driveway retaining wall. This alternative would consist of the same size, footprint, width, and height, as the proposed project.

I. ENVIRONMENTALLY SUPERIOR ALTERNATIVE

CEQA requires the alternatives section of an EIR to describe a reasonable range of alternatives to the project that avoid or substantially lessen any of the significant effects identified in the EIR analysis while still attaining most of the basic project objectives. The alternative that most effectively reduces impacts while meeting project objectives should be considered the “environmentally superior alternative.” In the event that the No Project Alternative is considered the environmentally superior alternative, the EIR should identify an environmentally superior alternative among the other alternatives.

In this EIR, the No Project Alternative results in the fewest environmental impacts, although it does not meet any of the project objectives, including the primary objective to build a single-family residence.

As proposed, and with incorporation of recommended mitigation measures, the proposed project would not result in any significant, unavoidable environmental effects, and would meet project objectives. All proposed alternatives would meet the project objectives, and would not result in any significant, adverse, and unavoidable (Class I) impacts upon implementation of mitigation measures similar to those identified for the proposed project.

The proposed Reduced Project and Design Alternatives (A, B, and C) provide some variation in size and project design in response to public comment, and include alternatives to the proposed basement, cantilevered living space, and exterior design elements. Design Alternative A – Reduced Project, Pilings, would marginally reduce the intensity of identified geology and soils impacts, primarily related to coastal hazards, and would still require substantial engineered design and incorporation of design-specific mitigation measures. Design Alternative B – Reduced Project, Traditional Design does not include the cantilevered portion of the residence, which may be more consistent with Small Scale Neighborhood Standards. Alternatives A, B, and C (Vegetation and Articulation) may reduce the perceived mass of the structure as seen from Studio Drive and the beach area, and may be more consistent with County Plans and Policies related to visual resources.

Based strictly on an analysis of the relative environmental impacts, the proposed project, with adoption and incorporation of recommended mitigation measures, is considered the Environmentally Superior Alternative. The decision-making body will consider the whole of the record when considering the approved project including, but not limited to, public comment and testimony related to the size and design of the residence. The decision-making body may select the project as proposed, an Alternative, or a specified combination of particular elements identified in the Alternatives, as the approved project. In all scenarios, the Mitigation and Monitoring Program (MMRP) would be applied to the approved project.

Table ES-1. Summary of Impacts and Mitigation Measures

Impacts	Mitigation Measures	Residual Impacts
Aesthetic Resources		
<p>Because of the existing residential setting, and the proposed structure's general consistency with the scale and architecture of the Studio Drive neighborhood, the project would be aesthetically compatible with the area, and potential impacts to public views is considered to be less than significant (CEQA Class III).</p>	None Applicable	Less than significant (long-term)
<p>Because the project would affect only a minor percentage of the available ocean and hillside views as seen from Highway 1 or from public roadways in the surrounding neighborhood or public beach, and because what would be affected would appear as an incremental extension of the existing visual condition along Studio Drive, the project's effect on scenic views is considered to be less than significant (CEQA Class III).</p>	None Applicable	Less than significant (long-term)
<p>The project would have no adverse effect on scenic resources as seen from Officially Designated State Scenic Highway 1. Because the project would affect only a minor percentage of the available ocean and hillside views as seen from Highway 1 and because what would be affected would appear as an incremental extension of the existing visual condition along Studio Drive, the project's effect on scenic vistas is considered to be less than significant (CEQA Class III).</p>	None Applicable	Less than significant (long-term)
<p>Because of the existing residential setting, and the proposed structure's general consistency with the scale and architecture of the Studio Drive neighborhood, the effect of the project on visual character and quality of the site is considered to be less than significant (CEQA Class III).</p>	None Applicable	Less than significant (long-term)
<p>AES Impact 1 Visibility of night lighting would affect views resulting in a direct long-term impact.</p>	<p>AES/mm-1 Prior to issuance of the building permit, the applicant shall submit interior and exterior lighting plans to the Department of Planning and Building for review and approval consistent with the following:</p> <ul style="list-style-type: none"> a. The point source of all exterior lighting shall be shielded from off-site views, including beach areas. 	Less than significant with mitigation (long-term)

Impacts	Mitigation Measures	Residual Impacts
	<ul style="list-style-type: none"> b. All required security lights shall utilize motion detector activation. c. Light trespass from exterior lights shall be minimized by directing light downward and utilizing cut-off fixtures or shields. d. Lumination from exterior lights shall be the lowest level allowed by public safety standards. 	
<p>The visual context of the site is one of a residential beach neighborhood. The project site is mostly covered with non-native vegetation such as iceplant and ornamental plantings. Although the site's topography provides some visual interest to the setting, it is not memorable or unique. The exposed rock area along western portion of the site is a relatively insignificant portion of a larger, continuous rock face extending east along the bluffs. Furthermore, the project would not block or adversely affect views of any unique off-site geological or physical features. As a result, the effect of the project on unique geological or physical features is considered to be less than significant (CEQA Class III).</p>	None applicable	Less than significant (long-term)
<p>The project would be consistent with the development patterns throughout Cayucos, and would not be an unexpected visual feature. Although the proposed residence would contribute to the built environment, it is considered in-fill and would merely add one more house on an existing legal lot of record, along a 1 mile long neighborhood of existing houses. As a result, and because the project would appear as a minor incremental extension of the existing visual condition along Studio Drive, the project's cumulative effect on the visual environment is considered to be less than significant (CEQA Class III).</p>	None applicable	Less than significant (long-term)
Air Quality		
<p>As proposed, the project would result in the disturbance of approximately 3,000 square feet, including driveways, walkways, the residential structure coverage, and landscaping. This would result in the creation of construction dust, as well as short-term vehicle emissions. Long-term operational impacts would include an increase in vehicle emissions on surrounding</p>	None applicable	Less than significant (short-term and long-term)

Impacts	Mitigation Measures	Residual Impacts
<p>roads. Based on the CEQA Air Quality Handbook, the project would result in less than 10 pounds per day of pollutants, which is below the threshold warranting mitigation. Therefore, potential impacts would be less than significant (Class III).</p>		
<p>AQ Impact 1 Construction of the proposed project would generate fugitive dust, which could become a nuisance to local residents and businesses in proximity to the construction site.</p>	<p>AQ/mm-1 Prior to initiation of construction, the project applicant shall implement the following dust control measures:</p> <ul style="list-style-type: none"> a. Reduce the amount of the disturbed area where possible; b. Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 miles per hour. Reclaimed (non-potable) water should be used whenever possible. c. All dirt stockpile areas should be sprayed daily as needed; and d. All roadways, driveways, sidewalks, etc., to be paved should be completed as soon as possible, and building pads should be lain as soon as possible after grading unless seeding or soil binders are used. 	<p>Less than significant with mitigation (short-term)</p>
<p>AQ Impact 2 Use of construction equipment would generate diesel particulate matter, potentially resulting in an adverse effect to sensitive receptors within 1,000 feet of the project site.</p>	<p>AQ/mm-2 Prior to issuance of construction permits, the applicant shall include the following measures on applicable grading and building plans:</p> <p><u>Idling Restrictions Near Sensitive Receptors for Both On and off-Road Equipment</u></p> <ul style="list-style-type: none"> a. Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors; b. Diesel idling within 1,000 feet of sensitive receptors is not permitted; c. Use of alternative fueled equipment is recommended whenever possible; and, d. Signs that specify the no idling requirements must be posted and enforced at the construction site. <p><u>Idling Restrictions for On-road Vehicles</u></p> <ul style="list-style-type: none"> a. Section 2485 of Title 13, the California Code of Regulations limits diesel-fueled commercial motor vehicles that operate in the State of California with 	<p>Less than significant with mitigation (short-term)</p>

Impacts	Mitigation Measures	Residual Impacts
	<p>gross vehicular weight ratings of greater than 10,000 pounds and licensed for operation on highways. It applies to California and non-California based vehicles. In general, the regulation specifies that drivers of said vehicles:</p> <ol style="list-style-type: none"> 1. Shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location, except as noted in Subsection (d) of the regulation; and, 2. Shall not operate a diesel-fueled auxiliary power system (APS) to power a heater, air conditioner, or any ancillary equipment on that vehicle during sleeping or resting in a sleeper berth for greater than 5.0 minutes at any location when within 100 feet of a restricted area, except as noted in Subsection (d) of the regulation. <p>Signs must be posted in the designated queuing areas and job sites to remind drivers of the 5 minute idling limit. The specific requirements and exceptions in the regulation can be reviewed at the following web site: www.arb.ca.gov/msprog/truck-idling/2485.pdf.</p> <p><u>Idling Restrictions for off-Road Equipment</u></p> <ol style="list-style-type: none"> a. Off-road diesel equipment shall comply with the 5 minute idling restriction identified in Section 2449(d)(3) of the California Air Resources Board's In-Use off-Road Diesel regulation: www.arb.ca.gov/regact/2007/ordiesl07/frooal.pdf. b. Signs shall be posted in the designated queuing areas and job sites to remind off-road equipment operators of the 5 minute idling limit. 	
<p>The project consists of a residence, which will not require the storage or use of any materials or equipment that would generate objectionable odors. Therefore, potential impacts would be less than significant (Class III).</p>	<p>None applicable</p>	<p>Less than significant (short-term and long-term)</p>

Impacts	Mitigation Measures	Residual Impacts
<p>The project is consistent with the general level of development anticipated and projected in the CAP, including promotion of residential infill in proximity to essential services and alternative transportation services. Therefore, potential impacts would be less than significant (Class III).</p>	<p>None applicable</p>	<p>Less than significant (long-term)</p>
<p>Because the project proposes only one single-family residence in an existing residential neighborhood, and is consistent with land use components necessary to meet the goals of AB32 and set forth in the Clean Air Plan, this increase in GHGs is not considered significant. Therefore, no significant adverse GHG impacts would occur as a result of the proposed project, and no mitigation measures are necessary (Class III).</p>	<p>None applicable</p>	<p>Less than significant (short-term and long-term)</p>
<p>The proposed project is consistent with the APCD's CEQA Handbook and County's EnergyWise Plan because it consists of a residential development within an urban area, in proximity to recreational resources and opportunities for alternative transportation, such as walking and bicycling. As noted above, the project includes energy-efficiency measures, including incorporation of solar energy. Potential impacts would be less than significant (Class III).</p>	<p>None applicable</p>	<p>Less than significant (long-term)</p>
<p>Compliance with identified air quality, energy efficiency, and water conservation mitigation measures would reduce the project's contribution to cumulative GHG emissions, and subsequent climate change. Cumulative effects would be less than significant (Class III).</p>	<p>None applicable</p>	<p>Less than significant (short-term and long-term)</p>
<p>Biological Resources</p>		
<p>BR Impact 1 Construction of the project may have an adverse impact on special-status species and their habitats, including off-site use of equipment, storage of materials, and inadvertent transport of debris or discharge of oils, fuels, and other pollutants into the beach area.</p>	<p>BR/mm-1 Prior to issuance of construction permits, the applicant shall submit documentation verifying designation of a qualified environmental monitor for all measures requiring environmental mitigation to ensure compliance with Conditions of Approval and EIR mitigation measures. The monitor shall be responsible for: (1) ensuring that procedures for verifying compliance with environmental mitigations are followed; (2) lines of communication and reporting methods; (3) daily and weekly compliance reporting; (4) construction crew training</p>	<p>Less than significant with mitigation (short-term)</p>

Impacts	Mitigation Measures	Residual Impacts
	<p>regarding environmentally sensitive areas; (5) authority to stop work; and (6) action to be taken in the event of non-compliance. Monitoring shall be at a frequency and duration determined by the affected natural resource agencies (e.g., USACE, CDFW, RWQCB, California Coastal Commission, USFWS, and the County).</p> <p>BR/mm-2 Prior to the initiation of construction, the environmental monitor shall conduct environmental awareness training for all construction personnel. The environmental awareness training shall include discussions of sensitive habitats and animal species in the immediate area. Topics of discussion shall include: general provisions and protections afforded by the Endangered Species Act; measures implemented to protect special-status species; review of the project boundaries and special conditions; the monitor's role in project activities; lines of communications; and procedures to be implemented in the event a special-status species is observed in the work area.</p> <p>BR/mm-3 At the time of application for construction permits all grading plans shall clearly show the location of project delineation fencing, including protection fencing surrounding the Monterey cypress tree on the southern property boundary.</p> <p>BR/mm-4 Prior to the initiation of construction, the applicant's contractors and the environmental monitor shall coordinate the placement of project delineation fencing throughout the work areas. The environmental monitor shall field fit the placement of the project delineation fencing to minimize impacts to sensitive resources. The project delineation fencing shall remain in place and functional throughout the duration of the project. During construction, no project related work activities shall occur outside of the delineated work area.</p> <p>BR/mm-5 At the time of application for grading permits, all applicable plans shall clearly show stockpile and staging areas. Stockpiles and staging areas shall not be placed in areas that have potential to experience significant runoff during the rainy season. All project-related spills of hazardous materials within or adjacent to project sites shall be cleaned up immediately. Spill prevention and cleanup materials shall be on-site at all times during construction. The staging areas shall conform to</p>	

Impacts	Mitigation Measures	Residual Impacts
	<p>standard BMPs applicable to attaining zero discharge of storm water runoff. At a minimum, all equipment and vehicles shall be checked and maintained on a daily basis to ensure proper operation and to avoid potential leaks or spills. Maintenance, cleaning, and refueling of equipment and vehicles shall not be permitted onsite, within adjacent beach areas, or on Studio Drive.</p> <p>BR/mm-6 Prior to issuance of construction permits, the applicant shall submit a detailed sediment and erosion control plan for approval, which shall address both temporary and permanent measures to control erosion and reduce sedimentation. Erosion and soil protection shall be provided on all cut and fill slopes. Revegetation shall be facilitated by mulching, hydro-seeding or other methods, and shall be initiated as soon as possible after completion of grading, and prior to the onset of the rainy season (October 15). Permanent revegetation and landscaping shall emphasize native shrubs, and trees, to improve the probability of slope and soil stabilization without adverse impacts to slope stability due to irrigation infiltration and long-term root development. All plans shall show that sedimentation and erosion control measures are installed prior to any other ground disturbing work.</p>	
<p>BR Impact 2 Construction activities conducted during the nesting season (March through September) could directly or indirectly impact nesting western snowy plover and other bird and bat species.</p>	<p>BR/mm-7 Upon application for construction permits, the following measure shall be included on all applicable plans: The applicant shall avoid ground disturbing activities conducted during the snowy plover nesting season to the extent feasible. If work activities must occur during the nesting season the following measures shall be taken:</p> <ul style="list-style-type: none"> a. Prior to installation of the project delineation fencing and the commencement of site grading, a qualified biologist shall conduct a series of pre-construction nesting bird surveys for western snowy plover. Surveys shall be conducted every other day for two weeks prior to any project related disturbances. b. Surveys for snowy plovers shall include walking through all potential nesting and foraging habitat within 300 feet of the site on each survey day. The survey area shall include all available snowy plover nesting habitat within 300 feet of anticipated project activities. 	<p>Less than significant with mitigation (short-term)</p>

Impacts	Mitigation Measures	Residual Impacts
	<ul style="list-style-type: none"> c. The number of snowy plover individuals observed and their activities (e.g. nesting, foraging, resting, etc.) shall be documented. All documented occurrences would be reported to USFWS and documented on the CNDDDB. d. If nesting activity is identified, all project activities within 300 feet of the nest shall be delayed until the nesting activity has ceased. e. During construction, the environmental monitor shall conduct snowy plover surveys twice a week (preferably two to three days apart). <p>BR/mm-8 Upon application for construction permits, the following measure shall be included on all applicable plans: If commencement of construction begins between March and September, the environmental monitor shall conduct pre-construction nesting bird surveys. If nesting activity is identified, the following measures shall be implemented:</p> <ul style="list-style-type: none"> a. If active nest of common passerine or shorebird species' are observed in the work area or within 100 feet of the work area, construction activities shall be modified and or delayed as necessary to avoid direct take or indirect disturbance of the nests, eggs, or young; b. If active nest sites of raptors or other special-status species are observed within the work area or 300 feet of the work area, the environmental monitor shall establish a suitable buffer around the nest site. Construction activities in the buffer zone shall be prohibited until the young have fledged the nest and achieved independence. c. Active raptor or special-status species nests should be documented by a qualified biologist and a letter report should be submitted to the County, USFWS, and CDFW, documenting project compliance with the MBTA and applicable project mitigation measures. 	
<p>BR Impact 3 The proposed project could result in direct take of coast horned lizard during project grading and construction.</p>	<p>BR/mm-9 Upon application for construction permits, the following measure shall be included on all applicable plans: Prior to site grading, the environmental monitor shall conduct a</p>	<p>Less than significant with mitigation (short-term)</p>

Impacts	Mitigation Measures	Residual Impacts
	survey for coast horned lizard and other reptiles. The surveyor shall utilize hand search methods in areas of disturbance where coast horned-lizards are expected to be found (e.g., under shrubs, other vegetation, or debris). Any lizards located during this survey should be safely removed from the construction area and placed in suitable habitat.	
BR Impact 4 Construction of the project may impact the root zone or result in inadvertent disturbance of a mature cypress tree.	Implement BR/mm-3 and BR/mm-4.	Less than significant with mitigation (short-term)
Based on the location and size of the project, and implementation of recommended mitigation measures, the project would not have any significant residual direct or indirect adverse impacts to sensitive biological resources, including special-status species, habitats, and wildlife. The site is not within a designated ESHA. The project would not significantly contribute to the loss of species or sensitive habitat. Therefore, potential cumulative impacts would be less than significant (Class III).	Implement BR mm/1 through BR/mm-9	Less than significant (short-term and long-term)
Cultural Resources		
The project site is located within a culturally sensitive region; however, the field studies and background research conducted by the applicant's consultant and EIR archaeologist did not identify the presence of any significant cultural resources within the project site. As with any ground disturbing activities, the potential for encountering previously undocumented cultural resources exists. In the event of inadvertent discovery, compliance with Section 23.05.140 of the CZLUO will be required. Potential impacts to pre-historic resources would be less than significant (Class III).	None applicable	Less than significant (short-term and long-term)
The proposed project would be located within formations that are not known to contain significant paleontological resources. Impacts to paleontological resources would be less than significant (Class III). No mitigation is required.	None applicable	Less than significant (short-term and long-term)

Impacts	Mitigation Measures	Residual Impacts
Geology and Soils		
<p>The potential for risk of landslides adversely impacting the site is considered to be low. Potential impacts related to landslides are less than significant (Class III), and no mitigation measures are necessary.</p>	<p>None applicable</p>	<p>Less than significant (short-term and long-term)</p>
<p>No known active faults trend through the property and no topographic anomalies in the area are suggestive of faulting. The potential for surface faulting and ground rupture at the site to be low. Therefore, potential impacts would be less than significant (Class III), and no mitigation measures beyond compliance with the CBC are necessary.</p>	<p>None applicable</p>	<p>Less than significant (short-term and long-term)</p>
<p>The only significant slope that would exist at the site upon completion of the project is the fill slope descending from Studio Drive to the property; however, the plans indicate this slope will be filled over and supported by retaining walls; the potential for seismically-induced landsliding is low. Therefore, potential impacts would be less than significant (Class III), and no mitigation measures are necessary.</p>	<p>None applicable</p>	<p>Less than significant (long-term)</p>
<p>GS Impact 1 The proposed residence would be exposed to the effects of liquefaction during a ground-shaking event.</p>	<p>GS/mm-1 Prior to issuance of a construction permit, the applicant shall submit grading and construction plans, which incorporate the recommendations identified in the Engineering Evaluation (Shoreline Engineering 2012) and Updated Geotechnical Investigation (GSI Soils, Inc.) dated December 27, 2011, specifically the recommendations identified in Section 5.2 – Preparation of the Building Pad, Section 5.3 – Structural Fill, Section 5.4 – Drilled Piers, Section 5.5 – Conventional Deepened Foundation, Section 5.6 – Slab Construction, and Section 5.9 – Surface and Subsurface Drainage.</p>	<p>Less than significant with mitigation (long-term)</p>
<p>GS Impact 2 The proposed residence would be exposed to the effects of ground lurching and differential compaction during a ground-shaking event.</p>	<p>GS/mm-2 Prior to issuance of a construction permit, the applicant shall submit grading and construction plans, which incorporate the recommendations identified in the Updated Geotechnical Investigation (GSI Soils, Inc.) dated December 27, 2011, and specifically the following: a. All surface and subsurface deleterious materials shall be removed from the proposed building area and disposed of</p>	<p>Less than significant with mitigation (long-term)</p>

Impacts	Mitigation Measures	Residual Impacts
	<p>offsite. This includes, but is not limited to, any buried utility lines, loose fills, debris, building materials, and any other surface and subsurface structures.</p> <p>b. Voids left from site clearing shall be cleaned and backfilled as recommended for structural fill.</p> <p>c. Once the site has been cleared, the exposed ground surface shall be stripped to remove surface vegetation and organic soil.</p>	
<p>Based on the proposed foundation design, site grading, and confined condition of the sands near the center of the building pad, the potential for lateral spreading displacements would be negligible (GSI Soils, Inc. 2011). Therefore, based on the design of the project, potential impacts would be less than significant (Class III), and no mitigation beyond compliance with the CBC is necessary.</p>	<p>None applicable</p>	<p>Less than significant (long-term)</p>
<p>Due to the limited depth of sand (approximately 6 feet) within the building pad area, dry settlements of these sands during seismic ground shaking is expected to be less than 0.5 inch. With the proposed grading, these settlements are anticipated to be less than 0.25 inch (GSI Soils, Inc. 2011). Therefore, potential impacts would be less than significant (Class III), and no mitigation beyond compliance with the CBC is necessary.</p>	<p>None applicable</p>	<p>Less than significant (long-term)</p>
<p>GS Impact 3 Grading and excavation required for the construction of the project would result in significant, short-term, adverse impacts related to erosion and down-gradient sedimentation.</p>	<p>Implement BIO/mm-4, BIO/mm-5, and BIO/mm-6.</p>	<p>Less than significant with mitigation (short-term)</p>
<p>In the long term, the project would not create any changes that would result in significant soil erosion. The proposed drainage plan includes stormwater diffusers to slow down runoff during rain events and minimize the potential for storm-related beach erosion. Therefore, potential long-term impacts would be less than significant (Class III), and no mitigation beyond compliance with existing regulations is necessary.</p>	<p>None applicable</p>	<p>Less than significant (long-term)</p>

Impacts	Mitigation Measures	Residual Impacts
<p>GS Impact 4 The creation of steep cut slopes during site preparation and grading associated with construction of the proposed residence would result in short-term slope instability.</p>	<p>GS/mm-3 Prior to issuance of a construction permit, the applicant shall submit grading and construction plans, which incorporate the following: recommendations for slope stability identified in the Updated Geotechnical Investigation (GSI Soils, Inc.), dated December 27, 2011, specifically the recommendations identified in Section 5.10 – Temporary Excavations and Slopes; and Shoring Detail prepared by Shoreline Engineering (January 2012, updated September 20, 2012). <u>Plans shall demonstrate how construction would be conducted such that no activity would compromise the neighboring structure. Construction of all site preparation and shoring activities shall be monitored by the project Engineer of Record, and daily monitoring reports shall be prepared and submitted to the County Department of Planning and Building on a weekly basis.</u></p>	<p>Less than significant with mitigation (short-term)</p>
<p>GS Impact 5 Beach sand scour caused by heavy surf may periodically and temporarily create unstable slopes adjacent to the proposed residence.</p>	<p>GS/mm-4 Prior to issuance of a construction permit, the applicant shall submit grading and construction plans, which include the use of deepened pier foundations identified in the Engineering Evaluation (Shoreline Engineering, Inc.), dated January 2012, and Updated Geotechnical Investigation (GSI Soils, Inc.), dated December 27, 2011, specifically the recommendations identified in Section 5.2 – Preparation of Building Pad, Section 5.4 – Drilled Piers, and Section 5.5 – Conventional Deepened Foundation.</p>	<p>Less than significant with mitigation (long-term)</p>
<p>Based on the location, size, and design of the project, it would not significantly change the rates of soil absorption or amount and direction of surface runoff. Therefore, potential impacts would be less than significant (Class III), and no mitigation beyond compliance with existing regulations is necessary.</p>	<p>None applicable</p>	<p>Less than significant (long-term)</p>
<p>GS Impact 6 The proposed residence would be constructed on soils with a high expansion potential, resulting in a potentially significant long-term impact.</p>	<p>GS/mm-5 Prior to issuance of a construction permit, the applicant shall submit grading and construction plans, which incorporate the recommendations identified in the Updated Geotechnical Investigation (GSI Soils, Inc.), dated December 27, 2011, specifically the recommendations identified in Section 5.1 – Clearing and Stripping, Section 5.2 – Preparation of Building Pad, and Section 5.3 – Structural Fill.</p>	<p>Less than significant with mitigation (long-term)</p>

Impacts	Mitigation Measures	Residual Impacts
<p>GS Impact 7 The proposed stormwater drainage plan may result in erosion down-gradient of the proposed drain outlet.</p>	<p>GS/mm-6 Prior to issuance of grading and construction permits, the applicant shall submit a drainage plan for review and approval by the County Department of Public Works. The drainage plan shall be coordinated with the sedimentation and erosion control plan, be consistent with CZLUO §23.050.036 and 040, and specifically include engineered energy dissipators and controls that would limit peak runoff to pre-development levels.</p>	<p>Less than significant with mitigation (long-term)</p>
<p>Potential impacts related to geologic, soils, and seismic hazards are all site-specific, and mitigation measures are applied to each project to minimize the potential for significant geologic impacts. All development projects are required to comply with State and local regulations regarding grading and construction; therefore, no cumulative impacts related to these issues have been identified. Implementation of mitigation measures identified above, and compliance with existing regulations would mitigate impacts to less than significant (Class III), and no additional measures are necessary.</p>	<p>None applicable</p>	<p>Less than significant (short-term and long-term)</p>
<p>Hazards and Hazardous Materials</p>		
<p>Due to the type of project proposed, and lack of hazards or hazardous materials within or near the project site, construction and operation of the project would not contribute to environmental impacts related to hazards. Cumulative impacts would be less than significant (Class III). No additional mitigation is required.</p>	<p>None applicable</p>	<p>Less than significant (short-term and long-term)</p>
<p>Noise</p>		
<p>N Impact 1 Construction of the proposed project would potentially expose people to transportation-related noise levels that exceed the County Noise Element thresholds.</p>	<p>N/mm-1 Upon application for building permits, the project applicant shall include in the project design the following standard mitigation measures for interior noise mitigation provided in the Noise Element for levels in the 60-65 dBA range:</p> <ul style="list-style-type: none"> a. Air conditioning or a mechanical ventilation system; b. Windows and sliding glass doors mounted in low air infiltration rate frames (0.5 cubic feet per minute or 	<p>Less than significant with mitigation (long-term)</p>

Impacts	Mitigation Measures	Residual Impacts
	less, per American National Standards Institute [ANSI] specifications); and, c. Solid core exterior doors with perimeter weather stripping and threshold seals.	
The project would also generate construction-related noise and vibration associated with construction and development of the structure. However, the project does not propose any significant sources of man-made vibration (i.e., sonic booms, blasting, pile driving, pavement breaking, and demolition). Per the County's Land Use Ordinance, §23.06.042d, construction noise between the hours of 7:00 a.m. and 9:00 p.m. on Mondays through Fridays, and 8:00 a.m. and 5:00 p.m. on Saturdays and Sundays, is exempt from control or mitigation. This type of noise is considered a short term impact and less than significant (Class III). Therefore, the project is not expected to expose people to severe noise or vibration, or to result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity.	None applicable	Less than significant (short-term)
Recreation		
The project proposes the development of one single-family residence in an existing developed residential area, and would not create a significant increase in the use or demand of recreational areas or facilities. The project applicant will pay all applicable public facility fees to address increased demand on area recreational facilities. Therefore, potential impacts would be less than significant (Class III).	None applicable	Less than significant (long-term)
Transportation and Circulation		
The project proposes one single-family residence within an existing residential area with all roads operating at acceptable levels. While the project would add trips to the local circulation system (approximately 9.6 per day), all roads in the area are operating at acceptable levels and are capable of accommodating the small increase in trips. A referral was sent to the County Department of Public Works requesting their review of the project. They had no comments related to traffic	None applicable	Less than significant (long-term)

Impacts	Mitigation Measures	Residual Impacts
<p>concerns associated with the proposed project other than that an encroachment permit would be required for the new driveway. Therefore, no significant increase to local or areawide circulation systems is anticipated, and potential impacts would be less than significant (Class III).</p>		
<p>The project includes a private driveway, which would connect to Studio Drive. Based on review by the County Department of Public Works, a standard Encroachment Permit will be required. The project does not include any features that would result in unsafe traffic conditions; therefore, potential impacts would be less than significant (Class III).</p>	None applicable	Less than significant (long-term)
<p>The project consists of a single-family residence on an existing lot. The site is accessible to emergency services by Studio Drive, which connects to Highway 1, and occupants have clear access out of the area. Potential impacts related to emergency access would be less than significant (Class III).</p>	None applicable	Less than significant (long-term)
<p>Sufficient parking for the proposed residential development is proposed at the project site, including a private driveway, carport, and garage. Therefore, potential impacts related to parking capacity would be less than significant (Class III).</p>	None applicable	Less than significant (long-term)
<p>The project is not located within two miles of a public or private airport or airstrip, and is not located at an elevation that would affect air traffic patterns. Modern solar panel technology incorporates anti-glare coatings that absorb, rather than reflect, sunlight. Therefore, the project would not affect air traffic, and potential impacts would be less than significant (Class III).</p>	None applicable	Less than significant (long-term)
<p>Population and tourism in the areas surrounding the proposed project are expected to slowly and steadily increase in the future, resulting in a corresponding steady increase in traffic, parking demands, and safety conflicts in the Cayucos area. The proposed project would contribute to cumulative traffic volumes in the area; however, because it is not resulting in an increase in residential density, the increase would be minor, and at a level anticipated in by the Estero Area Circulation Element. Therefore, potential cumulative impacts would be less than</p>	None applicable	Less than significant (long-term)

Impacts	Mitigation Measures	Residual Impacts
significant (Class III).		
Water		
<p>WAT Impact 1 The project would include construction activities that would require ground disturbance and use of heavy equipment, which may result in the discharge of sediment and other pollutants, potentially affecting surface water quality.</p>	<p>WAT/mm-1 Upon application for construction permits, the applicant shall submit grading and construction plans showing BMPs, and shall implement BMPs during grading and construction activities. BMPs shall include, but not be limited to, the following:</p> <ul style="list-style-type: none"> a. Erosion control barriers shall be applied, such as silt fences, hay bales, drain inlet protection, and gravel bags; b. Disturbed areas shall be stabilized with vegetation or hard surface treatments upon completion of construction in any specific area. c. All inactive disturbed soil areas are required to be stabilized with both sediment and temporary erosion control prior to the onset of the rainy season (October 15 to April 15). <p>WAT/mm-2 Prior to issuance of grading and construction permits, the applicant shall submit a copy of the RWQCB-issued stormwater construction permit. The permit shall be on-site during all major grading and construction activities.</p> <p>Implement BR/mm-1, BR/mm-5, and BR/mm-6.</p>	<p>Less than significant with mitigation (short-term)</p>
<p>The project includes improvements to the existing stormwater drain onsite. The project has been reviewed by the County Department of Public Works, and the proposed plan has been approved at a preliminary level by County staff. Stormwater currently flows into a County drain, and onto the beach via the stormwater system or surface flow. The proposed system would direct water through the project site and onto the beach. Energy dissipaters are included to slow down storm water flow and minimize the potential for erosion at the outlet. Based on the proposed plan, and compliance with existing regulations identified in the County CZLUO, potential impacts would be less than significant (Class III).</p>	<p>None applicable</p>	<p>Less than significant (short-term and long-term)</p>

Impacts	Mitigation Measures	Residual Impacts
<p>Long-term use of a single-family residence is expected to require approximately 0.270 afy, or 4,375.8 gallons/month (City of Santa Barbara 1989; County of San Luis Obispo 2011). As noted above, the project would be served by CSA 10A, which has adequate water supply to serve the project. A preliminary will-serve letter was issued for the project in 2006. Therefore, potential impacts would be less than significant (Class III).</p>	<p>None applicable</p>	<p>Less than significant (long-term)</p>
<p>Water demand for the proposed use represents a small percentage of total water demand in the Cayucos area, and the boundaries of CSA 10A (approximately 0.6%). As previously discussed, CSA 10A has available water to serve this project, in addition to others within the service area. Therefore, potential cumulative impacts would be less than significant (Class III).</p>	<p>None applicable</p>	<p>Less than significant (long-term)</p>