

Karen Adams
5502 Ironwood Street
Rancho Palos Verdes, CA

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AUG 9 2013

PLANNING & BUILDING

August 5, 2013

Ryan Hostetter, Project Manager
San Luis Obispo County
Planning and Building Department
976 Osos Street, Room 300
San Luis Obispo, CA 93408-2040

Subject: Comments to Draft Environmental Impact Report for Loperena Minor Use Permit/Coastal Development Permit (DRC2005-00216)

Dear Ms. Hostetter:

Please accept these comments to the June 2013 Draft Environmental Impact Report ("D-EIR") for the Loperena Minor Use Permit/Coastal Development Permit (DRC2005-00216). The D-EIR was prepared in response to applicant Jack Loperena's ("Applicant") proposal to build a 3,097 square foot residence on a 3,445 square foot lot on Studio Drive in Cayucos California (the "Project"). As future Cayucos property owners we have several issues and areas of concern that the D-EIR has not adequately addressed or provided adequate mitigation measures.

KA-1

The following are some of our issues and concerns.

1. The proposed residence is designed with its structure up to the toe of the bluff with no setback and cantilevers part of the house and a covered deck 28 feet over the sand. Not only will this cause a major reduction in the view from Highway 1, it also impacts everyone who visits Morro Strand State Beach. If allowed to proceed as proposed it will set a detrimental precedent for future development throughout many areas of the California coast.

KA-2

2. The SLO County's D-EIR state that this property is not on a coastal bluff, but instead finds it is a fluvial bluff caused by the nearby Old Creek. Therefore the coastal bluff requirements are not being applied to this property. This includes the requirement for bluff setback, which is intended to protect the house on a bluff for 100 years of erosion, and the limitation on cantilever to three (3) feet beyond the setback line. We strongly disagree and believe the property is obviously part of the coastal bluff. The toe of the bluff is clearly within the property and is routinely subject to marine erosion.

KA-3

3. The concrete reinforced seaward facing basement wall is essentially a seawall or shoreline protective device that should not be permitted because it violates several County policies. If allowed, it will deflect waves toward the neighboring properties and adversely impact them. The D-EIR understates the impact and potential damage to the other properties.

KA-4

4. Although lateral access is discussed in the D-EIR, it seems that access is not being dedicated as required by the Estero Area Plan (CZLUO 23.04.420) and other policies. The lateral access is supposed to be available at all times of the year, and therefore would include periods of high tide. The project plans show the cantilevered deck encroaching 10 feet into the proposed lateral access area. The various rationalizations for allowing the access as proposed are not appropriate. The lateral access should be provided as required from the mean high tide to the toe of the bluff and be free of encroachment by the residence's cantilevered deck. **KA-5**
5. The D-EIR states that the visual impact is not significant because it is similar to the existing residences along Studio Drive in Cayucos. However, the proposed development is not at all similar to the existing conditions. None of the existing houses are cantilevered over the beach. One nearby house, which was built in 1964, is built out to the edge of the bluff. It is wrong for the D-EIR to compare the proposed development to this old house built long before the California Coastal Commission was established and the associated rules to protect the coast were enacted. Additionally, none of the existing houses have 31 feet high structures visible from the public beach, as this proposed residence is designed. The proposed residence causes significant visual impact on scenic resources. The house should be reduced in size, not be allowed to cantilever over the sand, and should be setback an appropriate distance. **KA-6**
6. The 3,097 sf size of the proposed residence including the basement is not appropriate for a 3,445 sf lot and does not fit within the character of the community or the intent of Studio Drive small-scale neighborhood requirements. Since about half the lot is sandy beach, we believe the proposed house should be considered to be about 180% of the usable lot size and therefore is much too large. **KA-7**
7. The D-EIR failed to propose adequate project alternatives as required by CEQA. There are several alternatives described, but we feel none of them offer sufficient mitigation. Another alternative should be developed to further mitigate all of the environmental impacts. Visualizations of all alternatives should be provided for comparison to the proposed project. **KA-8**
8. The D-EIR applied outdated versions of the CZLUO and other County Policies for the basis for the land use analysis. It failed to apply the current versions of ordinances. The D-EIR should be amended to properly review the project using the current versions of all ordinances. Additionally, the D-EIR failed to address applicable sections of the County's General Plan Safety Element related to coastal bluffs. These sections should be addressed in an amended D-EIR. **KA-9**
9. We are also upset about the lack of sufficient public outreach conducted related to this EIR. There was no scoping meeting held as required by the California Environmental Quality Act (CEQA), and the D-EIR falsely reported that a scoping meeting was held. This project, which proposes to evade the bluff top setback requirement, includes a seawall, cantilevers over the beach, and encroaches on the required lateral access is clearly a project of statewide, regional and area-wide significance. A scoping meeting should have been held. Written notification of **KA-10**

the D-EIR was only sent to one property owner in the vicinity of the project who requested notification; none of the other nearby property owners or residents were notified. SLO County provided the notification to some, but not all interested organizations and agencies. A copy was not even provided to the local library. SLO County provided minimal information to the Cayucos Citizens Advisory Council (CCAC), and the Project Manager failed to attend a Land Use Committee (LUC) meeting to discuss the proposed development as requested by the CCAC.

**KA-10
(continued)**

The D-EIR recommends the project as proposed. However, we recommend that the County Planning Commission and Board of Supervisors deny the Project as proposed because it is inconsistent with several provisions of the certified Local Coastal Plan related to bluff top setbacks, geologic hazards, alteration of natural landforms, protection of views from public vantage points and scenic areas, and public access. The bluff should be defined as a coastal bluff.

KA-11

If the Applicant desires to continue pursuing development of the property, the County should require development of a new "eco-friendly house" alternative that can meet the requirements necessary to build on this coastal bluff property. It is recommended that the new alternative be designed to provide adequate set-back (minimum 25 feet, and to withstand bluff erosion and wave action for a period of 100 years of erosion) from the bluff edge; limit cantilever to 3 feet beyond set-back line; forego inclusion of a basement and associated seawall; provide unobstructed 25-foot lateral access easement dedication from toe of bluff; and provide a visualization of the new alternative for consideration.

KA-12

Additionally, it is recommended that the County Planning Commission and Board of Supervisors require the County Planning Department staff to hold a well-advertised county-wide scoping meeting on the new alternative, and send written notices of an amended D-EIR and public hearings to all Cayucos property owners and residents.

KA-13

We appreciate your considered review and analysis of these comments.

Sincerely,



Karen Adams

9.4.10 Response to Letter from Karen Adams

Comment No.	Response
KA-1	Please refer to specific responses to comments, as noted below.
KA-2	Please refer to response to comment SJ-2. No changes to the EIR are necessary.
KA-3	Please refer to detailed responses to comments CCC-4, HKA-1, and JJ-2. No changes to the EIR are necessary.
KA-4	Please refer to response to comment SJ-4. No changes to the EIR are necessary.
KA-5	Please refer to response to comment SJ-5. No changes to the EIR are necessary.
KA-6	Please refer to response to comment SJ-6. No changes to the EIR are necessary.
KA-7	Please refer to response to comment SJ-7. No changes to the EIR are necessary.
KA-8	Please refer to response to comment SJ-8. No changes to the EIR are necessary.
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KA-11	Please refer to response to comment SJ-11. No changes to the EIR are necessary.
KA-12	Please refer to response to comment SJ-12. No changes to the EIR are necessary.
KA-13	Please refer to response to comment SJ-13. The additional clarification does not change the analysis or determinations presented in the EIR.

Bill Beltz
 2327 Hickory Street
 San Diego, CA 92103

August 5, 2013

Ryan Hostetter, Project Manager
 San Luis Obispo County Planning and Building Department
 976 Osos Street, Room 300
 San Luis Obispo, CA 93408

Subject: Comments to Draft Environmental Impact Report for Loperena Minor Use Permit/Coastal Development Permit (DRC2005-00216)

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BB-1

They are:

1. The proposed residence is designed with its structure up to the toe of the bluff with no setback and cantilevers part of the house and a covered deck 28 feet over the sand. If allowed to proceed as it is proposed it will set a detrimental precedent for future development not only in Cayucos but throughout many areas of the California coast. The design will also impact **everyone** who visits Morro Strand State Beach. The visual impact is startling.
2. The SLO County's D-EIR state that this property is not on a coastal bluff, but instead finds it is a fluvial bluff caused by the nearby Old Creek. Therefore the coastal bluff requirements are not being applied to this property. This includes the requirement for bluff setback, which is intended to protect the house on a bluff for 100 years of erosion, and the limitation on cantilever to three (3) feet beyond the setback line. I believe the property is definitely part of the coastal bluff. The toe of the bluff is clearly within the property and is routinely subject to marine erosion.
3. My understanding is that the concrete reinforced seaward facing basement wall is essentially a seawall (shoreline protective device) that violates several County policies. If allowed, it will deflect waves toward the neighboring properties and adversely impact them. The D-EIR understates the impact and potential damage to the other properties.
4. Although lateral access is discussed in the D-EIR, it seems that access is not being dedicated as required by the Estero Area Plan (CZLUO 23.04.420) and other policies. The lateral access is supposed to be available at all times of the year, and therefore would include

BB-2

BB-3

BB-4

BB-5

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| <p>periods of high tide. The project plans show the cantilevered deck encroaching 10 feet into the proposed lateral access area. The arguments presented to support the access as proposed do not meet legal requirements. Lateral access is not available from the mean high tide to the toe of the bluff and be free of encroachment by the residence's cantilevered deck.</p> | <p>BB-5
(continued)</p> |
| <p>5. The D-EIR states that the visual impact is not significant because it is similar to the existing residences along Studio Drive in Cayucos. This is simply not true. None of the existing houses are cantilevered over the beach. One nearby house, which was built in 1964, is built out to the edge of the bluff. I don't understand why the D-EIR would compare the proposed development to this one house built long before the California Coastal Commission was established and the associated rules to protect the coast were enacted. Walk along the beach one mile in either direction and you will see no homes cantilevered over the beach! Additionally, none of the existing houses have 31 feet high structures visible from the public beach, as this proposed residence is designed. The proposed residence causes very significant visual impact on scenic resources. The house should be reduced in size, not allowed to cantilever over the sand, and should be setback an appropriate distance.</p> | <p>BB-6</p> |
| <p>6. The 3,097 sf size of the proposed residence including the basement is not appropriate for a 3,445 sf lot and does not fit within the character of the community or the intent of Studio Drive small-scale neighborhood requirements. Since about half the lot is sandy beach, the proposed house should be considered to be about 180% of the usable lot size and therefore is much too large.</p> | <p>BB-7</p> |
| <p>7. The D-EIR propose project alternatives but none of them are sufficient. An alternative must be developed to further mitigate all of the environmental impacts.</p> | <p>BB-8</p> |
| <p>8. The D-EIR applied outdated versions of the CZLUO and other County Policies for the basis for the land use analysis. It failed to apply the current versions of ordinances. The D-EIR should be amended to properly review the project using the current versions of all ordinances. Additionally, the D-EIR failed to address applicable sections of the County's General Plan Safety Element related to coastal bluffs. These sections should be addressed in an amended D-EIR.</p> | <p>BB-9</p> |
| <p>9. I am very upset about the lack of sufficient public outreach conducted related to this EIR. There was no scoping meeting held as required by the California Environmental Quality Act (CEQA). My understanding is that the D-EIR falsely claimed that a scoping meeting was held. What is going on here? This project, which proposes to evade the bluff top setback requirement, includes a seawall, cantilevers over the beach, and encroaches on the required lateral access is clearly a project of statewide, regional and area-wide significance and no scoping meeting. Written notification of the D-EIR was only sent to one property owner in the vicinity of the project who requested notification; none of the other nearby property owners or residents were notified. SLO County provided the notification to some, but not all interested organizations and agencies. A copy was not even provided to the local library. SLO County provided minimal information to the Cayucos Citizens Advisory Council (CCAC), and the Project Manager failed to attend a Land Use Committee (LUC) meeting to discuss the proposed development as requested by the CCAC.</p> | <p>BB-10</p> |

The D-EIR recommends the project as proposed. I recommend that the County Planning Commission and Board of Supervisors deny the Project as proposed because it is inconsistent with several provisions of the certified Local Coastal Plan related to bluff top setbacks, geologic hazards, alteration of natural land forms, protection of views from public vantage points and scenic areas, and public access. The bluff should be defined as a coastal bluff.

BB-11

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BB-12

Sincerely,



Bill Beltz

9.4.11 Response to Letter from Bill Beltz

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Victoria Diaz
5114 Marlborough Drive
San Diego, CA 92108

August 5, 2013

Ryan Hostetter, Project Manager
San Luis Obispo County
Planning and Building Department
976 Osos Street, Room 300
San Luis Obispo, CA 93408-2040

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VD-1

They include the following:

1. The proposed residence is designed with its structure up to the toe of the bluff with no setback and cantilevers part of the house and a covered deck 28 feet over the sand. If allowed to proceed as it is proposed it will set a detrimental precedent for future development not only in Cayucos but throughout many areas of the California coast. The design will also impact **everyone** who visits Morro Strand State Beach. The visual impact is startling.
2. The SLO County's D-EIR state that this property is not on a coastal bluff, but instead finds it is a fluvial bluff caused by the nearby Old Creek. Therefore the coastal bluff requirements are not being applied to this property. This includes the requirement for bluff setback, which is intended to protect the house on a bluff for 100 years of erosion, and the limitation on cantilever to three (3) feet beyond the setback line. I believe the property is definitely part of the coastal bluff. The toe of the bluff is clearly within the property and is routinely subject to marine erosion.
3. My understanding is that the concrete reinforced seaward facing basement wall is essentially a seawall (shoreline protective device) that violates several County policies. If allowed, it will deflect waves toward the neighboring properties and adversely impact them. The D-EIR understates the impact and potential damage to the other properties.
4. Although lateral access is discussed in the D-EIR, it seems that access is not being dedicated as required by the Estero Area Plan (CZLUO 23.04.420) and other policies. The lateral

VD-2

VD-3

VD-4

VD-5

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**VD-5
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VD-6

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VD-7

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VD-9

9. I am very upset about the lack of sufficient public outreach conducted related to this EIR. There was no scoping meeting held as required by the California Environmental Quality Act (CEQA). My understanding is that the D-EIR falsely claimed that a scoping meeting was held. What is going on here? This project, which proposes to evade the bluff top setback requirement, includes a seawall, cantilevers over the beach, and encroaches on the required lateral access is clearly a project of statewide, regional and area-wide significance and no scoping meeting. Written notification of the D-EIR was only sent to **one** property owner in the vicinity of the project who requested notification; none of the other nearby property owners or residents were notified. SLO County provided the notification to some, but not all interested organizations and agencies. A copy was not even provided to the local library. SLO County provided minimal information to the Cayucos Citizens Advisory Council (CCAC), and the Project Manager failed to attend a Land Use Committee (LUC) meeting to discuss the proposed development as requested by the CCAC.

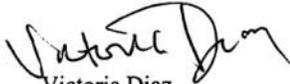
VD-10

The D-EIR recommends the project as proposed. I recommend that the County Planning Commission and Board of Supervisors deny the Project as proposed because it is inconsistent with several provisions of the certified Local Coastal Plan related to bluff top setbacks, geologic hazards, alteration of natural land forms, protection of views from public vantage points and scenic areas, and public access. The bluff should be defined as a coastal bluff. **VD-11**

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Additionally, it is recommended that the County Planning Commission and Board of Supervisors require the County Planning Department staff to hold a well-advertised county-wide scoping meeting on the new alternative, and send written notices of an amended D-EIR and public hearings to all Cayucos property owners and residents. **VD-13**

Thank you,


Victoria Diaz

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LD-2

LD-3

LD-4

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If the Applicant desires to continue pursuing development of the property, the County should require development of a new “eco-friendly house” alternative that can meet the requirements necessary to build on this coastal bluff property. It is recommended that the new alternative be designed to provide adequate set-back (minimum 25 feet, and to withstand bluff erosion and wave action for a period of 100 years of erosion) from the bluff edge; limit cantilever to 3 feet beyond set-back line; forego inclusion of a basement and associated seawall; provide unobstructed 25-foot lateral access easement dedication from toe of bluff; and provide a visualization of the new alternative for consideration.

LD-12

Additionally, it is recommended that the County Planning Commission and Board of Supervisors require the County Planning Department staff to hold a well-advertised county-wide scoping meeting on the new alternative, and send written notices of an amended D-EIR and public hearings to all Cayucos property owners and residents.

LD-13

We appreciate your considered review and analysis of these comments.

Sincerely,

Keslie Dufan
California Home Owner

9.4.13 Response to Letter from Leslie Dufour

Comment No.	Response
LD-1	Please refer to specific responses to comments, as noted below.
LD-2	Please refer to response to comment SJ-2. No changes to the EIR are necessary.
LD-3	Please refer to detailed responses to comments CCC-4, HKA-1, and JJ-2. No changes to the EIR are necessary.
LD-4	Please refer to response to comment SJ-4. No changes to the EIR are necessary.
LD-5	Please refer to response to comment SJ-5. No changes to the EIR are necessary.
LD-6	Please refer to response to comment SJ-6. No changes to the EIR are necessary.
LD-7	Please refer to response to comment SJ-7. No changes to the EIR are necessary.
LD-8	Please refer to response to comment SJ-8. No changes to the EIR are necessary.
LD-9	Please refer to response to comment SJ-9. The additional clarification does not change the analysis or determinations presented in the EIR.
LD-10	Please refer to response to comment SJ-10. The additional clarification does not change the analysis or determinations presented in the EIR.
LD-11	Please refer to response to comment SJ-11. No changes to the EIR are necessary.
LD-12	Please refer to response to comment SJ-12. No changes to the EIR are necessary.
LD-13	Please refer to response to comment SJ-13. The additional clarification does not change the analysis or determinations presented in the EIR.

Scott Garman
1032 S Weymouth Ave
San Pedro, CA

August 5, 2013

Ryan Hostetter, Project Manager
San Luis Obispo County
Planning and Building Department
976 Osos Street, Room 300
San Luis Obispo, CA 93408-2040

Subject: Comments to Draft Environmental Impact Report for Loperena Minor Use Permit/Coastal Development Permit (DRC2005-00216)

Dear Ms. Hostetter:

San Luis Obispo is near and dear to my heart. I have friends and family in the area and I hope you will accept these comments to the June 2013 Draft Environmental Impact Report ("D-EIR") for the Loperena Minor Use Permit/Coastal Development Permit (DRC2005-00216). The D-EIR was prepared in response to applicant Jack Loperena's ("Applicant") proposal to build a 3,097 square foot residence on a 3,445 square foot lot on Studio Drive in Cayucos California (the "Project"). As Cayucos property owners we have several issues and areas of concern that the D-EIR has not adequately addressed or provided adequate mitigation measures.

SG-1

The following are some of our issues and concerns.

1. The proposed residence is designed with its structure up to the toe of the bluff with no setback and cantilevers part of the house and a covered deck 28 feet over the sand. Not only will this cause a major reduction in the view from Highway 1, it also impacts everyone who visits Morro Strand State Beach. If allowed to proceed as proposed it will set a detrimental precedent for future development throughout many areas of the California coast.

SG-2

2. The SLO County's D-EIR state that this property is not on a coastal bluff, but instead finds it is a fluvial bluff caused by the nearby Old Creek. Therefore the coastal bluff requirements are not being applied to this property. This includes the requirement for bluff setback, which is intended to protect the house on a bluff for 100 years of erosion, and the limitation on cantilever to three (3) feet beyond the setback line. We strongly disagree and believe the property is obviously part of the coastal bluff. The toe of the bluff is clearly within the property and is routinely subject to marine erosion.

SG-3

3. The concrete reinforced seaward facing basement wall is essentially a seawall or shoreline protective device that should not be permitted because it violates several County policies. If allowed, it will deflect waves toward the neighboring properties and adversely impact them.

SG-4

The D-EIR understates the impact and potential damage to the other properties.	SG-4 (continued)
4. Although lateral access is discussed in the D-EIR, it seems that access is not being dedicated as required by the Estero Area Plan (CZLUO 23.04.420) and other policies. The lateral access is supposed to be available at all times of the year, and therefore would include periods of high tide. The project plans show the cantilevered deck encroaching 10 feet into the proposed lateral access area. The various rationalizations for allowing the access as proposed are not appropriate. The lateral access should be provided as required from the mean high tide to the toe of the bluff and be free of encroachment by the residence's cantilevered deck.	SG-5
5. The D-EIR states that the visual impact is not significant because it is similar to the existing residences along Studio Drive in Cayucos. However, the proposed development is not at all similar to the existing conditions. None of the existing houses are cantilevered over the beach. One nearby house, which was built in 1964, is built out to the edge of the bluff. It is wrong for the D-EIR to compare the proposed development to this old house built long before the California Coastal Commission was established and the associated rules to protect the coast were enacted. Additionally, none of the existing houses have 31 feet high structures visible from the public beach, as this proposed residence is designed. The proposed residence causes significant visual impact on scenic resources. The house should be reduced in size, not be allowed to cantilever over the sand, and should be setback an appropriate distance.	SG-6
6. The 3,097 sf size of the proposed residence including the basement is not appropriate for a 3,445 sf lot and does not fit within the character of the community or the intent of Studio Drive small-scale neighborhood requirements. Since about half the lot is sandy beach, we believe the proposed house should be considered to be about 180% of the usable lot size and therefore is much too large.	SG-7
7. The D-EIR failed to propose adequate project alternatives as required by CEQA. There are several alternatives described, but we feel none of them offer sufficient mitigation. Another alternative should be developed to further mitigate all of the environmental impacts. Visualizations of all alternatives should be provided for comparison to the proposed project.	SG-8
8. The D-EIR applied outdated versions of the CZLUO and other County Policies for the basis for the land use analysis. It failed to apply the current versions of ordinances. The D-EIR should be amended to properly review the project using the current versions of all ordinances. Additionally, the D-EIR failed to address applicable sections of the County's General Plan Safety Element related to coastal bluffs. These sections should be addressed in an amended D-EIR.	SG-9
9. We are also upset about the lack of sufficient public outreach conducted related to this EIR. There was no scoping meeting held as required by the California Environmental Quality Act (CEQA), and the D-EIR falsely reported that a scoping meeting was held. This project, which proposes to evade the bluff top setback requirement, includes a seawall, cantilevers over the beach, and encroaches on the required lateral access is clearly a project of statewide, regional	SG-10

and area-wide significance. A scoping meeting should have been held. Written notification of the D-EIR was only sent to one property owner in the vicinity of the project who requested notification; none of the other nearby property owners or residents were notified. SLO County provided the notification to some, but not all interested organizations and agencies. A copy was not even provided to the local library. SLO County provided minimal information to the Cayucos Citizens Advisory Council (CCAC), and the Project Manager failed to attend a Land Use Committee (LUC) meeting to discuss the proposed development as requested by the CCAC.

**SG-10
(continued)**

The D-EIR recommends the project as proposed. However, we recommend that the County Planning Commission and Board of Supervisors deny the Project as proposed because it is inconsistent with several provisions of the certified Local Coastal Plan related to bluff top setbacks, geologic hazards, alteration of natural landforms, protection of views from public vantage points and scenic areas, and public access. The bluff should be defined as a coastal bluff.

SG-11

If the Applicant desires to continue pursuing development of the property, the County should require development of a new "eco-friendly house" alternative that can meet the requirements necessary to build on this coastal bluff property. It is recommended that the new alternative be designed to provide adequate set-back (minimum 25 feet, and to withstand bluff erosion and wave action for a period of 100 years of erosion) from the bluff edge; limit cantilever to 3 feet beyond set-back line; forego inclusion of a basement and associated seawall; provide unobstructed 25-foot lateral access easement dedication from toe of bluff; and provide a visualization of the new alternative for consideration.

SG-12

Additionally, it is recommended that the County Planning Commission and Board of Supervisors require the County Planning Department staff to hold a well-advertised county-wide scoping meeting on the new alternative, and send written notices of an amended D-EIR and public hearings to all Cayucos property owners and residents.

SG-13

We appreciate your considered review and analysis of these comments.

Sincerely,



9.4.14 Response to Letter from Scott Garman

Comment No.	Response
SG-1	Please refer to specific responses to comments, as noted below.
SG-2	Please refer to response to comment SJ-2. No changes to the EIR are necessary.
SG-3	Please refer to detailed responses to comments CCC-4, HKA-1, and JJ-2. No changes to the EIR are necessary.
SG-4	Please refer to response to comment SJ-4. No changes to the EIR are necessary.
SG-5	Please refer to response to comment SJ-5. No changes to the EIR are necessary.
SG-6	Please refer to response to comment SJ-6. No changes to the EIR are necessary.
SG-7	Please refer to response to comment SJ-7. No changes to the EIR are necessary.
SG-8	Please refer to response to comment SJ-8. No changes to the EIR are necessary.
SG-	Please refer to response to comment SJ-9. The additional clarification does not change the analysis or determinations presented in the EIR.
SG-10	Please refer to response to comment SJ-10. The additional clarification does not change the analysis or determinations presented in the EIR.
SG-11	Please refer to response to comment SJ-11. No changes to the EIR are necessary.
SG-12	Please refer to response to comment SJ-12. No changes to the EIR are necessary.
SG-13	Please refer to response to comment SJ-13. The additional clarification does not change the analysis or determinations presented in the EIR.

August 5, 2013

Ryan Hostetter, Project Manager

County Planning and Building Dept.

976 Osos St., Room 300

San Luis Obispo, CA, 93408-2040

Re: Loperena Minor Use Permit Draft Environmental Impact Report

Dear Ms. Hostetter,

We have reviewed the plans for the proposed building on the vacant lot north of 2612 Studio Dr. We are concerned that a building of this type would be allowed in that area. It is not the type of structure that is consistent with other dwellings along the coast in that neighborhood. We don't believe that anything should be built that extends out over the beach in this manner. That fact is that no matter how it's worded, this is a two story building with a solid wall that extends down to the beach. The impact of this is very concerning both visually and environmentally. People we've spoken to in that area are not even aware that this is being proposed. Most people believe that this is State Park property. When informed of the plans they are against this type of building in that location. We were under the impression that along this section of coastline homes had to stay 25 ft. back from the bluff line. We don't feel that this home should be allowed to extend out over the beach. Other homes are not allowed to do that along this area. The one house that does do this was built in the 1960's, and rules were passed to prevent this from happening again.

RTH-1

RTH-2

We were there when the large flags for the EIR report were set up and this proposed building has a very negative impact not only visually on the beach, but on the homes south of the proposed building site. It seemed wrong that there would be structures built into the sand to support a deck above. Isn't that part of the beach? We have seen the tide water go all the way into the proposed building area many times over the years. That means the basement wall would be acting as a seawall to keep these high tides out. That's another negative point of this proposed structure. By allowing this type of structure, it would mean that others along that stretch of beach would also be allowed to build out over the beach and build seawalls. Isn't that why the California Coastal Act of 1976 was passed? To protect our coastline from buildings such as this one proposed?

RTH-3

RTH-4

This area of the State Beach is a unique treasure enjoyed by many people, locally and visitors from around the world. To change the entire look of this beach and twist building rules for one family's use is wrong. We need to enforce protecting the coastline from structures such as the one being proposed.

RTH-5

It is a shame that this small lot was not purchased by the State Parks or the Land Conservatory because that would have had the least impact on this beach area. We are respectfully requesting that this building permit is denied. We see it as having a very negative impact on our beach and community.

RTH-6

Thank you,

Tracy Hermann
Richard Hermann

Tracy and Richard Hermann

1153 Las Tunas St.

Morro Bay, CA 93442

9.4.15 Response to Letter from Richard and Tracy Hermann

Comment No.	Response
RTH-1	The existing environmental setting consists of a residential neighborhood, with a variety of architectural styles and designs, providing an eclectic visual character. As noted in the EIR, the design of the proposed residence is unique and modern, and due to its location as the last residence on the northern end of the row of houses, the north-facing wall is clearly visible; however, its construction would not significantly degrade the scenic landscape, which is the defined threshold of significance. The EIR recognizes that architectural preference is subjective, and identifies alternatives to the project for consideration by the County decision makers (i.e., Planning Commission, Board of Supervisors), including a reduced design that eliminates the cantilevered portion, a reduced design that eliminates the basement, and recommendations for visual articulation. No changes to the EIR are necessary.
RTH-2	Please refer to detailed responses to comments CCC-4, HKA-1, and JJ-2. No changes to the EIR are necessary. Regarding the existing residence to the south, while the existing residence was built prior to the Coastal Act, it is part of the environmental baseline setting. The EIR recognizes that architectural preference is subjective, and identifies alternatives to the project for consideration by the County decision makers (i.e., Planning Commission, Board of Supervisors), including a reduced design that eliminates the cantilevered portion, a reduced design that eliminates the basement, and recommendations for visual articulation. No changes to the EIR are necessary.
RTH-3	Please refer to EIR Section 4.1 (Aesthetic Resources). Pursuant to CEQA, the environmental analysis includes public views, such as views from Highway 1, Studio Drive, and Morro Strand State Beach. Based on the EIR analysis, the project would not significantly degrade the character of the scenic viewshed because it will appear as an extension of an existing residential neighborhood, would not substantially block significant views of the Pacific Ocean (or Morro Rock and the Cayucos Pier), and would contribute to the eclectic character of the beachfront residential neighborhood present in Cayucos. The EIR recognizes that architectural preference is subjective, and identifies alternatives to the project for consideration by the County decision makers (i.e., Planning Commission, Board of Supervisors), including a reduced design that eliminates the cantilevered portion, a reduced design that eliminates the basement, and recommendations for visual articulation. No changes to the EIR are necessary.
RTH-4	The project does not include, or require, the construction of protection structures. Based on the wave run-up analysis, the structure may be exposed to spray and splash from waves striking and overtopping an existing rock outcropping, and would be constructed with steel reinforced concrete to withstand potential weathering. The depth of the water reaching the wall would be 0.14 feet. 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. Therefore, no changes to the EIR are necessary.
RTH-5	Please refer to response to comment RTH-3, and Table 3-1 Consistency with Plans and Policies (refer to Chapter 3 Environmental Setting). The project appears to be consistent with all relevant policies and regulations. The County decision makers (i.e. Board of Supervisors, Planning Commission) will make a determination regarding consistency upon consideration of the project and EIR. No changes to the EIR are necessary.
RTH-6	Comment noted. No changes to the EIR are necessary.

John Edward (Jack) Joy
2400 Summit View Drive
Bedford, Texas 76021

August 5, 2013

Ryan Hostetter, Project Manager
San Luis Obispo County
Planning and Building Department
976 Osos Street, Room 300
San Luis Obispo, CA 93408-2040

Subject: Comments to Draft Environmental Impact Report for Loperena Minor Use Permit/Coastal Development Permit (DRC2005-00216)

Dear Ms. Hostetter:

Please accept these comments to the June 2013 Draft Environmental Impact Report ("D-EIR") for the Loperena Minor Use Permit/Coastal Development Permit (DRC2005-00216). The D-EIR was prepared in response to applicant Jack Loperena's ("Applicant") proposal to build a 3,097 square foot residence on a 3,445 square foot lot on Studio Drive in Cayucos California (the "Project"). As a friend and colleague of one of the adjacent property owners, you may automatically assume that I am taking sides based on this friendship. Although this friendship is how I came to know the facts about this case, my stance is not based on this friendship. It is based on what is right and wrong, and basically everything about the applicant's proposal is wrong.

JEJ-1

The following are some of my concerns.

1. The proposed residence is designed with its structure up to the toe of the bluff with no setback and cantilevers part of the house and a covered deck 28 feet over the sand. Not only will this cause a major reduction in the view from Highway 1, it also impacts everyone who visits Morro Strand State Beach. If allowed to proceed as proposed it will set a detrimental precedent for future development throughout many areas of the California coast.
2. The SLO County's D-EIR state that this property is not on a coastal bluff, but instead finds it is a fluvial bluff caused by the nearby Old Creek. Therefore the coastal bluff requirements are not being applied to this property. This includes the requirement for bluff setback, which is intended to protect the house on a bluff for 100 years of erosion, and the limitation on cantilever to three (3) feet beyond the setback line. The toe of the bluff is clearly within the property and is routinely subject to marine erosion.
3. The concrete reinforced seaward facing basement wall is essentially a seawall or shoreline protective device that should not be permitted because it violates several County policies. If allowed, it will deflect waves toward the neighboring properties and adversely impact them. The D-EIR understates the impact and potential damage to the other properties.

JEJ-2

JEJ-3

JEJ-4

- | | |
|--|---------------------|
| <p>4. Although lateral access is discussed in the D-EIR, it seems that access is not being dedicated as required by the Estero Area Plan (CZLUO 23.04.420) and other policies. The lateral access is supposed to be available at all times of the year, and therefore would include periods of high tide. The project plans show the cantilevered deck encroaching 10 feet into the proposed lateral access area. The various rationalizations for allowing the access as proposed are not appropriate. The lateral access should be provided as required from the mean high tide to the toe of the bluff and be free of encroachment by the residence's cantilevered deck.</p> | <p>SJ-5</p> |
| <p>5. The D-EIR states that the visual impact is not significant because it is similar to the existing residences along Studio Drive in Cayucos. However, the proposed development is not at all similar to the existing conditions. None of the existing houses are cantilevered over the beach. One nearby house, which was built in 1964, is built out to the edge of the bluff. It is wrong for the D-EIR to compare the proposed development to this old house built long before the California Coastal Commission was established and the associated rules to protect the coast were enacted. Additionally, none of the existing houses have 31 feet high structures visible from the public beach, as this proposed residence is designed. The proposed residence causes significant visual impact on scenic resources. The house should be reduced in size, not be allowed to cantilever over the sand, and should be setback an appropriate distance.</p> | <p>SJ-6</p> |
| <p>6. The 3,097 sf size of the proposed residence including the basement is not appropriate for a 3,445 sf lot and does not fit within the character of the community or the intent of Studio Drive small-scale neighborhood requirements. Since about half the lot is sandy beach, we believe the proposed house should be considered to be about 180% of the usable lot size and therefore is much too large.</p> | <p>SJ-7</p> |
| <p>7. The D-EIR failed to propose adequate project alternatives as required by CEQA. Another alternative should be developed to further mitigate all of the environmental impacts. Visualizations of all alternatives should be provided for comparison to the proposed project.</p> | <p>SJ-8</p> |
| <p>8. The D-EIR applied outdated versions of the CZLUO and other County Policies for the basis for the land use analysis. It failed to apply the current versions of ordinances. The D-EIR should be amended to properly review the project using the current versions of all ordinances. Additionally, the D-EIR failed to address applicable sections of the County's General Plan Safety Element related to coastal bluffs. These sections should be addressed in an amended D-EIR.</p> | <p>SJ-9</p> |
| <p>9. There was no scoping meeting held as required by the California Environmental Quality Act (CEQA), and the D-EIR falsely reported that a scoping meeting was held. This project, which proposes to evade the bluff top setback requirement, includes a seawall, cantilevers over the beach, and encroaches on the required lateral access is clearly a project of statewide, regional and area-wide significance. A scoping meeting should have been held. Written notification of the D-EIR was only sent to one property owner in the vicinity of the project who requested notification; none of the other nearby property owners or residents were</p> | <p>SJ-10</p> |

notified. SLO County provided the notification to some, but not all interested organizations and agencies. A copy was not even provided to the local library. SLO County provided minimal information to the Cayucos Citizens Advisory Council (CCAC), and the Project Manager failed to attend a Land Use Committee (LUC) meeting to discuss the proposed development as requested by the CCAC.

**JEJ-10
(continued)**

The D-EIR recommends the project as proposed. However, I propose that the County Planning Commission and Board of Supervisors should deny the Project as proposed because it is inconsistent with several provisions of the certified Local Coastal Plan related to bluff top setbacks, geologic hazards, alteration of natural landforms, protection of views from public vantage points and scenic areas, and public access. The bluff should be defined as a coastal bluff.

JEJ-11

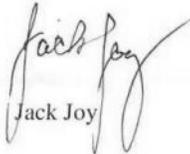
If the Applicant desires to continue pursuing development of the property, the County should require development of a new "eco-friendly house" alternative that can meet the requirements necessary to build on this coastal bluff property. It is recommended that the new alternative be designed to provide adequate set-back (minimum 25 feet, and to withstand bluff erosion and wave action for a period of 100 years of erosion) from the bluff edge; limit cantilever to 3 feet beyond set-back line; forego inclusion of a basement and associated seawall; provide unobstructed 25-foot lateral access easement dedication from toe of bluff; and provide a visualization of the new alternative for consideration.

JEJ-12

Additionally, it is recommended that the County Planning Commission and Board of Supervisors require the County Planning Department staff to hold a well-advertised county-wide scoping meeting on the new alternative, and send written notices of an amended D-EIR and public hearings to all Cayucos property owners and residents.

JEJ-13

Sincerely,


Jack Joy

9.4.16 Response to Letter from John Edward (Jack) Joy

Comment No.	Response
JEJ-1	Please refer to specific responses to comments, as noted below.
JEJ-2	Please refer to response to comment SJ-2. No changes to the EIR are necessary.
JEJ-3	Please refer to detailed responses to comments CCC-4, HKA-1, and JJ-2. No changes to the EIR are necessary.
JEJ-4	Please refer to response to comment SJ-4. No changes to the EIR are necessary.
JEJ-5	Please refer to response to comment SJ-5. No changes to the EIR are necessary.
JEJ-	Please refer to response to comment SJ-6. No changes to the EIR are necessary.
JEJ-7	Please refer to response to comment SJ-7. No changes to the EIR are necessary.
JEJ-8	Please refer to response to comment SJ-8. No changes to the EIR are necessary.
JEJ-9	Please refer to response to comment SJ-9. The additional clarification does not change the analysis or determinations presented in the EIR.
JEJ-10	Please refer to response to comment SJ-10. The additional clarification does not change the analysis or determinations presented in the EIR.
JEJ-11	Please refer to response to comment SJ-11. No changes to the EIR are necessary.
JEJ-12	Please refer to response to comment SJ-12. No changes to the EIR are necessary.
JEJ-13	Please refer to response to comment SJ-13. The additional clarification does not change the analysis or determinations presented in the EIR.

Jenny Larios
12841 Dunas Road
Santa Ana, CA 92705

August 5, 2013

Ryan Hostetter, Project Manager
San Luis Obispo County
Planning and Building Department
976 Osos Street, Room 300
San Luis Obispo, CA 93408-2040

Subject: Comments to Draft Environmental Impact Report for Loperena Minor Use Permit/Coastal Development Permit (DRC2005-00216)

Dear Ms. Hostetter:

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JL-1

The following are some of our issues and concerns.

1. The proposed residence is designed with its structure up to the toe of the bluff with no setback and cantilevers part of the house and a covered deck 28 feet over the sand. *Not only will this cause a major reduction in the view from Highway 1, it also impacts everyone who visits Morro Strand State Beach. If allowed to proceed as proposed it will set a detrimental precedent for future development throughout many areas of the California coast.*
2. The SLO County's D-EIR state that this property is not on a coastal bluff, but instead finds it is a fluvial bluff caused by the nearby Old Creek. Therefore the coastal bluff requirements are not being applied to this property. This includes the requirement for bluff setback, which is intended to protect the house on a bluff for 100 years of erosion, and the limitation on cantilever to three (3) feet beyond the setback line. We strongly disagree and believe the property is obviously part of the coastal bluff. **The toe of the bluff is clearly within the property and is routinely subject to marine erosion.**
3. The concrete reinforced seaward facing basement wall is essentially a seawall or shoreline protective device that should not be permitted because it **violates several County policies**. If allowed, it will deflect waves toward the neighboring properties and adversely impact them. **The D-EIR understates the impact and potential damage to the other properties.**

JL-2

JL-3

JL-4

4. Although lateral access is discussed in the D-EIR, it seems that **access is not being dedicated as required by the Estero Area Plan (CZLUO 23.04.420) and other policies.** The lateral access is supposed to be available at all times of the year, and therefore would include periods of high tide. The project plans show the cantilevered deck encroaching 10 feet into the proposed lateral access area. The various rationalizations for allowing the access as proposed are not appropriate. **The lateral access should be provided as required from the mean high tide to the toe of the bluff and be free of encroachment by the residence's cantilevered deck.** JL-5
5. The D-EIR states that the visual impact is not significant because it is similar to the existing residences along Studio Drive in Cayucos. **However, the proposed development is not at all similar to the existing conditions.** None of the existing houses are cantilevered over the beach. One nearby house, which was built in 1964, is built out to the edge of the bluff. It is wrong for the D-EIR to compare the proposed development to this old house built long before the California Coastal Commission was established and the associated rules to protect the coast were enacted. **Additionally, none of the existing houses have 31 feet high structures visible from the public beach, as this proposed residence is designed. The proposed residence causes significant visual impact on scenic resources. The house should be:** JL-6
- *reduced in size,*
 - *not be allowed to cantilever over the sand, and*
 - *should be setback an appropriate distance.*
6. The 3,097 sf size of the proposed residence including the basement is *not appropriate for a 3,445 sf lot and does not fit within the character of the community or the intent of Studio Drive small-scale neighborhood requirements.* Since about half the lot is sandy beach, we believe the proposed house should be considered to be about 180% of the usable lot size and therefore is much too large. JL-7
7. **The D-EIR failed to propose adequate project alternatives as required by CEQA.** There are several alternatives described, but we feel none of them offer sufficient mitigation. Another alternative should be developed to further mitigate all of the environmental impacts. Visualizations of all alternatives should be provided for comparison to the proposed project. JL-8
8. **The D-EIR applied outdated versions of the CZLUO and other County Policies for the basis for the land use analysis. It failed to apply the current versions of ordinances.** The D-EIR should be amended to properly review the project using the current versions of all ordinances. Additionally, the D-EIR failed to address applicable sections of the County's General Plan Safety Element related to coastal bluffs. These sections should be addressed in an amended D-EIR. JL-9
9. We are also upset about the lack of sufficient public outreach conducted related to this EIR. **There was no scoping meeting held as required by the California Environmental Quality Act (CEQA), and the D-EIR falsely reported that a scoping meeting was held.** This project, which proposes to evade the bluff top setback requirement, includes a seawall, cantilevers over the beach, and encroaches on the required lateral access is clearly a project JL-10

of statewide, regional and area-wide significance. A scoping meeting should have been held. Written notification of the D-EIR was only sent to one property owner in the vicinity of the project who requested notification; none of the other nearby property owners or residents were notified. SLO County provided the notification to some, but not all interested organizations and agencies. A copy was not even provided to the local library. SLO County provided minimal information to the Cayucos Citizens Advisory Council (CCAC), and the Project Manager failed to attend a Land Use Committee (LUC) meeting to discuss the proposed development as requested by the CCAC.

JL-10
(continued)

The D-EIR recommends the project as proposed. *However, we recommend that the County Planning Commission and Board of Supervisors deny the Project as proposed because it is inconsistent with several provisions of the certified Local Coastal Plan related to bluff top setbacks, geologic hazards, alteration of natural landforms, protection of views from public vantage points and scenic areas, and public access. The bluff should be defined as a coastal bluff.*

JL-11

If the Applicant desires to continue pursuing development of the property, the County should require development of a new “eco-friendly house” alternative that can meet the requirements necessary to build on this coastal bluff property. It is recommended that the new alternative be designed to provide adequate set-back (minimum 25 feet, and to withstand bluff erosion and wave action for a period of 100 years of erosion) from the bluff edge; limit cantilever to 3 feet beyond set-back line; forego inclusion of a basement and associated seawall; provide unobstructed 25-foot lateral access easement dedication from toe of bluff; and provide a visualization of the new alternative for consideration.

JL-12

Additionally, it is recommended that the County Planning Commission and Board of Supervisors require the County Planning Department staff to hold a well-advertised county-wide scoping meeting on the new alternative, and send written notices of an amended D-EIR and public hearings to all Cayucos property owners and residents.

JL-13

We appreciate your considered review and analysis of these comments. As a long-time visitor of Morro Strand State Beach and California property owner, **I hope that this agency and all responsible parties will abide by CZLUO, County Policies, County General Plan Safety Element, and California Environmental Quality Act (CEQA) and err in the favor of protecting our precious coastal resources for generations to come, rather than illegally benefit one particular homeowner.**

JL-14

Sincerely,



Jenny Larios

9.4.17 Response to Letter from Jenny Larios

Comment No.	Response
JL-1	Please refer to specific responses to comments, as noted below.
JL-2	Please refer to response to comment SJ-2. No changes to the EIR are necessary.
JL-3	Please refer to detailed responses to comments CCC-4, HKA-1, and JJ-2. No changes to the EIR are necessary.
JL-4	Please refer to response to comment SJ-4. No changes to the EIR are necessary.
JL-5	Please refer to response to comment SJ-5. No changes to the EIR are necessary.
JL-6	Please refer to response to comment SJ-6. No changes to the EIR are necessary.
JL-7	Please refer to response to comment SJ-7. No changes to the EIR are necessary.
JL-8	Please refer to response to comment SJ-8. No changes to the EIR are necessary.
JL-9	Please refer to response to comment SJ-9. The additional clarification does not change the analysis or determinations presented in the EIR.
JL-10	Please refer to response to comment SJ-10. The additional clarification does not change the analysis or determinations presented in the EIR.
JL-11	Please refer to response to comment SJ-11. No changes to the EIR are necessary.
JL-12	Please refer to response to comment SJ-12. No changes to the EIR are necessary.
JL-13	Please refer to response to comment SJ-13. The additional clarification does not change the analysis or determinations presented in the EIR.
JL-14	Please refer to Table 3-1 Consistency with Plans and Policies (refer to Chapter 3 Environmental Setting). The project appears to be consistent with all relevant policies and regulations. The County decision makers (i.e. Board of Supervisors, Planning Commission) will make a determination regarding consistency upon consideration of the project and EIR. No changes to the EIR are necessary.

**Dr. Shelly Long &
Mr. Steven Huth
5719 W. Elowin Drive
Visalia, CA 93291**

August 5, 2013

Ryan Hostetter, Project Manager
San Luis Obispo County
Planning and Building Department
976 Osos Street, Room 300
San Luis Obispo, CA 93408-2040

Subject: Comments to Draft Environmental Impact Report for Loperena Minor Use Permit/Coastal Development Permit (DRC2005-00216)

Dear Ms. Hostetter:

Please accept these comments to the June 2013 Draft Environmental Impact Report ("D-EIR") for the Loperena Minor Use Permit/Coastal Development Permit (DRC2005-00216). The D-EIR was prepared in response to applicant Jack Loperena's ("Applicant") proposal to build a 3,097 square foot residence on a 3,445 square foot lot on Studio Drive in Cayucos California (the "Project"). As a Cayucos property owner we have several issues and areas of concern that the D-EIR has not adequately addressed or provided adequate mitigation measures.

The following are some of our issues and concerns.

1. The proposed residence is designed with its structure up to the toe of the bluff with no setback and cantilevers part of the house and a covered deck 28 feet over the sand. Not only will this cause a major reduction in the view from Highway 1, it also impacts everyone who visits Morro Strand State Beach. If allowed to proceed as proposed it will set a detrimental precedent for future development throughout many areas of the California coast.
2. The SLO County's D-EIR state that this property is not on a coastal bluff, but instead finds it is a fluvial bluff caused by the nearby Old Creek. Therefore the coastal bluff requirements are not being applied to this property. This includes the requirement for bluff setback, which is intended to protect the house on a bluff for 100 years of erosion, and the limitation on cantilever to three (3) feet beyond the setback line. We strongly disagree and believe the property is obviously part of the coastal bluff. The toe of the bluff is clearly within the property and is routinely subject to marine erosion.
3. The concrete reinforced seaward facing basement wall is essentially a seawall or shoreline protective device that should not be permitted because it violates several County policies. If allowed, it will deflect waves toward the neighboring properties and adversely impact them. The D-EIR understates the impact and potential damage to the other properties.

SL-1

SL-2

SL-3

SL-4

- | | |
|--|---------------------|
| <p>4. Although lateral access is discussed in the D-EIR, it seems that access is not being dedicated as required by the Estero Area Plan (CZLUO 23.04.420) and other policies. The lateral access is supposed to be available at all times of the year, and therefore would include periods of high tide. The project plans show the cantilevered deck encroaching 10 feet into the proposed lateral access area. The various rationalizations for allowing the access as proposed are not appropriate. The lateral access should be provided as required from the mean high tide to the toe of the bluff and be free of encroachment by the residence's cantilevered deck.</p> | <p>SL-5</p> |
| <p>5. The D-EIR states that the visual impact is not significant because it is similar to the existing residences along Studio Drive in Cayucos. However, the proposed development is not at all similar to the existing conditions. None of the existing houses are cantilevered over the beach. One nearby house, which was built in 1964, is built out to the edge of the bluff. It is wrong for the D-EIR to compare the proposed development to this old house built long before the California Coastal Commission was established and the associated rules to protect the coast were enacted. Additionally, none of the existing houses have 31 feet high structures visible from the public beach, as this proposed residence is designed. The proposed residence causes significant visual impact on scenic resources. The house should be reduced in size, not be allowed to cantilever over the sand, and should be setback an appropriate distance.</p> | <p>SL-6</p> |
| <p>6. The 3,097 sf size of the proposed residence including the basement is not appropriate for a 3,445 sf lot and does not fit within the character of the community or the intent of Studio Drive small-scale neighborhood requirements. Since about half the lot is sandy beach, we believe the proposed house should be considered to be about 180% of the usable lot size and therefore is much too large.</p> | <p>SL-7</p> |
| <p>7. The D-EIR failed to propose adequate project alternatives as required by CEQA. There are several alternatives described, but we feel none of them offer sufficient mitigation. Another alternative should be developed to further mitigate all of the environmental impacts. Visualizations of all alternatives should be provided for comparison to the proposed project.</p> | <p>SL-8</p> |
| <p>8. The D-EIR applied outdated versions of the CZLUO and other County Policies for the basis for the land use analysis. It failed to apply the current versions of ordinances. The D-EIR should be amended to properly review the project using the current versions of all ordinances. Additionally, the D-EIR failed to address applicable sections of the County's General Plan Safety Element related to coastal bluffs. These sections should be addressed in an amended D-EIR.</p> | <p>SL-9</p> |
| <p>9. We are also upset about the lack of sufficient public outreach conducted related to this EIR. There was no scoping meeting held as required by the California Environmental Quality Act (CEQA), and the D-EIR falsely reported that a scoping meeting was held. This project, which proposes to evade the bluff top setback requirement, includes a seawall, cantilevers over the beach, and encroaches on the required lateral access is clearly a project of statewide, regional and area-wide significance. A scoping meeting should have been held. Written</p> | <p>SL-10</p> |

notification of the D-EIR was only sent to one property owner in the vicinity of the project who requested notification; none of the other nearby property owners or residents were notified. SLO County provided the notification to some, but not all interested organizations and agencies. A copy was not even provided to the local library. SLO County provided minimal information to the Cayucos Citizens Advisory Council (CCAC), and the Project Manager failed to attend a Land Use Committee (LUC) meeting to discuss the proposed development as requested by the CCAC.

**SL-10
(continued)**

The D-EIR recommends the project as proposed. However, we recommend that the County Planning Commission and Board of Supervisors deny the Project as proposed because it is inconsistent with several provisions of the certified Local Coastal Plan related to bluff top setbacks, geologic hazards, alteration of natural landforms, protection of views from public vantage points and scenic areas, and public access. The bluff should be defined as a coastal bluff.

SL-11

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SL-12

Additionally, it is recommended that the County Planning Commission and Board of Supervisors require the County Planning Department staff to hold a well-advertised county-wide scoping meeting on the new alternative, and send written notices of an amended D-EIR and public hearings to all Cayucos property owners and residents.

SL-13

We appreciate your considered review and analysis of these comments.

Sincerely,



Dr. Shelly Long
Mr. Steven Huth

9.4.18 Response to Letter from Dr. Shelly Long and Steven Huth

Comment No.	Response
SL-1	Please refer to specific responses to comments, as noted below.
SL-2	Please refer to response to comment SJ-2. No changes to the EIR are necessary.
SL-3	Please refer to detailed responses to comments CCC-4, HKA-1, and JJ-2. No changes to the EIR are necessary.
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SL-12	Please refer to response to comment SJ-12. No changes to the EIR are necessary.
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