

CHAPTER 3

ENVIRONMENTAL SETTING

This chapter of the EIR addresses the project area's environmental setting and existing and designated land uses in the project area, and provides an overview of relevant lands use plans and a policy consistency analysis. Also included in this chapter is a discussion of the cumulative development scenario.

3.1 EXISTING CONDITIONS

3.1.1 Physical Setting

The project site consists of a 3,445-square-foot parcel, and is located in the unincorporated community of Cayucos, within San Luis Obispo County, California. The project site is located adjacent to State Parks property on the northern end of Studio Drive, approximately 250 feet southwest of the intersection of Studio Drive and Highway 1. The project site is located within the Residential Single Family (RSF) land use category. Properties to the south are also in the RSF category, and are developed with single-family residences. State Parks land to the north and west of the project site is within the Recreation (REC) land use category, and supports public beach uses including a public parking area. Land to the immediate east of Studio Drive is within California Department of Transportation (Caltrans) jurisdiction, and includes Highway 1 and its associated right-of-way. Property to the east of Highway 1 is within the Residential Rural (RR) and RSF land use categories, and supports residential development. Coastal access is provided at the State Parks public parking area to the north, and coastal access paths throughout the Studio Drive neighborhood.

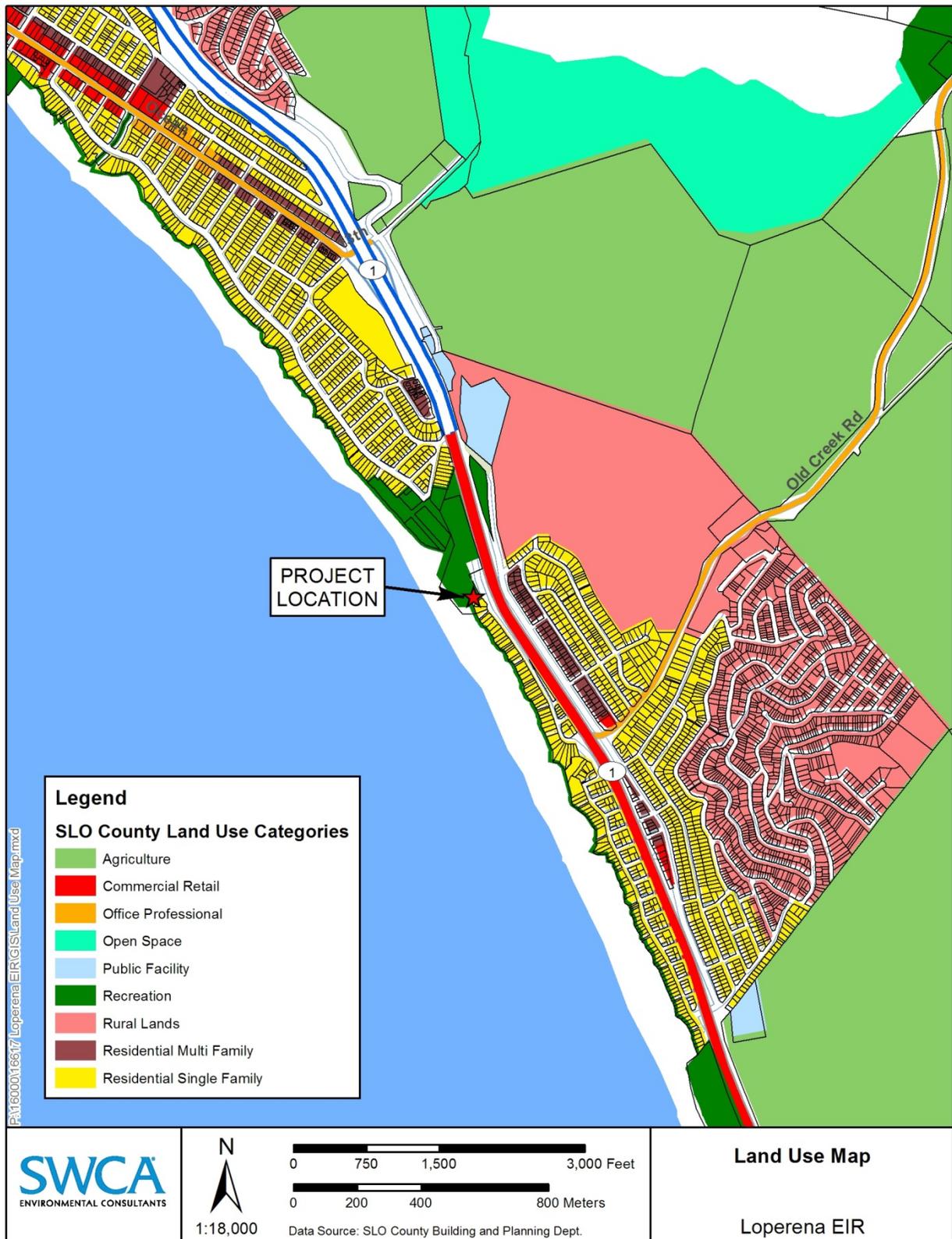
The project site is currently undeveloped and consists of undulating topography supporting grasses, iceplant, and sandy beach (refer to Figure 3-1). The beach area is actively used by surfers, pedestrians, and other visitors year round, and is popular with both local residents and tourists. The Coast Range is located to the east of Highway 1, trending approximately north-south, and slopes down to a grassy plain. The plain contains several main drainage features including Old Creek and Willow Creek, which generally run east-west and convey runoff towards the Pacific Ocean approximately 600 feet north and 2,000 feet south of the project site, respectively. The Pacific Ocean mean high tide line is located at 4.54 feet in elevation, approximately 200 feet west of the western property line

Project site elevations range from slightly less than 10 feet to approximately 31 feet above present sea level. The general area surrounding the project site is characterized by coastal features, including beachfront adjacent to relatively low coastal and fluvial bluffs that range in elevation from approximately 30 to 50 feet. Nearby moderately to steeply sloping foothills northeast of Highway 1 rise to elevations ranging from 300 to 500 feet. The project site is situated near the broad mouth and alluvial valley of Old Creek (approximately 600 feet northwest of the site), and appears to physically sit atop and/or straddle a bedrock remnant of the fluvial bluff that is now mostly buried by artificial fill materials. Above the beach, a bedrock outcropping extends to approximately 17 feet in elevation where it is capped by soils, and slopes generally west to northwest at roughly a 2:1 gradient. The remainder of the property slopes northwest at 2.5:1 to 5:1 gradients. Within the County right-of-way along Studio Drive, an approximately 10-foot-high 2:1 gradient fill slope descends west-southwest from the pavement toward the east property line. Figure 3-2 shows the land use designations of the proposed project site and vicinity.

Figure 3-1. Site Map



Figure 3-2. Land Use Designations



3.2 PLANS AND POLICIES

3.2.1 Overview

CEQA Guidelines §15125(d) states, “the EIR shall discuss any inconsistencies between the proposed project and applicable general plans and regional plans”. While CEQA requires a discussion of consistency with public plans, inconsistency does not necessarily lead to a significant impact. Inconsistency with public plans creates significant impacts under CEQA only when an adverse physical effect on the environment would result from the inconsistency. This section provides general information as to the plans and policies applicable to the proposed project. It is the responsibility of the County Planning Commission or Board of Supervisors, the lead CEQA decision makers, to make the final determination regarding consistency issues. The following plans and policies are applicable to the proposed project and are described in the following sections:

- California Coastal Act
- Coastal Plan Policies – Local Coastal Program Policy Document
- County of San Luis Obispo General Plan, Land Use Element, Framework for Planning – Coastal Zone
- Coastal Zone Land Use Ordinance – Combining Designation Standards
- Estero Area Plan
- County of San Luis Obispo General Plan, Conservation and Open Space Element
- County of San Luis Obispo General Plan, Noise Element
- County of San Luis Obispo General Plan, Safety Element
- County of San Luis Obispo EnergyWise Plan
- Basin Plan for the Central Coast Region
- 2001 Clean Air Plan

Table 3-1 presents a summary of potential inconsistencies between the proposed project and the applicable plans and policies listed above. Additional consistency analysis with local plans and policies is provided in the individual environmental analysis sections of the EIR. For example, the Noise sub-section includes an assessment of the project’s consistency with the standards identified in the Noise Element of the County’s General Plan. To the extent that the proposed project may be inconsistent with portions of these documents, remedies such as project revisions, special conditions of approval, or variance may be required. All adverse physical effects resulting from any inconsistency are discussed in the appropriate environmental analysis sections of the EIR (refer to Chapter 4).

3.2.2 State Plans and Policies

California Coastal Act

The California Coastal Act (CCA) (Public Resources Code [PRC] §30000 et. seq.) is intended to “protect, maintain, and, where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and artificial resources.” By state law, the coastal zone is established by the California Coastal Commission, which has authority to permit, restrict, or prohibit certain development within the zone. The CCA mandates protection of public access, recreational opportunities, and marine and land resources. This umbrella legislation requires local governments to prepare a land use plan and schedule of implementing actions to carry out the policies of the CCA within local jurisdictions.

3.2.3 County of San Luis Obispo Plans and Policies

Coastal Plan Policies – Local Coastal Program Policy Document

The Local Coastal Program (LCP) Policy Document is part of the Local Coastal Program and Land Use Element (LUE). Some of the policies have been implemented in the Coastal Zone Land Use Ordinance (CZLUO) and planning areas standards. The LUE is the coordinating mechanism for incorporating the policies of this document that have land use implications. In addition to amended portions of the LUE and the CZLUO, this document states the policy commitment of the County to implement the mandates of the CCA. The document includes policies related to shoreline access, recreation and visitor-serving facilities, coastal watershed, visual and scenic resources, hazards, and air quality, among others.

County of San Luis Obispo General Plan, Land Use Element, Framework for Planning – Coastal Zone

The LUE is a plan describing the official County policy on the location of land uses and their orderly growth and development. The LUE is one of several parts (elements) of the San Luis Obispo County General Plan. The LUE also incorporates the Land Use Plan portion of the County LCP. The plan has been prepared in accordance with state law regulating General Plans and LCPs, and has been adopted by the County Board of Supervisors and California Coastal Commission. The LUE coordinates policies and programs in other County General Plan Elements that affect land use, and provides policies and standards for the management of growth and development in each unincorporated community and the rural areas of the Coastal Zone. The Framework for Planning includes “General Objectives” of combining designations. These objectives are codified and implemented through the CZLUO combining designation standards.

Coastal Zone Land Use Ordinance

The CZLUO regulates land use in a manner that seeks to encourage and support the orderly development and beneficial use of lands within the county, minimize the effects on the public from such development, and protect and enhance the significant natural, historic, archaeological and scenic resources within the county. The CZLUO includes permit requirements, site design and site development standards, operational standards, and combining designation standards to implement the County General Plan and LCP and meet these goals. Site design standards include blufftop setbacks to account for potential bluff erosion, and site development standards include grading requirements, erosion control measures, shoreline protective device regulations, and combining designation standards for geologically sensitive areas.

The proposed project is within the Geologic Study Area (GSA) combining designation. Combining designations are used to identify and highlight areas of San Luis Obispo County having natural or manmade features that are sensitive, hazardous, fragile, of cultural or educational value, or of economic value as extractable natural resources. The purpose of combining designation standards is to require project design that will give careful consideration to the land features, structures, and activities identified by the combining designations. These standards provide for more detailed project review where necessary to support public safety or proper use of public resources, or to satisfy the requirements of the CCA and the LCP.

Development within a designated GSA is required to comply with standards set forth in the CZLUO, including submittal of a geotechnical report that addresses the site specific geologic

hazard (i.e., landslide, surface fault rupture, seismic shaking, liquefaction or landslide). The proposed project is located within a GSA for landslide risk, which is defined as “areas within urban and village reserve lines, identified by the Seismic Safety Element as being subject to moderately high to high landslide risk, and rural areas subject to high landslide risk.” The CZLUO combining designation standards set forth specific requirements for grading, and provide for increased erosion and geologic study prior to new development within a GSA.

Estero Area Plan

The project site is located within the County of San Luis Obispo Estero planning area. The Estero Area Plan provides goals to guide the general direction of the Estero planning area over a 20-year planning period. The goals were developed with substantial community participation and seek to protect and enhance the planning area’s abundant natural resources and scenic beauty, while also providing opportunities to improve jobs, services, recreation and tourism. The land use policies and programs are implemented through application of the CZLUO. The project site is located within the Cayucos Urban Area, within the Residential Single Family Studio Drive neighborhood.

County of San Luis Obispo General Plan – Conservation and Open Space Element

The County Conservation and Open Space Element (COSE) consists of a policy and program document and a technical appendix. The COSE policy and program document includes separate chapters to address air quality, biological resources, cultural resources, energy, mineral resources, open space, visual resources, and water resources. The technical appendix includes the County’s first baseline greenhouse gas (GHG) emissions inventory. The COSE is based on the principles of smart growth, with the intent to preserve unique or valuable natural resources, to manage development within the sustainable capacity of the county’s resources, and to reduce the county’s contribution to global climate change.

County of San Luis Obispo General Plan - Noise Element

The County Noise Element provides a policy framework for addressing potential noise impacts in the planning process, and minimizing future noise conflicts. The Noise Element identifies transportation-related, stationary, and potential operational noise generators in the county, provides a list of noise-sensitive land uses, and identifies acceptable and unacceptable thresholds of noise exposure based on land use. The Noise Element also provides mitigation measures that should be applied to projects when noise attenuation is required to meet identified thresholds.

County of San Luis Obispo General Plan – Safety Element

The two primary principles of the County Safety Element are emergency preparedness and managed development to reduce risk. The Safety Element identifies potential emergency situations and natural disasters within the county, and includes goals and policies for response during an emergency or natural disaster, and avoidance of unnecessary risk.

County of San Luis Obispo EnergyWise Plan

The EnergyWise Plan is required by the COSE of the General Plan and is intended to facilitate the goals of the COSE, though implementation of the reduction measures contained in this plan will require action by the Board of Supervisors. This plan builds upon the goals and strategies of the COSE to reduce local GHG emissions. It identifies how the County will achieve the GHG emissions reduction target of 15% below baseline levels by the year 2020 in

addition to other energy efficiency, water conservation, and air quality goals identified in the COSE. This Plan will also assist the County's participation in the regional effort to implement land use and transportation measures to reduce regional greenhouse gas emissions from the transportation sector by 2035. Energy policies relevant to the project are addressed in the COSE consistency analysis.

Basin Plan for the Central Coast Region

The Water Quality Control Plan for the Central Coast Region (Basin Plan) is the Regional Water Quality Control Board's (RWQCB) master water quality control planning document. It designates beneficial uses and water quality objectives for waters of the State, including surface waters and groundwater. It also includes programs of implementation to achieve water quality objectives. Periodically, the RWQCB considers amendments to the Basin Plan. Each amendment is subject to an extensive public review process. At a public hearing, the RWQCB may act to adopt the amendment. Adopted amendments are subject to approval by the State Water Resources Control Board (SWRCB), the Office of Administrative Law, and, in most cases, the U.S. Environmental Protection Agency (EPA).

2001 Clean Air Plan

As part of the California Clean Air Act, the San Luis Obispo County Air Pollution Control District (SLOAPCD) is required to develop a plan to achieve and maintain the state ozone standard by the earliest practicable date. The Clean Air Plan (CAP) outlines the District's strategies to reduce ozone precursor emissions from a wide variety of stationary and mobile sources. The 2001 CAP was adopted by the SLOAPCD at their hearing on March 26, 2002.

Table 3-1. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Determination
County of San Luis Obispo Coastal Plan Policies		
<p>Shoreline Access, Policy 1: Protection of Existing Access. Public prescriptive rights may exist in certain areas of the county. Development shall not interfere with the public's right of access to the sea where acquired through historic use or legislative authorization. These rights shall be protected through public acquisition measures or through permit conditions which incorporate access measures into new development.</p>	<p>The site is not fenced; therefore, informal, undesignated volunteer trails currently cross the site. A coastal access point and public parking area are located adjacent to the project site at the north. The project applicant also proposes lateral beach access across the parcel to allow access along the beachfront. The 180-square-foot cantilevered deck would be located above approximately 10 linear feet of a portion of the 25-foot lateral easement, however this will not impact the public from having access outside the cover of the house as there exists approximately 200 feet of dry sandy beach before the mean high tide line. Based on the presence of existing designated coastal access in close proximity to the site, distance of over 200 feet from the mean high tide line, and project design allowing lateral access across the western portion of the property, the project would not interfere with the public's right of access to the sea.</p>	<p>Potentially Consistent</p>
<p>Shoreline Access, Policy 2: New Development. Maximum public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development. Exceptions may occur where (2) adequate access exists nearby. Such access can be lateral and/or vertical. Lateral access is defined as those accessways that provide for public access and use along the shoreline.</p>	<p>The proposed project would not impact or affect existing designated coastal access points in the project vicinity. A coastal access point and public parking area is located approximately 300 feet north of the project site. The project applicant also proposes lateral beach access across the parcel to allow access along the beachfront.</p>	<p>Potentially Consistent</p>
<p>Shoreline Access, Policy 10: Protection of Property Rights and Privacy. The acquisition of rights for access and view purposes and other uses by the public shall be consistent with the protection of the property rights of property owners. Access routes should be selected and designed so as to minimize the public impact on private property.</p>	<p>The proposed project would not impact or affect existing coastal access points and viewing areas in the project vicinity. A coastal access point and public parking area is located approximately 300 feet north of the project site. The project applicant also proposes lateral beach access across the parcel to allow access along the beachfront. These measures are consistent with documents designed to provide the proper balance between protection of property rights and natural resources, including the Coastal Zone Land Use Ordinance, Local Coastal Program, and County General Plan.</p>	<p>Potentially Consistent</p>

Table 3-1. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Determination
<p>Environmentally Sensitive Habitats, Policy 1: Land Uses Within or Adjacent to Environmentally Sensitive Habitats. New development within or adjacent to locations of environmentally sensitive habitats (within 100 feet unless sites further removed would significantly disrupt the habitat) shall not significantly disrupt the resource. Within an existing resource, only those uses dependent on such resources shall be allowed within the area.</p>	<p>The proposed project is not located within an environmentally sensitive habitat area (ESHA). The closest ESHA is Old Creek, located approximately 600 feet to the north. The project is located outside the 100-foot buffer.</p>	<p>Potentially Consistent</p>
<p>Environmentally Sensitive Habitats, Policy 16: Adjacent Development. Development adjacent to coastal wetlands shall be sited and designed to prevent significant impacts to wetlands through noise, sediment or other disturbances. Development shall be located as far away from the wetland as feasible, consistent with other habitat values on the site.</p>	<p>The project site is located a minimum of 600 feet from the closest wetlands, located within the Old Creek ESHA. The EIR analyzes the potential in-direct impacts to nearby surface waters (Pacific Ocean), and includes mitigation to address accidental discharges of pollutants and sediment during construction and operation of the project.</p>	<p>Potentially Consistent</p>
<p>Environmentally Sensitive Habitats, Policy 28: Buffer Zone for Riparian Habitats. In rural areas (outside the USL) a buffer setback zone of 100 feet shall be established between any new development (including new agricultural development) and the upland edge of riparian habitats. In urban areas this minimum standard shall be 50 feet except where a lesser buffer is specifically permitted. The buffer zone shall be maintained in natural condition along the periphery of all streams.</p>	<p>The proposed project is not located within an environmentally sensitive habitat area (ESHA). The closest riparian habitat ESHA is Old Creek, located approximately 600 feet to the north. The project is located outside the 100-foot (rural) and 50-foot (urban) buffer.</p>	<p>Potentially Consistent</p>
<p>Public Works, Policy 1: Availability of Service Capacity. New development shall demonstrate that adequate public or private service capacities are available to serve the proposed development. Priority shall be given to infilling within existing subdivided areas. Prior to permitting all new development, a finding shall be made that there are sufficient services to serve the proposed development given the already outstanding commitment to existing lots within the urban service line for which services will be needed consistent with the Resource Management System where applicable.</p>	<p>The EIR analyzes the capacity of public utilities to service the project. The project will be served by private solid waste disposal, water, and wastewater systems, all of which have sufficient capacity to accommodate the proposed residential use. The project is an infill project, proposing development of a single family residence within one of the last undeveloped lots in an existing residential neighborhood.</p>	<p>Potentially Consistent</p>
<p>Coastal Watersheds, Policy 7: Siting of New Development. Grading for the purpose of creating a site for a structure or other development shall be limited to slopes of less than 20 percent except: existing lots of record in the Residential Single-Family category and where a residence cannot be feasibly sited on a slope of less than 20</p>	<p>The proposed project does not require grading on slopes exceeding 20 percent; however, proposed grading cuts would result in temporary steep slopes (nearly vertical). The project is located near surface waters (the Pacific Ocean), and the erosion potential and slope stability of the site is considered in the EIR,</p>	<p>Potentially Consistent</p>

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Goals, Policies, Plans, Programs and Standards	Proposed Action	Determination
<p>percent; or when grading of an access road or driveway is necessary to provide access to an area of less than 20 percent slope where development is intended to occur, and where there is no less environmentally damaging alternative.</p> <p>The county may approve grading and siting of development on slopes between 20 percent and 30 percent through Minor Use Permit, or Development Plan approval, if otherwise required by the Coastal Zone Land Use Ordinance. In allowing grading on slopes between 20 percent and 30 percent the county shall consider the specific characteristics of the site and surrounding area that include but are not limited to: the proximity of nearby streams or wetlands, the erosion potential and slope stability of the site, the amount of grading necessary, neighborhood drainage characteristics and measures proposed by the applicant to reduce potential erosion and sedimentation.</p>	<p>and review of the Minor Use Permit and Coastal Development Permit. The proposed plan includes stabilization of cut slopes during and following construction to ensure slope stability. Mitigation is recommended to minimize erosion and protect surface waters.</p>	
<p>Policy 8: Timing of Construction and Grading. Land clearing and grading shall be avoided during the rainy season if there is a potential for serious erosion and sedimentation problems. All slope and erosion control measures should be in place before the start of the rainy season. Soil exposure should be kept to the smallest area and the shortest feasible period.</p>	<p>Implementation of the project would require a grading plan, and compliance with Sections 23.05.020 (Grading) and 23.05.036 (Sedimentation and Erosion Control), which ensure consistency with this policy.</p>	Potentially Consistent
<p>Coastal Watersheds, Policy 9: Techniques for Minimizing Sedimentation. Appropriate control measures (such as sediment basins, terracing, hydro-mulching, etc.) shall be used to minimize erosion and sedimentation.</p>	<p>Based on the project's design, and implementation of mitigation measures including soil stabilization, protection of loose soil and sand during construction, and drainage control / low impact development measures, erosion and sedimentation would be minimized.</p>	Potentially Consistent
<p>Coastal Watersheds, Policy 10: Drainage Provisions. Site design shall ensure that drainage does not increase erosion.</p>	<p>The project includes a new stormdrain system, which would collect storm runoff and dissipate waters onto the beach in a non-erosive manner.</p>	Potentially Consistent
<p>Visual and Scenic Resources, Policy 1: Protection of Visual and Scenic Resources. Unique and attractive features of the landscape, including but not limited to unusual landforms, scenic vistas and sensitive habitats are to be preserved protected, and in visually degraded areas restored where feasible. [THIS POLICY SHALL BE IMPLEMENTED AS A STANDARD.]</p>	<p><u>The project site does not represent a unique or attractive feature of the landscape, and does not support sensitive habitat due to its location along a line of existing residences within the Cayucos Urban Area. The dominant scenic vista is the Pacific Ocean, and other scenic resources include Morro Rock and the Cayucos Pier. As identified in Section 4.1, Aesthetic Resources,</u></p>	Potentially Consistent

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	<p><u>of the EIR, the project would block a portion of the view to the ocean as seen from public roadways; however, the structure would not be taller than the maximum allowed height limit (as measured from the centerline of Studio Drive) or taller than the average height of existing residences along the coastline. The existing residences block views of the ocean as seen from Highway 1, and this project would extend structural development along Studio Drive.</u></p>	
<p>Visual and Scenic Resources, Policy 2: Site Selection for New Development. Permitted development shall be sited so as to protect views to and along the ocean and scenic coastal areas. Wherever possible, site selection for new development is to emphasize locations not visible from major public view corridors.</p>	<p>The proposed project site is visible from Highway 1 when traveling south and somewhat visible when traveling north. It is located in an existing developed residential area and would appear as an extension of the residential neighborhood consistent with the land use category. Though a more modern design is proposed, the scale and massing of the proposed house is similar to that of neighboring residences. The most visible location is the northern facing portion of the project, as there is no existing development on this side of the property. The project proposes locating a designed or patterned wall along this portion to shield the view of the basement and parking area from adjacent beach areas to the north.</p>	<p>Potentially Consistent</p>
<p>Visual and Scenic Resources Policy 3: Stringline Method for Siting New Development. <u>In a developed area where new construction is generally infilling and is otherwise consistent with Local Coastal Plan policies, no part of a proposed new structure, including decks, shall be built farther onto a beachfront than a line drawn between the most seaward portions of the adjoining structures; except where the shoreline has substantial variations in landform between adjacent lots in which case the average setback of the adjoining lots shall be used. At all times, this setback must be adequate to ensure geologic stability in accordance with the policies of the Hazards chapter. [THIS POLICY SHALL BE IMPLEMENTED PURSUANT TO SECTION 23.04.118 OF THE CZLUO].</u></p>	<p><u>The proposed project is conditioned to be setback 25 feet from the western property line, which will allow for the public access requirement along the beach within the lot, and will allow for this development to be level with neighboring developments to the south. A 10-foot portion of the residence would be cantilevered over the 25-foot setback area, as noted in the EIR. The setback of the residence, and structural development, has been extensively addressed in the applicant's studies, peer review of the documentation, and independent analysis of potential coastal hazards and site stability, as noted in Section 4.3, Geology and Soils, in the EIR.</u></p> <p><u>This specific site has substantial variations in landform from the adjacent site to the south. Specifically, the bluff wraps around the adjacent property to the south and cuts up toward Studio Drive. As noted in the EIR, the site is not located on the coastal</u></p>	<p>Potentially Consistent</p>

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	bluff, and sits lower than the adjacent properties to the south. The project site is set closer to Studio Drive and does not extend as far toward the west as the three to four properties to the south. This project complies with this requirement as proposed.	
<p>Visual and Scenic Resources Policy 5: Landform Alterations. Grading, earthmoving, major vegetation removal and other landform alterations within public view corridors are to be minimized. Where feasible, contours of the finished surface are to blend with adjacent natural terrain to achieve a consistent grade and natural appearance. [THIS POLICY SHALL BE IMPLEMENTED AS A STANDARD AND PURSUANT TO SECTION 23.05.034 OF THE CZLUO].</p>	<p>The amount of ground disturbance is minimized to the maximum extent feasible, considering underlying geology and soils. Topographical changes, as seen from public viewing areas looking towards the ocean, would be below the roadway and not visible. The residence, and associated ground disturbance, would be visible when looking at the site from the beach area; however, primary views are directed towards the Pacific Ocean, Morro Rock, and the Cayucos Pier.</p>	<p>Potentially Consistent</p>
<p>Visual and Scenic Resources, Policy 6: Special Communities and Small-Scale Neighborhoods. Within the urbanized areas defined as small-scale neighborhoods or special communities, new development shall be designed and sited to complement and be visually compatible with existing characteristics of the community which may include concerns for the scale of new structures, compatibility with unique or distinguished architectural historical style, or natural features that add to the overall attractiveness of the community.</p>	<p>The design of the proposed residence is unique, and modern. Currently there is no ordinance that limits modern design within this area. The project is subject to the Small Scale Neighborhood design standards and guidelines for new construction in this area, which regulate scale and massing. The proposed home is small in scale (maximum approximate width of 19 feet, length of 95 feet, and height of 15 feet from the centerline of Studio Drive), and complies with all Small Scale Neighborhood design guidelines. It is located in an existing developed residential area and would appear as an extension of the residential neighborhood consistent with the land use category. Though a more modern design is proposed, the scale and massing of the proposed house is similar to that of neighboring residences.</p>	<p>Potentially Consistent</p>
<p>Visual and Scenic Resources, Policy 7: Preservation of Trees and Native Vegetation. The location and design of new development shall minimize the need for tree removal. When trees must be removed to accommodate new development or because they are determined to be a safety hazard, the site is to be replanted with similar species or other species which are reflective of the community character.</p>	<p>Implementation of the project would not require the removal of any native trees or vegetation. One small pine tree will be removed, and a mature cypress tree would be protected.</p>	<p>Potentially Consistent</p>
<p>Visual and Scenic Resources, Policy 10: Development on Beaches and Sand Dunes. Prohibit new development on open sandy beaches, except facilities required for public health and safety (e.g.,</p>	<p>The proposed residence would be located within an existing residential lot, adjacent to an existing row of houses. The western extent of the structure, including a 180-foot deck, would</p>	<p>Potentially Consistent</p>

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beach erosion control structures). Limit development on dunes to only those uses which are identified as resource dependent in the LCP. Require permitted development to minimize visibility and alterations to the natural landform and minimize removal of dune stabilizing vegetation.	be cantilevered over sandy beach, because the entire lot is located westward of the coastal bluff and extends onto the beach area. The residence would generally be in line with existing development; therefore the site is not considered to be a component of the "open sandy beach" located to the immediate west, northwest, and southwest. The project will not block access to over 200 linear feet of sandy beach (as measured from the mean high tide line to the western extent of the structure), and will provide 25-linear feet of beach access within the western portion of the property.	
Visual and Scenic Resources, Policy 11: Development on Coastal Bluffs. New development on bluff faces shall be limited to public access stairways and shoreline protection structures. Permitted development shall be sited and designed to be compatible with the natural features of the landform as much as feasible. New development on bluff tops shall be designed and sited to minimize visual intrusion on adjacent sandy beaches.	The project site consists of a residential lot within an existing neighborhood in the unincorporated community of Cayucos. Based on the geologic analysis, the site does not consist of a coastal bluff. As noted above, the development would be generally in line with existing residences, and would not create a visual intrusion onto the sandy beach area to the west, southwest, and northwest.	Potentially Consistent
Hazards, Policy 1: New Development. All new development proposed within areas subject to within areas subject to natural hazards from geologic or flood conditions (including beach erosion) shall be located and designed to minimize risks to human life and property.	The proposed project design includes engineered foundations and retaining walls, soldier piles, and a stormwater management system, which address potential natural hazards including erosion, slope stability, wave runup, and sea level rise.	Potentially Consistent
Hazards, Policy 2: Erosion and Geologic Stability. New development shall ensure structural stability while not creating or contributing to erosion or geologic instability.	The proposed project design includes engineered foundations and retaining walls, soldier piles, and a stormwater management system, which address potential natural hazards including erosion, slope stability, wave runup, and sea level rise.	Potentially Consistent
Hazards, Policy 3: Development Review in Hazard Areas. The county shall require a detailed review of development proposed within the geologic study area and flood hazard combining designations as indicated on the Land Use Element maps for the coastal zone. The review shall be performed by a qualified registered and/or certified engineering geologist and shall be adequately detailed to provide recommendations and conclusions consistent with this plan.	The project site is located within a Geologic Study Area (GSA), and is outside the Flood Hazard (FH) designation. Site specific geologic and engineering reports were prepared by the applicant and peer reviewed during the EIR process. The reports include recommendations for site preparation, grading, construction, and engineered designs, which address potential hazards identified in the reports, related to liquefaction, ground-shaking, erosion, and exposure to ocean waves.	Potentially Consistent

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Goals, Policies, Plans, Programs and Standards	Proposed Action	Determination
<p>Hazards, Policy 6: Bluff Setbacks. New development or expansion of existing uses on bluffs shall be designed and set back adequately to assure stability and structural integrity and to withstand bluff erosion and wave action for a period of 75 years without construction of shoreline protection structures which would require substantial alterations to the natural landforms along bluffs and cliffs. A site stability evaluation report shall be prepared and submitted by a certified engineering geologist based upon an on-site evaluation that indicates that the bluff setback is adequate to allow for bluff erosion over the 75 year period. Specific standards for the content of geologic reports are contained in the Coastal Zone Land Use Ordinance.</p>	<p>Consistent with this policy, technical reports including a geotechnical and coastal hazards review and wave run-up analysis were prepared (refer to the Geology and Soils section of the EIR). Based on the EIR analysis, and supportive technical reports, the project site is not located on a “coastal bluff”, as defined by the California Coastal Commission, and the underlying landform slopes down from the road to the sandy beach. The project does not include, or require, the construction of protection structures; however, the proposed basement wall will be constructed of steel reinforced concrete to withstand spray and splash from wave run-up striking an existing rock outcropping. The EIR analysis and supportive technical reports determined that based on the location of the basement wall, geology of surrounding landforms, and analysis of wave run-up and storm surge, the project would not cause off-site erosion. Based on the location and design, no shoreline protection structures would be required over the next 100 years, which exceeds the 75-year standards identified in the policy.</p>	<p>Potentially Consistent</p>
<p>Policy 7: Geologic Study Area Combining Designation. The GSA combining designation in coastal areas of the county is amended to include all coastal bluffs and cliffs greater than 10 feet in vertical relief and that are identified in the Assessment and Atlas of Shoreline Erosion (DNOD, 1977) as being critical to future or present development. Maps clearly distinguish the different geologic and seismic hazards which the county covers by the GSA combining designation. These hazards shall include steep slopes, unstable slopes, expansive soils, coastal cliff and bluff instability, active faults, liquefaction and tsunamis.</p>	<p>The project site is located within the GSA designation, and potential hazards are assessed in the EIR and technical support documents.</p>	<p>Potentially Consistent</p>
<p>Archaeology, Policy 1: Protection of Archaeological Resources. The county shall provide for the protection of both known and potential archaeological resources. All available measures, including purchase, tax relief, purchase of development rights, etc., shall be explored at the time of a development proposal to avoid development on important archaeological sites. Where these measures are not feasible and development will adversely affect identified archaeological or paleontological resources, adequate mitigation shall be required.</p>	<p>No cultural or paleontological resources were documented within the project site. The applicant is required to comply with the CZLUO in the unlikely event unknown resources are discovered during recommended construction monitoring, including stopping construction to allow for assessment of the resource.</p>	<p>Potentially Consistent</p>

Table 3-1. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Determination
<p>Archaeology, Policy 6: Archaeological Resources Discovered during Construction or through Other Activities. Where substantial archaeological resources are discovered during construction of new development, or through non-permit related activities (such as repair and maintenance of public works projects) all activities shall cease until a qualified archaeologist knowledgeable in the Chumash culture can determine the significance of the resource and submit alternative mitigation measures.</p>	<p>No cultural or paleontological resources were documented within the project site; however, the area is considered culturally sensitive due to significant findings in the region. Mitigation is recommended, which requires monitoring during grading activities, and temporary cessation of construction would occur in the unlikely event of resource discovery, pursuant to the CZLUO.</p>	<p>Potentially Consistent</p>
<p>Framework for Planning – Coastal Zone</p>		
<p>Combining Designations and Proposed Public Facilities, A. Combining Designations, GSA – Geologic Study Area, General Objectives: The Coastal Zone Land Use Ordinance provides detailed criteria for the review of projects proposed in the Geologic Study Area combining designation to achieve the following objectives:</p> <ol style="list-style-type: none"> 1. Structures for human occupancy are not to be constructed over an active fault area, without county review and approval. 2. Proposed projects in the Geologic Study Area are subject to site-specific soil and geologic evaluations by a registered civil engineer or engineering geologist as to the suitability of the site for development in accordance with the Coastal Zone Land Use Ordinance. 	<p>The project site is located within the Geologic Study Area (GSA) designation for bluff erosion and Cayucos liquefaction. Pursuant to the CZLUO Framework for Planning, site specific geotechnical reports were prepared for the project, and peer reviewed during the EIR analysis.</p>	<p>Potentially Consistent</p>
<p>Coastal Zone Land Use Ordinance</p>		
<p>Site Design Standards, Section 23.04.420. Coastal Access Required. Development within the Coastal Zone between the first public road and the tidelands shall protect and/or provide coastal access as required by this section.</p> <p>(d)(3) Lateral Access Dedication. All new development shall provide a lateral access dedication of 25 feet of dry sandy beach available at all times during the year. Where topography limits the dry sandy beach to less than 25 feet, lateral access shall extend from the mean high tide to the toe of the bluff. Where the area between the mean high tide line (MHTL) and the toe of the bluff is constrained by rocky shoreline or other limitations, the County shall evaluate the safety and other constraints and whether alternative siting of accessways is</p>	<p>Based on the location of the proposed residence, 25 feet of lateral access (dry sandy beach) would be available throughout the year. As noted in the Geology and Soils analysis, ocean waves would extend to the basement foundation during worst-case conditions (sea surge and sea level rise); however this condition would also affect the general area, and would not apply to average conditions.</p>	<p>Potentially Consistent</p>

Table 3-1. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Determination
appropriate. This consideration would help maximize public access consistent with the Local Coastal Program and the California Coastal Act.		
<p>Site Development Standards, Section 23.05.040 - Drainage: Standards for the control of drainage and drainage facilities provide for designing projects to minimize harmful effects of storm water runoff and resulting inundation and erosion on proposed projects, and to protect neighboring and downstream properties from drainage problems resulting from new development. The standards of Sections 23.05.042 through 23.05.050 are applicable to projects and activities required to have land use permit approval.</p>	The applicant's proposed drainage plan includes removal of the existing system, and construction of a new inlet and filter, piping, and outlet with energy dissipation, consistent with this standard.	Potentially Consistent
<p>Site Development Standards, Section 23.05.064 - Tree Removal Standards, g. Application content: Land use permit applications that propose tree removal are to include all information specified by Section 23.02.030b (Plot Plan Content) OR 23.02.033 (Minor Use Permit) where applicable, and the following:</p> <p>(1) The size, species and condition (e.g., diseased, healthy, etc.) of each tree proposed for removal.</p> <p>(2) The purpose of removal.</p> <p>(3) The size and species of any trees proposed to replace those intended for removal.</p>	The proposed land use permit application and project plans identify the removal of a 10-inch diameter pine tree, located along the southern property boundary, consistent with this standard. Removal is proposed to accommodate proposed grading and construction of the residence, and is included in the applicant's request for approval of a Minor Use Permit/Coastal Development Permit, consistent with this standard.	Potentially Consistent
<p>Site Development Standards, Section 23.05.140 - Archeological Resources Discovery: In the event archeological resources are unearthed or discovered during any construction activities, the following standards apply:</p> <p>a. Construction activities shall cease, and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.</p> <p>b. In the event archeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.</p>	This standard is incorporated as a mitigation measure, to ensure protection of unknown, subsurface archaeological resources.	Potentially Consistent

Table 3-1. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Determination
<p>Operational Standards, 23.06.100 - Water Quality:</p> <p>a. Standards for Preventing Polluted Runoff Impacts from Non-point Sources. New development shall be designed and located to avoid significant adverse impacts to wetlands, streams, tidepools, sensitive plants, riparian vegetation, agricultural lands, and other environmentally sensitive habitat areas from surface water runoff and wastewater. The following shall apply to new development:</p> <p>(1) Where potentially significant adverse impacts might occur, new development shall assess potential pollutants resulting from the development project, as well as the potential impacts of those pollutants on nearby waterways and agricultural lands. Proposed new development shall furthermore be consistent with the Central Coast Basin Plan’s current water quality objectives for ocean waters, inland surface waters, enclosed bays, and estuaries. Where polluted surface water runoff might occur as the result of a proposed development project, the proposed project shall be evaluated for potential impacts to critical waterway components, such as: dissolved oxygen, pH, suspended material, oil/grease, sediment, turbidity, temperature, toxicity, pesticides, chemicals, etc. Where applicable, measures shall be developed and implemented to avoid and mitigate potentially significant adverse impacts (e.g., establish a vegetation “filter” strip between a waterway and development).</p>	<p>Currently, stormwater from Studio Drive flows into an overside drain, which discharges runoff onto the beach. The applicant proposes to remove this drain, and replace it with a standard down drain fitted with a fossil filter, underground stormwater system, and outlet with energy dissipation. Based on the design of the project, it would be consistent with these water quality standards.</p>	<p>Potentially Consistent</p>
<p>Combining Designation Standards, Section 23.07.080. Geologic Study Area. Geologic Study Area standards are applied where the following conditions exist: (c) Liquefaction hazard: Areas identified by the Seismic Safety Element as being subject to soil liquefaction.</p>	<p>Portions of the proposed project site are within the Geologic Study Area – Liquefaction Hazard designation and would be subject to Geologic Study Area standards set forth in Section 23.07.084.</p>	<p>Potentially Consistent</p>
<p>Combining Designation Standards, Section 23.07.084. Application Content – Geologic and Soils Report Required. All land use permit applications for projects located within a Geologic Study Area shall be accompanied by a report prepared by a certified engineering geologist and/or registered civil engineer (as to soils engineering), as appropriate. The report shall identify, describe and illustrate, where applicable, potential hazard of surface fault rupture,</p>	<p>Site specific geologic and engineering reports were prepared by the applicant and peer reviewed during preparation of the EIR. Recommendations to mitigate identified geologic hazards are provided in the reports, and are incorporated into the Mitigation and Monitoring Plan, and Conditions of Approval for the project. Identified mitigation includes engineered design, site preparation standards, and slope stability measures during grading and</p>	<p>Potentially Consistent</p>

Table 3-1. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Determination
<p>seismic shaking, liquefaction or landslide, as provided by this section. Provided, however, that no report is required for an application located in an area for which the County Engineer determines that sufficient information exists because of previous geology or soils reports. Where required, a geology report shall include:</p> <ul style="list-style-type: none"> a. A review of the local and regional seismic and other geological conditions that may significantly affect the proposed site. b. An assessment of conditions on or near the site that would contribute to the potential for the damage of a proposed use from a seismic or other geological event, or the potential for a new use to create adverse effects upon existing uses because of identified geologic hazards. The conditions assessed are to include, where applicable, rainfall, soils, slopes, water table, bedrock geology, and any other substrate conditions that may affect seismic response, landslide risk or liquefaction potential. c. Conclusions and recommendations regarding the potential for, where applicable: <ul style="list-style-type: none"> 1) Surface rupture or other secondary ground effects of seismic activity at the site; 2) Active landsliding or slope failure; 3) Adverse groundwater conditions; 4) Liquefaction hazards. d. Recommended building techniques, site preparation measures, or setbacks necessary to reduce risks to life and property from seismic damage, landslide, groundwater and liquefaction to insignificant levels. 	<p>construction.</p>	
<p>Combining Designation Standards, Section 23.07.085. Review of Geology Report. As required by California Code of Regulations Title 14, Section 3603, the geology and soils report required by Section 23.07.084 shall be evaluated by a geologist retained by the county who is registered in the State of California. Within 30 days of the acceptance of such report, the Planning Director shall file one copy with the State Geologist.</p>	<p>Site specific geologic and engineering reports were prepared by the applicant and peer reviewed during preparation of the EIR. The County has filed the reports with the State Geologist.</p>	<p>Potentially Consistent</p>

Table 3-1. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Determination
<p>Combining Designation Standards, Section 23.07.086. Geologic Study Area Special Standards. All uses within a Geologic Study Area are to be established and maintained in accordance with the following as applicable:</p> <ul style="list-style-type: none"> a. Grading: Any grading not otherwise exempted from the permit requirements of Sections 23.05.020 et seq. is to be performed as engineered grading under the provisions of those sections. b. Seismic hazard areas: As required by California Public Resources Code Section 2621 et seq. and California Administrative Code Title 14, Sections 3600 et seq., no structure intended for human occupancy shall be located within 50 feet of an active fault trace within an Earthquake Fault Zone. c. Erosion and geologic stability: New development shall ensure structural stability while not creating or contributing to erosion, sedimentation or geologic instability. 	<p>Site specific geologic and engineering reports were prepared by the applicant and peer reviewed during preparation of the EIR. The project is not exempt from the requirements of Sections 23.05.020 et seq. and the residence would not be constructed within 50 feet of an Earthquake Fault Zone.</p> <p>Recommendations to mitigate identified geologic hazards including slope stability, liquefaction, soil expansion, and coastal hazards (i.e. wave runup, sea level rise) are provided in the reports, and are incorporated into the Mitigation and Monitoring Plan, and Conditions of Approval for the project. Identified mitigation includes engineered design, site preparation standards, and slope stability measures during grading and construction. Compliance with these recommendations is necessary to ensure consistency with this standard.</p>	Potentially Consistent
County of San Luis Obispo Estero Area Plan (Revised January 2009)		
<p>Land Use Policies and Programs, IV. Cayucos Land Use Policies, A. General Policies, Policy No. 1: Provide for development that meets the needs of residents and visitors and that can be sustained by available public facilities and resources.</p>	<p>The EIR analyzes the capacity of public utilities to service the project. The project will be served by private solid waste disposal, water, and wastewater systems, all of which have sufficient capacity to accommodate the proposed residential use. The project is an infill project, proposing development of a single family residence within one of the last undeveloped lots in an existing residential neighborhood.</p>	Potentially Consistent
<p>Land Use Policies and Programs, IV. Cayucos Land Use Policies, A. General Policies, Policy No. 4: Encourage “in-fill” development within the existing URL that emphasizes mixed uses.</p>	<p>The proposed project would result in development of an infill lot within an existing developed residential area with one single family residence, consistent in scale and massing with surrounding residences. The project is within the existing URL consistent with this policy.</p>	Potentially Consistent
<p>Land Use Policies and Programs, IV. Cayucos Land Use Policies, C. Residential Single-Family, Policy No. 1: Preserve and enhance the unique character of single-family neighborhoods.</p>	<p>The project is a two level home (single story with a basement), and low profile with a nearly level roof as viewed from the street. A portion of the home is cantilevered to avoid dry sandy beach areas, similar to other houses in the neighborhood. Based on</p>	Potentially Consistent

Table 3-1. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Determination
	review of the project plans and visual analysis conducted for the EIR, the project complies with Small Scale Neighborhood design guidelines. Though a more modern design is proposed, the scale and massing of the proposed house is similar to that of neighboring residences.	
Land Use Policies and Programs, IV. Cayucos Land Use Policies, C. Residential Single-Family, Policy No. 2: Maintain the small-scale character of the Pacific Avenue and Studio Drive neighborhoods.	The project is a two level home (single story with a basement) with a 1,040-square-foot footprint. The proposed home is small in scale (maximum approximate width of 19 feet, length of 95 feet, and height of 15 feet from the centerline of Studio Drive), and complies with Small Scale Neighborhood design guidelines. It is located in an existing developed residential area and would appear as an extension of the residential neighborhood consistent with the land use category. Though a more modern design is proposed, the scale and massing of the proposed house is similar to that of neighboring residences.	Potentially Consistent
Land Use Policies and Programs, IX. Circulation Programs, C. Cayucos, Coastal Access, 8. Beach Access: The County should continue to develop and maintain public walkways to the beach along Studio Drive and Pacific Avenue.	The proposed project would not impact or affect existing coastal access points in the project vicinity. A coastal access point and public parking area is located approximately 300 feet north of the project site. The project applicant also proposes lateral beach access across the parcel to allow access along the beachfront.	Potentially Consistent
Planning Area Standards, III. Areawide Standards, Excluding Los Osos, G. Cayucos Planning Impact Area: Within the planning area shown in Figure 7-5, applications for land divisions, general plan amendments, Minor Use Permits, and Development Plans shall be referred to the Cayucos Citizens Advisory Council or its successor for review and comment.	The project was reviewed by the Cayucos Citizens Advisory Council (CCAC), consistent with this standard. In addition, the Draft EIR will be circulated to the CCAC for review and comment. Additional opportunities for comment will be available upon release of the Final EIR and during the public hearing process.	Potentially Consistent
Planning Area Standards, V. Cayucos Urban Area Standards, A. Resource Capacity and Service Availability, No. 3: Building Permits: Clearance for Services. All applications for building permit approval are to be accompanied by a letter or other verification from the Cayucos Fire Protection District, the applicable water purveyor, and the Cayucos Sanitary District indicating that the proposed project has received fire clearance and water service and sewer connection approvals.	The EIR analyzes the capacity of public utilities to service the project. The project will be served by private solid waste disposal, water, and wastewater systems, all of which have sufficient capacity to accommodate the proposed residential use. Specified will-serve letters are on file with the County.	Potentially Consistent

Table 3-1. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Determination
Planning Area Standards, V. Cayucos Urban Area Standards, F. Setbacks – Communitywide, 1. Bluff Setbacks. Bluff setbacks shall be in accordance with the Coastal Zone Land Use Ordinance, except that the minimum setback shall be 25 feet in any case.	Based on the geological reports, and subsequent peer review, there is no coastal bluff on the project site. The development proposes a 25-foot setback from the rear property line.	Potentially Consistent
Planning Area Standards, V. Cayucos Urban Area Standards, Combining Designations, B. Local Coastal Plan, No. 1: Vehicular Use of Accessways. New development shall not use beach accessways for vehicular access.	The proposed project would be accessed by Studio Drive, and includes a private driveway. The project would not use any beach accessways for vehicular access.	Potentially Consistent
Planning Area Standards, V. Cayucos Urban Area Standards, Combining Designations, B. Local Coastal Plan, No. 2: Lateral Access Requirement. New development located between the sea and the first public road shall be required to make an offer of dedication of lateral access extending from the toe of the bluff to mean high tide, or where applicable, to the inland boundary of the public beach.	The project applicant has proposed lateral access across the parcel to allow access to adjacent beach areas along the coastline consistent with this policy.	Potentially Consistent
Planning Area Standards, V. Cayucos Urban Area Standards, D. Community Small Scale Design Neighborhoods, 1. Location. Two neighborhoods are subject to the following standards and guidelines. Pacific Avenue Neighborhood – that area designated Residential Single Family between Ocean Avenue, 13 th Street, Cass Avenue, Circle Drive, Highway 1, Old Creek, and the ocean. Studio Drive Neighborhood – That area designated Residential Single Family between Highway 1 and the ocean.	The proposed project is within the Studio Drive Neighborhood and Community Small Scale Design standards are applicable.	Potentially Consistent
Planning Area Standards, V. Cayucos Urban Area Standards, D. Community Small Scale Design Neighborhoods, 2. Permit Requirements and Findings. b. Minor Use Permit: (1) Development that is within 100 feet of any wetland, estuary or stream, or within 300 feet of the edge of the ocean bluff-top. In addition such development is subject to standards, guidelines and findings listed below.	The proposed project is within 300 feet of the ocean and Minor Use Permit approval is requested.	Potentially Consistent
Planning Area Standards, V. Cayucos Urban Area Standards, D. Community Small Scale Design Neighborhoods, 2. Permit Requirements and Findings.	The design of the proposed residence is unique, and modern. Currently there is no ordinance that limits modern design within this area. The project is subject to the Small Scale	Potentially Consistent

Table 3-1. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Determination
<p>c. Required Findings: (1) The proposed project meets the community small scale design neighborhood standards and is therefore consistent with the character and intent of the Cayucos community small scale design neighborhood.</p> <p>(2) For any proposed structure that exceeds 15 feet in height, public view of the ocean from Highway 1 or the respective neighborhood is not being further limited.</p>	<p>Neighborhood design standards and guidelines for new construction in this area. The proposed home is small in scale (maximum approximate width of 19 feet, length of 95 feet, and height of 15 feet from the centerline of Studio Drive), and complies with all Small Scale Neighborhood design guidelines. It is located in an existing developed residential area and would appear as an extension of the residential neighborhood consistent with the land use category. Though a more modern design is proposed, the scale and massing of the proposed house is similar to that of neighboring residences.</p>	
<p>Planning Area Standards, V. Cayucos Urban Area Standards, D. Community Small Scale Design Neighborhoods, 3. Standards.</p> <p>a. Front Setbacks. The ground level floor shall have setbacks as provided in Cayucos Communitywide Standard G and at no point shall a lower story wall exceed 12 feet in height including its above ground foundation.</p> <p>b. Side Setbacks. Single story dwellings shall have setbacks as provided in Cayucos Communitywide Standard G.</p> <p>c. Building Height Limitations. Heights shall be measured from the center line of the fronting street (narrowest side for corner lots) at a point midway between the two side property lines projected to the street centerline, to the highest point of the roof. In the community small scale design neighborhood area defined in Standard 1, upslope lots shall use average natural grade. All proposed development including remodeling and building replacement is subject to the following limitations:</p> <p>1) Ocean Front Lots. 15 feet maximum.</p> <p>d. Gross Structural Area (GSA). (1) One-story development, and all development on bluff top sites, is limited to a maximum gross structural area, including the area of all garages, of 3,500 square feet.</p> <p>e. Deck Rail Height. Rail heights for decks above the ground floor shall not exceed 36 inches. A maximum additional height of 36 inches of untinted, transparent material with minimal support members is allowable except as restricted in 3a above.</p>	<p>Table 7-1, in Cayucos Communitywide Standard G, indicates that the properties west of Studio Drive, have required setbacks as follows:</p> <ul style="list-style-type: none"> ▪ Front setback – 0 feet ▪ Side setbacks – 3 feet <p>The project proposes setbacks consistent with these standards. The basement wall would be 11 feet in height, as measured from the basement floor to the main floor, consistent with this standard.</p> <p>The proposed residence would not exceed 15 feet in height, as measured from the centerline of Studio Drive, consistent with this policy.</p> <p>Gross structural area of the project would be 3,097, including all living areas, garages, basement, and deck space, consistent with this policy.</p> <p>Deck rails would be no taller than 36 inches.</p> <p>The proposed project includes one off-street parking space in the garage (242 square feet) and one off-street parking space in the carport/entryway.</p> <p>The maximum driveway width would be 18 feet, consistent with these standards.</p> <p>The project applicant has complied with all application requirements, including the provision of a streetscape plan and topographic map.</p>	<p>Potentially Consistent</p>

Table 3-1. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Determination
<p>f. Parking. New development parking spaces shall comply with the CZLUO for required parking spaces except as follows:</p> <ul style="list-style-type: none"> 1) At least one off-street parking space shall be enclosed with an interior space a minimum size of 10 feet by 20 feet. 2) A maximum of one required off-street parking space may be located in the driveway within the required front yard setback area. However, the minimum front yard setback from the property line to the garage is 20 feet if this design is used. <p>g. Driveway Widths. Driveway widths for proposed development may not exceed 18 feet.</p> <p>h. Streetscape Plan. A scale drawing showing the front exterior elevation (view) of the proposed project, and the front elevations of the adjacent buildings, is required as part of the application submittal.</p> <p>i. Topographic Map. A topographic map including the elevation of the fronting street, site contours, and existing and proposed drainage patterns is required as part of the application submittal.</p>		
<p>Coastal Access, VI. Estero Area Plan Goals, Policies and Standards, A. Goals, Cayucos.</p> <p>2. Plan with consideration for preserving the natural environment of Cayucos. Protect the seashore, estuaries and coastal area with minimal impairment of physical and visual accessibility.</p>	<p>The proposed project has been designed to preserve the natural environment and physical and visual accessibility to the surrounding areas. The proposed residence is small in scale, with a maximum height of 15 feet above the centerline elevation of Studio Drive. The cantilevered design avoids impacts to the sandy beach area, and approximately 238 square feet of landscaping is proposed. The project would be located in an existing developed residential area (infill) and would appear as an extension of the residential neighborhood consistent with the land use category.</p>	<p>Potentially Consistent</p>
<p>Coastal Access, VI. Estero Area Plan Goals, Policies and Standards, B. Policies, Cayucos.</p> <p>7. In order to preserve public access to the shoreline and public recreation areas, preserve all rights-of-way and offers of dedication for roads and other accessways.</p>	<p>The proposed project would not impact the existing beach access point and public parking area located approximately 300 feet north of the project site. The project applicant has proposed lateral access across the parcel to allow access to adjacent beach areas along the coastline.</p>	<p>Potentially Consistent</p>

Table 3-1. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Determination
<p>8. Develop and maintain accepted beach access ways for safe, public use.</p> <p>9. Provide additional parking, especially between B and E Streets, using a variety of means.</p>		
<p>Coastal Access, VI. Estero Area Plan Goals, Policies and Standards, C. Standards, Cayucos.</p> <ol style="list-style-type: none"> 1. Vehicular Use of Accessways. New development shall not use beach accessways for vehicular access. 2. Lateral Access Requirement. New development located between the sea and the first public road shall be required to make an offer of dedication of lateral access extending from the toe of the bluff to mean high tide, or where applicable, to the inland boundary of the public beach. 	<p>The proposed project would be accessed by Studio Drive, which does provide several informal beach access points. Studio Drive is a residential street operating at acceptable levels. The project would not interfere with the formal beach access point and public parking area approximately 300 feet north of the site.</p> <p>The project applicant has proposed lateral access across the parcel to allow access to adjacent beach areas along the coastline consistent with this policy.</p>	Potentially Consistent
<p>Coastal Access, VII. Management Objectives, Estero Area Plan Programs, B. Programs, Cayucos.</p> <p>8. Beach Access. The county should continue to develop and maintain public walkways to the beach along Studio Drive and Pacific Avenue.</p>	<p>There is existing beach access and parking located approximately 300 feet north of the project site. The project would not impact these uses and provides lateral access across the parcel to allow access to adjacent beach areas along the coastline.</p>	Potentially Consistent
County of San Luis Obispo Conservation And Open Space Element		
<p>Policy AQ 1.1 Compact development: Encourage compact land development by concentrating new growth within existing communities and ensuring complete services to meet local needs.</p> <p>Implementation Strategy AQ 1.1.1 Strategic Growth Principles: Implement Strategic Growth principles and, as needed, amend applicable ordinances and policies to:</p> <ol style="list-style-type: none"> c. Direct most new residential development away from rural areas and concentrate it in higher density residential areas located near major transportation corridors and transit routes, where resources and services are available. g. Encourage new residential development to be within walking distance (1/2 mile or less) to public activity centers such as schools, libraries, parks, and community centers. 	<p>The project consists of a residence located within an urban area, in proximity to public use beach areas and Highway 1, consistent with this strategy.</p>	Potentially Consistent

Table 3-1. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Determination
<p>Policy AQ 3.2 Attain air quality standards: Ensure that implementation of the Strategic Growth principles and goals are balanced with protection of sensitive receptors near high-volume transportation routes and sources of toxic emissions (i.e. railyards, downtown centers, gasoline development facilities, chrome platers, dry cleaners, and refineries).</p> <p>Implementation Strategy AQ 3.2.1 Use of APCD's CEQA Guidelines: Provide an analysis of potential health risks and identify mitigation measures to reduce risk to acceptable levels for projects involving sensitive receptors proposed within 500 feet of freeways and high-speed highways, consistent with APCD criteria.</p>	<p>The project site is located approximately 100 feet from Highway 1, which is not considered a freeway, but is a major transportation route in the area. The site is within an existing developed residential neighborhood adjacent to a public beach, and outdoor use areas face the Pacific Ocean with exposure to coastal breezes, and would be screened by the residential structure and slope of the topography.</p>	<p>Potentially Consistent</p>
<p>Policy AQ 3.6 Strategic growth principles: Attain or exceed federal or state ambient air quality standards (the more stringent if not the same) for measured criteria pollutants.</p> <p>Implementation Strategy AQ 3.2.1 Use of APCD's CEQA Guidelines: The County's CEQA process will use the APCD's CEQA Guidelines to determine significance of impacts and to identify minimum project design and mitigation requirements</p>	<p>Implementation of the project would not exceed identified thresholds for air pollutant emissions.</p>	<p>Potentially Consistent</p>
<p>Policy AQ 3.7 Reduce vehicle idling: Encourage the reduction of heavy-vehicle idling throughout the county, particularly near schools, hospitals, senior care facilities, and areas prone to concentrations of people, including residential areas.</p> <p>Implementation Strategy AQ 3.7.1 Heavy Duty Vehicle Idling: Encourage the reduction of heavy-duty vehicle idling throughout the county using APCD and California Air Resources Board idling reduction policies for schools and other sensitive receptors.</p>	<p>Mitigation is recommended, pursuant to the APCD's CEQA Handbook (April 2012) to avoid excessive idling during construction, consistent with this policy.</p>	<p>Potentially Consistent</p>
<p>Policy AQ 3.8 Reduce dust emissions: Reduce PM₁₀ and PM_{2.5} emissions from unpaved and paved County roads to the maximum extent feasible.</p> <p>Implementation Strategy AQ 3.8.1 Reduce PM emissions from County roads:</p> <ol style="list-style-type: none"> 1) Implement all APCD particulate matter (PM) emission controls. 2) Continue efforts to clean paved roads, and 3) Pave or "chip seal" public County dirt roads to minimize fugitive dust. 	<p>Mitigation is recommended to address particulate matter emissions, consistent with the APCD CEQA Handbook (2012).</p>	<p>Potentially Consistent</p>

Table 3-1. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Determination
<p>Policy AQ 4.1 Development projects and land use activities: Reduce greenhouse gas emissions from development projects and other land use activities.</p>	<p>The project is an infill project, and is located within an existing urban area, in proximity to bicycle routes, and includes the use of solar panels for energy efficiency.</p>	<p>Potentially Consistent</p>
<p>Policy BR 1.1 Protect Sensitive Biological Resources: Protect sensitive biological resources such as, wetlands, migratory species of the Pacific flyway, and wildlife movement corridors through:</p> <p>1) environmental review of proposed development applications, including consideration of cumulative impacts</p>	<p>The Biological Resources analysis in Section 4.4.3 of this EIR was prepared consistent with this policy.</p>	<p>Potentially Consistent</p>
<p>Policy BR 1.2 Limit Development Impacts: Regulate and minimize proposed development in areas that contain essential habitat for special-status species, sensitive natural communities, wetlands, coastal and riparian habitats, and wildlife habitat and movement corridors as necessary to ensure the continued health and survival of these species and protection of sensitive areas.</p>	<p>The project site is located within an existing residential neighborhood, on the western side of Studio Drive. The EIR includes an analysis of potential impacts to special-status species and a habitat associated with the beach area and Pacific Ocean, and includes mitigation to mitigate potential impacts to less than significant, consistent with this policy.</p>	<p>Potentially Consistent</p>
<p>Policy BR 1.3 Environmental Review: Require environmental review of development applications pursuant to CEQA and County procedures to assess the impact of proposed development on native species and habitat diversity, particularly special-status species, sensitive natural communities, wetlands, and important wildlife nursery areas and movement corridors.</p>	<p>The Biological Resources section (Section 4.4.3) of this EIR was prepared consistent with this policy.</p>	<p>Potentially Consistent</p>
<p>Policy BR 1.11 Protect Wildlife Nursery Areas and Movement Corridors: Identify, protect, and enable the management of connected habitat areas for wildlife movement. Features of particular importance to wildlife for movement may include, but are not limited to, riparian corridors, shorelines of the coast and bay, and ridgelines. Identification and designation of wildlife corridors will not interfere with agricultural uses on private lands.</p>	<p>The project site is located in line with existing residences on Studio Drive, and the project would not adversely affect the beach area and shoreline located immediately to the west. Mitigation is recommended to ensure potential incidental or indirect impacts would be mitigated.</p>	<p>Potentially Consistent</p>
<p>Policy BR 1.15 Restrict Disturbance in Sensitive Habitat during Nesting Season: Avoid impacts to sensitive riparian corridors, wetlands, and coastal areas to protect bird-nesting activities.</p> <p>Implementation Strategy BR 1.15.1 Identify setbacks from bird nesting areas: Design land divisions and development with adequate setbacks from sensitive habitat areas that are occupied during the</p>	<p>The project site is not located in an area supporting sensitive nesting habitat; however, mitigation is recommended including pre-construction surveys to verify that no nests are present onsite prior to ground disturbance.</p>	<p>Potentially consistent</p>

Table 3-1. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Determination
<p>nesting season to protect bird nesting, rearing, and fledging activities. Implementation Strategy BR 1.15.2 Preconstruction surveys for bird nesting areas: Require preconstruction surveys, using established protocols, where development is proposed in sensitive habitat areas during the nesting season in order to protect nests in active use.</p>		
<p>Policy BR 2.1 Coordinate with Trustee Agencies. The County will consult with trustee and other relevant state and federal agencies during environmental review when special-status species, sensitive natural communities, marine resources, or wetlands may be affected. Implementation Strategy BR 2.1.1 Coordination with trustees during discretionary review: During review of discretionary development applications, coordinate with relevant trustee agencies and require evidence of compliance with any necessary permits from federal and state agencies prior to issuance of grading or building permits.</p>	<p>The County submitted the Notice of Preparation (NOP) to the California Department of Fish and Game, and no comments were received. The Draft EIR will be circulated to state responsible and trustee agencies for review and comment. The project would not affect areas under the jurisdiction of CDFG or the U.S. Army Corps of Engineers, and mitigation is included to ensure avoidance of federally-protected species that may be present in the area.</p>	<p>Potentially Consistent</p>
<p>Policy BR 2.6 Development Impacts to Listed Species: Ensure that potential adverse impacts to threatened, rare, and endangered species from development are avoided or minimized through project siting and design. Ensure that proposed development avoids significant disturbance of sensitive natural plant communities that contain special-status plant species or provide critical habitat to special-status animal species. When avoidance is not feasible, require no net loss of sensitive natural plant communities and critical habitat areas. Implementation Strategy BR 2.6.1 Use of biological resource surveys: Require applications for discretionary projects and land divisions to provide a biological resource survey performed by a qualified biologist when needed to address special-status animal and plant species and their associated habitats.</p>	<p>Preparation of this EIR includes an analysis of biological resources, consistent with this policy and implementation strategies. The project is not located within sensitive habitat areas and would not affect sensitive natural plant communities. Mitigation is recommended, including preconstruction surveys and environmental monitoring.</p>	<p>Potentially Consistent</p>
<p>Policy BR 2.8 Invasive Plant Species: Promote and support efforts to reduce the effects of noxious weeds on natural habitats. The County will work with local resource and land management agencies to develop a comprehensive approach to controlling the spread of non-native invasive species and reducing their extent on both public</p>	<p>The proposed project would include the removal of non-native iceplant, which covers a majority of the project site.</p>	<p>Potentially Consistent</p>

Table 3-1. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Determination
<p>and private land.</p> <p>Implementation Strategy BR 2.8.2 Prohibit invasive species in landscaping: Prohibit use of invasive plant species in landscaping of proposed development. Revise the County's invasive plant list by the end of 2010 in cooperation with County Parks and the County Department of Agriculture consistent with Implementation Strategies B.R. 2.8.4 and 2.8.5. Consider including in that list invasive plants listed in the state's Noxious Weed List, the California Invasive Plant Council's Invasive Plant Inventory, and other priority species identified by the San Luis Obispo County Agricultural Commissioner and California Department of Agriculture.</p> <p>Implementation Strategy BR 2.8.3 Require removal of invasive exotic plants: Require the removal of invasive exotic plant species, to the extent feasible, when reviewing discretionary development projects, and include monitoring to prevent re-establishment in managed areas. Support educational programs that inform property owners about appropriate vegetation management techniques.</p>		
<p>Policy BR 2.9 Promote Use of Native Plant Species: Landscaping for proposed development will use a variety of native or compatible non-native, non-invasive plant species as part of project landscaping to improve wildlife habitat values.</p>	The project does not include the planting of non-native, invasive plant species.	Potentially Consistent
<p>Policy BR 3.1 Native Tree Protection: Protect native and biologically valuable trees, oak woodlands, trees with historical significance, and forest habitats to the maximum extent feasible.</p>	Implementation of the project would not include the removal of native trees, including the mature cypress tree located to the south of the project site. Mitigation measures include standards for protection of the cypress tree during construction.	Potentially Consistent
<p>Policy BR 3.2 Protection of Native Trees in New Development: Require proposed discretionary development and land divisions to avoid damage to native trees (e.g., Monterey Pines, oaks) through setbacks, clustering, or other appropriate measures. When avoidance is not feasible, require mitigation measures.</p>	Implementation of the project would not include the removal of native trees; one small, ornamental pine tree would be removed. Mitigation measures include standards for protection of a mature cypress tree located immediately south of the project site during construction.	Potentially Consistent
<p>Policy BR 3.5 Non-native Trees: Protect healthy and non-hazardous, non-native trees (e.g., eucalyptus groves) and forests that provide raptor nesting or roosting sites or support colonies of monarch butterflies.</p>	Implementation of the project includes removal of a 10-inch diameter, non-native, pine tree. Due to the size and location of this tree, it does not provide suitable habitat for raptors or monarch butterfly colonies.	Potentially Consistent

Table 3-1. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Determination
<p>Policy BR 5.1 Protect Wetlands: Require development to avoid wetlands and provide upland buffers.</p>	<p>The proposed project is located a minimum of 600 feet from wetland habitat present within the Old Creek ESHA, consistent with this policy.</p>	<p>Potentially Consistent</p>
<p>Policy BR 7.1 Coastal Protection: The County should continue to advocate sound energy and coastal protection policies and oppose proposals along the San Luis Obispo County coastline that are inconsistent with the County's Local Coastal Program and other County plans and policies.</p>	<p>The proposed project is consistent with the policies identified in the Local Coastal Program, and applicable standards identified in the Estero Area Plan and CZLUO.</p>	<p>Potentially Consistent</p>
<p>Policy CR 4.4 Development Activities and Archaeological Sites: Protect archaeological and culturally sensitive sites from the effects of development by avoiding disturbance where feasible. Avoid archaeological resources as the primary method of protection.</p> <p>Implementation Strategy CR 4.4.1 Native American participation in development review process: In areas likely to contain Native American and cultural resources, include Native Americans in tasks such as Phase I II, and III surveys, resource assessment, and impact mitigation. Consult with Native American representatives early in the development review process and in the design of appropriate mitigations. Enable their presence during archaeological excavation and construction in areas likely to contain cultural resources.</p> <p>Implementation Strategy CR 4.4.2 Cultural Resource Studies: Require cultural resources studies (i.e., archaeological and historical investigations) by a professional who meets the Interpretation of cultural resources can include monuments, signs, plaques, artwork, publications, etc.</p>	<p>A cultural resource survey was conducted for the project, and peer reviewed during preparation of the EIR. No significant archaeological resources were identified.</p> <p>During preparation of the Draft EIR, the Native American Heritage Commission (NAHC) was contacted to obtain any information from the Sacred Lands File and a contact list of local Native American representatives. A letter was sent to each of the 23 representatives provided by the NAHC on December 29, 2010, requesting comments and information. No responses were received.</p>	<p>Potentially Consistent</p>
<p>Policy CR 4.6 Resources-Based Sensitivity: Protect archaeological resources near streams, springs and water sources, rock outcrops, and significant ridgetops, as these are often indicators of the presence of cultural resources.</p> <p>Implementation Strategy CR 4.6.1 Resource-Based Surveys:</p> <p>a. Require a preliminary site survey to determine the likelihood of resources with all development subject to a discretionary permit that is proposed within 1) 100 feet of the bank of a creek or spring or 2) 300 feet of a creek where the slope of that area is less than 10 percent.</p>	<p>A cultural resource survey was conducted for the project, and peer reviewed during preparation of the EIR. No significant archaeological resources were identified.</p>	<p>Potentially Consistent</p>

Table 3-1. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Determination
<p>b. Require that a professional archaeologist who meets the Secretary of the Interior's Professional Qualifications for Archaeology conduct the preliminary survey.</p> <p>c. Recommendations made by the archaeologist may be applied as mitigation measures.</p>		
<p>Policy E 3.1 Use of renewable energy: Ensure that new and existing development incorporates renewable energy sources such as solar, passive building, wind, and thermal energy. Reduce reliance on non-sustainable energy sources to the extent possible using available technology and sustainable design techniques, materials, and resources.</p> <p>Implementation Strategy E 3.1.1 Incorporate renewable energy systems in new and existing development: Where feasible, incorporate on-site renewable energy systems (i.e., solar or wind powered) in new and existing development. Collaborate with stakeholder groups, including business and property owners, wineries, and other agricultural operations to increase awareness of renewable systems, to streamline the permitting process, and to identify incentives.</p>	The proposed project includes the installation of solar panels on the roof, which is consistent with this policy.	Potentially Consistent
<p>Policy E 3.2 Energy efficient equipment: Require the use of energy-efficient equipment in all new development, including but not limited to Energy Star appliances, high-energy efficiency equipment, heat recovery equipment, and building energy management systems.</p>	The proposed project includes the installation of solar panels on the roof, which is consistent with this policy. . In addition, the project is required to demonstrate compliance with Title 24 energy efficiency regulations and the County Title 19 Building and Construction Ordinance, Green Building Ordinance.	Potentially Consistent
<p>Policy E 4.1 Integrate green building practices: Integrate green building practices into the design, construction, management, renovation, operations, and demolition of buildings, including publicly funded affordable housing projects, through the development review and building permitting process.</p>	The proposed project includes the installation of solar panels on the roof, which is consistent with this policy. . In addition, the project is required to demonstrate compliance with Title 24 energy efficiency regulations and the County Title 19 Building and Construction Ordinance, Green Building Ordinance.	Potentially Consistent
<p>Policy E 4.4 Solar Exposure: Orient new buildings to maximize solar resources, shading, ventilation, and lighting.</p>	The proposed project includes the installation of solar panels on the roof, which is consistent with this policy.	Potentially Consistent
<p>Policy SL 1.3 Minimize Erosion associated with New Development: Avoid development, including roads and driveways, on the steeper portions of a site except when necessary to avoid flood</p>	Grading and site disturbance would not occur on slopes exceeding 30%. The applicant proposes temporary slope stabilization measures to avoid erosion during construction, and	Potentially Consistent

Table 3-1. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Determination
<p>hazards, protect prime soils, and protect sensitive biological and other resources. Avoid grading and site disturbance activities on slopes over 30%. Minimize site disturbance and protect existing vegetation as much as possible.</p> <p>Implementation Strategy SL 1.3.1 Low Impact Development (LID): Implement Low Impact development (LID) for all new public and private projects.</p>	<p>the project incorporates rainwater capture and energy dissipation to minimize erosion during rain events.</p>	
<p>Policy VR 1.1 Adopt Scenic Protection Standards: Protect scenic views and landscapes, especially visual Sensitive Resource Areas (SRAs) from incompatible development and land uses</p>	<p>The project site is not located within a mapped SRA; however, views from the beach area and from Highway 1 (towards the Pacific Ocean) are considered highly scenic. Based on the EIR analysis (Section 4-1 Aesthetics), the project would not adversely affect scenic views or landscapes.</p>	Potentially Consistent
<p>Policy VR 2.1 Develop in a manner compatible with Historical and Visual Resources: Through the review of proposed development, encourage designs that are compatible with the natural landscape and with recognized historical character, and discourage designs that are clearly out of place within rural areas.</p>	<p>Based on the EIR analysis (Section 4-1 Aesthetics), the project would be generally consistent with the existing residential neighborhood along Studio Drive.</p>	Potentially Consistent
<p>Policy VR 7.1 Nighttime Light Pollution: Protect the clarity and visibility of the night sky within communities and rural areas, by ensuring that exterior lighting, including streetlight projects, is designed to minimize nighttime light pollution.</p>	<p>Mitigation is recommended to address the effects of nighttime lighting, including shielding the point source, use of motion detectors for security lighting, and directing light downward.</p>	Potentially Consistent
<p>Policy WR 1.12 Impacts of new development: Accurately assess and mitigate the impacts of new development on water supply. At a minimum, comply with the provisions of Senate Bills 610 and 221.</p>	<p>The proposed project would be served by County Service Area (CSA) #10. A will-serve letter was provided, and CSA #10 has adequate water supply to serve the project. Based on the size of the project, a water supply assessment is not required.</p>	Potentially Consistent
<p>Policy WR 3.1 Prevent water pollution: Take actions to prevent water pollution, consistent with federal and state water policies and standards, including but not limited to the federal Clean Water Act, Safe Drinking Water Act, and National Pollutant Discharge Elimination System (NPDES).</p> <p>Implementation Strategy WR 3.1.3 Minimize construction-related impacts to water quality: Minimize construction and post-construction impacts of development through implementation of the County's Stormwater Management Program and Stormwater Pollution</p>	<p>Based on review by the RWQCB, the applicant will be required to obtain a stormwater construction permit due to the project's proximity to surface waters (Pacific Ocean). In addition, mitigation is recommended to minimize disturbance and control onsite accidental spills and erosion during construction and in the long-term operation of the project and stormwater system.</p>	Potentially Consistent

Table 3-1. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Determination
Prevention and Discharge Control Ordinance in compliance with Phase II of the National Pollutant Discharge Elimination System (NPDES).		
Policy WR 4.7 Low Impact Development: Require Low Impact Development (LID) practices in all discretionary and land division projects and public projects to reduce, treat, infiltrate, and manage urban runoff.	Currently, stormwater from Studio Drive flows into an overside drain, which discharges runoff onto the beach. The applicant proposes to remove this drain, and replace it with a standard down drain fitted with a fossil filter, underground stormwater system, and outlet with energy dissipation. Based on the design of the project, it would be consistent with this policy.	Potentially Consistent
San Luis Obispo County General Plan, Noise Element		
Chapter 3, Goals and Policies, Transportation Noise Sources, Policy 3.3.1: New development should minimize noise exposure and noise generation.	The project site is exposed to noise generated by traffic on Highway 1. Mitigation is recommended to ensure future residents are not exposed to noise exceeding identified thresholds, including standard design measures. The project would not generate noise exceeding identified thresholds for residential (sensitive) land uses.	Potentially Consistent
Chapter 3, Goals and Policies, Transportation Noise Sources, Policy 3.3.2: New development of noise-sensitive land uses shall not be permitted in areas exposed to existing or projected future levels of noise from transportation noise sources which exceed 60 dB Ldn or CNEL unless the project design includes effective mitigation measures to reduce noise in outdoor activity areas and interior spaces to or below the levels specified for the given land use.	The project site is exposed to noise generated by traffic on Highway 1 (60-65 dB). Mitigation is recommended to ensure future residents are not exposed to noise exceeding identified thresholds, including standard design measures. The project would not generate noise exceeding identified thresholds for residential (sensitive) land uses.	Potentially Consistent
Chapter 3, Goals and Policies, Transportation Noise Sources, Policy 3.3.3: Noise created by new transportation noise sources, including roadway improvement projects, shall be mitigated so as not to exceed the levels specified within the outdoor activity areas and interior spaces of existing noise sensitive land uses.	Implementation of the project would not generate noticeable levels of increased transportation-related noise.	Potentially Consistent
Chapter 3, Goals and Policies, Stationary Noise Sources, Policy 3.3.4: New development of noise-sensitive land uses shall not be permitted where the noise level due to existing stationary noise sources will exceed the noise level standards unless noise mitigation measures have been incorporated into the design of the development	The project is not located in an area that would be adversely affected by stationary noise.	Potentially Consistent

Table 3-1. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Determination
to reduce noise exposure to or below the levels specified.		
Chapter 3, Goals and Policies, Existing and Cumulative Noise Impacts, Policy 3.3.6: San Luis Obispo County shall consider implementing mitigation measures where existing noise levels produce significant noise impacts to noise-sensitive land uses or where new development may result in cumulative increases of noise upon noise-sensitive land uses.	Implementation of the project would not result in a cumulative increase of noise affecting sensitive land uses.	Potentially Consistent
Chapter 4, Implementation Measure 4.1: New public and private development proposals shall be reviewed to determine conformance with the policies of this Noise Element.	This analyzes the potential noise impacts, consistent with the Noise Element.	Potentially Consistent
Chapter 4, Implementation Measure 4.2: When mitigation must be applied to satisfy the policies in Chapter 3.3, the following mitigation measures shall be considered and preference shall be given where feasible to the measures in following item a: <ul style="list-style-type: none"> a) Site layout, including setbacks, open space separation and shielding of noise-sensitive uses with non-noise-sensitive uses. b) Acoustical treatment of buildings. c) Structural measures: construction of earthen berms or wood or concrete barriers. 	The EIR identifies interior design measures to mitigate levels below identified thresholds, consistent with this measure.	Potentially Consistent
Chapter 4, Implementation Measure 4.8: Procedures shall be developed and employed to monitor compliance with the policies of the Noise Element after completion of projects requiring noise mitigation.	The County will verify that noise mitigation has been implemented prior to occupation of the residence.	Potentially Consistent
Chapter 4, Implementation Measure 4.9: The State Noise Insulation Standards (California Code of Regulations, Title 24) and Chapter 35 of the Uniform Building Code (UBC) shall be enforced.	Design of the proposed residence would comply with existing regulations.	Potentially Consistent
County of San Luis Obispo Safety Element		
Geologic and Seismic Hazards, Goal S-5: Minimize the potential for loss of life and property resulting from geologic and seismic hazards.	Based on compliance with the CBC, County Code, and incorporation of recommendations identified in the Updated Geotechnical Investigation (GSI Soils, Inc.; December 27, 2011) and Engineering Evaluation (Shoreline Engineering, January	Potentially Consistent

Table 3-1. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Determination
	2012), the project would be consistent with this goal.	
Geologic and Seismic Hazards, Policy S-21: Slope Instability. The County acknowledges that areas of known landslide activity are generally not suitable for residential development. The County will avoid development in areas of known slope instability or high landslide risk when possible, and continue to encourage that developments on sloping ground use design and construction techniques appropriate for those areas.	The project site is not located within an area of high landslide risk; however, short-term slope instability may occur during construction. Based on incorporation of recommendations identified in the Updated Geotechnical Investigation (GSI Soils, Inc.; December 27, 2011) and Engineering Evaluation (Shoreline Engineering, January 2012), which include use of temporary soldier piles to stabilize cut slopes during excavation and construction, the project would be consistent with this policy.	Potentially Consistent
Geologic and Seismic Hazards, Implementation Measures, Standard S-56: For developments in areas of known slope instability, landslides, or slopes steeper than 20 percent, the stability of slopes shall be addressed by registered professionals practicing in their respective fields of expertise.	The applicant submitted technical reports and plans completed by registered engineers, and independently peer reviewed during the EIR analysis, consistent with this implementation measure.	Potentially Consistent
Geologic and Seismic Hazards, Implementation Measures, Standard S-57: New development will not be permitted in areas of known landslide activity unless development plans indicate that the hazard can be reduced to a less than significant level prior to beginning development.	The project site is not located in an area of known landslide activity.	Potentially Consistent
Geologic and Seismic Hazards, Implementation Measures, Standard S-59: Development proposals will be required to mitigate the impacts that their projects contribute to landslides and slope instability hazards on neighboring property, and appurtenant structures, utilities, and roads; such as emergency ingress and egress to the property, and loss of water, power or other lifeline facilities.	Based on incorporation of recommendations identified in the Updated Geotechnical Investigation (GSI Soils, Inc.; December 27, 2011) and Engineering Evaluation (Shoreline Engineering, January 2012), which include use of temporary soldier piles to stabilize cut slopes during excavation and construction, the project would be consistent with this implementation measure and would not destabilize areas adjacent to Studio Drive and the neighboring developed property to the south.	Potentially Consistent
Geologic and Seismic Hazards, Implementation Measures, Standard S-60: Enforce current building code requirements and applicable ordinances and sections of the General Plan that pertain to development on sloping ground.	The County requires compliance with the CBC, Estero Area Land Use Element and Local Coastal Plan, and Coastal Zone Land Use Ordinance, consistent with this implementation measure.	Potentially Consistent

Table 3-1. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Determination
<p>Geologic and Seismic Hazards, Implementation Measures, Standard S-61: Require slope stability evaluations for new developments in area of moderate or higher landslide risk as indicated in the Technical Background Report.</p>	<p>The project site is not located in an area of known landslide activity.</p>	<p>Potentially Consistent</p>
<p>Central Coast Basin Plan</p>		
<p>III.A. Regional Water Quality Control Board Management Principles, General:</p> <ol style="list-style-type: none"> 1. Land use practices should assure protection of beneficial water uses and aquatic environmental values. 2. There shall be no waste discharged into areas which possess unique or uncommon cultural, scenic, aesthetic, historical or scientific values. Such areas will be defined by the Regional Board. 3. Property owners are considered ultimately responsible for all activities and practices that could result in adverse affects on water quality from waste discharges and surface runoff. 	<p>The project would not result in the discharge of waste into areas that possess unique or uncommon cultural, scenic, historical, or scientific values, as defined by the RWQCB. Project design and recommended mitigation include measures to protect water quality.</p>	<p>Potentially Consistent</p>
<p>III.C. Discharge to Surface Waters:</p> <ol style="list-style-type: none"> 1. All discharges to the aquatic environment shall be considered temporary unless it is demonstrated that no undesirable change will occur in the natural receiving water quality. 2. The quality of all surface waters of the basin shall be such as to permit unrestricted recreational use. 	<p>The proposed stormwater system would continue to discharge stormwater runoff onto the beach, assuming continued flow into the Pacific Ocean. The plan includes installation of a fossil filter, which would improve water quality, consistent with the intent of these measures.</p>	<p>Potentially Consistent</p>
<p>IV.A. Discharge Prohibitions, All Waters: Waste discharges shall not contain materials in concentrations which are hazardous to human, plant, animal, or aquatic life. The discharge of oil or any residual products of petroleum to the waters of the State, except in accordance with waste discharge requirements or other provisions of Division 7 of the California Water Code, is prohibited. Discharge of elevated temperature wastes into COLD intrastate waters is prohibited where it may cause the natural temperature of the receiving water to exceed limits specified in Chapter Three [of the Basin Plan], Water Quality Objectives.</p>	<p>The project would not result in the discharge of hazardous materials, oil, or petroleum products into surface waters, because project design (i.e. fossil filter on drainage inlet) and construction-related mitigation to prevent, contain, and control accidental spills or leaks would be implemented. The temperature of stormwater runoff would not be elevated by the project.</p>	<p>Potentially Consistent</p>

Table 3-1. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Determination
<p>V.G. Erosion and Sedimentation.</p> <ol style="list-style-type: none"> 1. Erosion from nonpoint pollution sources shall be minimized through implementation of BMP's (identified under "Management Principles" and described under "Land Disturbance Activities" in Chapter Four's "Nonpoint Source Measures" section. 2. All necessary control measures for minimizing erosion and sedimentation, whether structural or vegetal, shall be properly established prior to November 15 each year. 3. All structural and vegetal measures taken to control erosion and sedimentation shall be properly maintained. 4. A filter strip of appropriate width, and consisting of undisturbed soil and riparian vegetation or its equivalent, shall be maintained, wherever possible, between significant land disturbance activities and watercourses, lakes, bays, estuaries, marshes, and other water bodies. For construction activities, minimum width of the filter strip shall be thirty feet, wherever possible as measured along the ground surface to the highest anticipated water line. 5. Design and maintenance of erosion and sediment control structures, (e.g., debris and settling basins, drainage ditches, culverts, etc.) shall comply with accepted engineering practices. 6. Cover crops shall be established by seeding and/or mulching, or other equally effective measures, for all disturbed areas not otherwise protected from excessive erosion. 7. Land shall be developed in increments of workable size that can be completed during a single construction season. Graded slope length shall not be excessive and erosion and sediment control measures shall be coordinated with the sequence of grading, development, and construction operations. 8. Use of soil sterilants is discouraged and should be minimized. 	<p>The proposed project design and recommended mitigation measures including soil stabilization, protection of loose soil and sand during construction, and drainage control / low impact development measures are consistent with the Best Management Practices identified in the Basin Plan.</p>	<p>Potentially Consistent</p>

3.3 CUMULATIVE ANALYSIS

3.3.1 CEQA Requirements

Section 15355 of the CEQA Guidelines defines “cumulative impact” as two or more individual effects that, when considered together, are considerable or will compound other environmental impacts. Cumulative impacts are changes in the environment that result from the incremental impact of development of the proposed project and all other nearby “related” projects. For example, the traffic impacts of two projects in close proximity may be insignificant when analyzed separately, but could have a significant impact when the projects are analyzed together.

CEQA Guidelines require that cumulative impacts be discussed when they are significant. The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as much detail as is provided for the effects attributable to the project alone. The discussion should be guided by the standards of practicality and reasonableness. The CEQA Guidelines state the following:

“Cumulative impacts include either option:

- 1. A list of past, present, and probable future projects producing related or cumulative impacts, including those projects outside the control of the agency, or*
- 2. A summary of projections contained in an adopted general plan or related planning document or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area wide conditions contributing to the cumulative impact. Any such planning document shall be referenced and made available to the public at a location specified by the Lead Agency (§15130 (b)(1)).”*

3.3.2 Cumulative Development Scenario

For the purposes of this EIR a qualitative discussion of community buildout and its relationship to the impacts discussed in Chapter 4 is more relevant as the list of past, present, and reasonably anticipated future projects is limited. One exception to this is the Morro Bay to Cayucos Connector project proposed by the County Division of Parks and Recreation (County Parks), which does not have an anticipated construction date. The Morro Bay to Cayucos Connector would complete an important segment in the non-motorized transportation network along Highway 1. The project corridor would extend from Cloisters Park in the city of Morro Bay north to the site of Norma Rose Park in the community of Cayucos. The project is a completion of the bikeway network between these two locations. It would include signing existing bikeways where cyclists share the street with vehicles and development of a new dedicated bikeway and pedestrian corridor, completely separated from traffic where no bikeways currently exist.

The segment of the bikeway located adjacent to the project site is defined as Segment 5, and would extend from the south end of Studio Drive to the site of Norma Rose Park, a distance of approximately 1.25 miles. This segment includes the existing parking area located at the south end of Studio Drive. The proposed project would formalize this parking area (which may accommodate 13 spaces) by adding striping. A small amount of additional pavement may also be necessary at this location. According to the County’s Bikeway Plan, Studio Drive is an

existing Class III bikeway, although it is not currently signed as such. Segment 5 would follow Studio Drive to Old Creek Road where the segment would cross Highway 1 to another existing Class III bikeway on Ocean Boulevard. This crossing is considered the safest place to cross Highway 1, as it is currently signalized. From the intersection of Ocean Boulevard and Old Creek Road, the segment would head north to the site of the proposed Norma Rose Park where additional bikeways lead to downtown Cayucos via Ocean Boulevard and 13th Street. Alternatively, bikeway users could choose to remain on Studio Drive and reach the coastal access and parking lot at the north end of Studio Drive. No disturbance is proposed for Segment 5, other than signage and striping located on the south end of Studio Drive.

Potential cumulative impacts resulting from the cumulative development scenario are addressed in the individual issue area discussions in Chapter 4.