

4

- 20. At the time of application for construction permits, if necessary, the applicant shall submit a draft "Private Stormwater Conveyance Management and Maintenance System" exhibit for review and approval by the County.
- 21. Prior to issuance of construction permits, if necessary, the applicant shall record with the County Clerk the "Private Stormwater Conveyance Management and Maintenance System" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.

Biological Resources

- 22. Prior to issuance of grading and/or construction permits, the applicant shall retain a biological consultant approved by the County Planning and Building Department to monitor the implementation of the biological mitigation measures and erosion and sedimentation control measures during grading and construction activities. The biologist shall monitor the installation of fencing as per the approved construction plans and, at a minimum, monitor the construction activities once per week and provide a summary report to the County Planning Department at the close of construction activities. Construction activities shall be limited to the dry season (April 15 through October 15).
- 23. Prior to issuance of a grading permit, the applicant shall execute and record an open space easement for creek habitat protection, in a form approved by County Counsel and the Executive Director of California Coastal Commission in conformance with applicable Coastal Act regulations, for Lot 8 and the portions of Lots 6 and 7 outside the development envelope. The open space easement shall be ~~14,089 square feet~~ and include a formal legal description and graphic depiction of subject properties including the Little Cayucos Creek Riparian Habitat Area. Development shall be prohibited in the open space area except for:
 - a. Restoration, protection, and enhancement of native riparian habitat and Monarch butterfly habitat consistent with the terms of the Final Landscape Restoration and Enhancement Plan;
 - b. Public interpretive access improvements approved by a coastal development permit.
- 24. **As a part of a second sheet of the tract map and included as a part of any individual construction permit application**, and included in any CC&Rs developed for the project, the following shall apply to the areas within the open space area: no oak trees, or other visually significant vegetation, shall be impacted or removed (removing and impacting trees for leach lines shall be to the least extent feasible); no activities shall be allowed that could adversely impact the sensitive vegetation, as defined in the Botanical Assessment (Althouse and Meade, 2015). Any removal of non-sensitive vegetation shall be done by hand, and by a qualified individual that can identify and avoid those sensitive species identified in the Botanical Assessment.

- 25. Prior to issuance of grading and/or construction permit(s), the applicant shall submit a landscaping plan including native, drought and fire resistant species that are compatible with the habitat values of the surrounding habitat and compliant with the Landscape Restoration and Enhancement Plan (LREP). Landscaped areas within the Approved Development Envelope shall consist only of native plants of local origin that are non-invasive. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Invasive Plant Council, or as may be so identified from time to time by the State of California, and no plant species listed as a 'noxious weed' by the State of California or the U.S. Federal Government shall be planted or allowed to naturalize or persist on the property except for existing eucalyptus trees associated with the Monarch butterfly habitat.

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compliance with County Conditions of Approval and Mitigated Negative Declaration measures relating to tract improvements. The applicant shall obtain from a county-approved monitor a cost estimate, based on a county-approved work scope. The environmental monitor shall be under contract to the County of San Luis Obispo. Costs of the monitor and any county administrative fees, shall be paid for by the applicant.

62. The monitor will prepare a working monitoring plan that reflects the County-approved environmental mitigation measures/ conditions of approval. This plan will include (1) goals, responsibilities, authorities, and procedures for verifying compliance with environmental mitigations; (2) lines of communication and reporting methods; (3) daily and weekly reporting of compliance; (4) construction crew training regarding environmental sensitivities; (5) authority to stop work; and (6) action to be taken in the event of non-compliance.

Public Works Conditions

Road Improvements

63. Road and/or streets to be constructed to the following standards, unless design exceptions are approved by the Public Works Department in accordance with Section 1.2 of the Public Improvement Standards:

- a. E Street shall be widened to complete the project frontage of an County A-2 urban street section fronting the property within a dedicated right-of-way easement of sufficient width to contain all elements of the roadway prism.
- b. Cypress Glen Court shall be widened to complete the project frontage to Cayucos Fire Department access road standards. An attached all-weather sidewalk shall be constructed from the project driveway to E Street as shown on the Vesting Tentative Map.
- c. The onsite access road shall be constructed to Cayucos Fire Department road and turnaround standards and shall include "no parking" fire lane signage.

Drainage

64. Submit complete drainage calculations to the Department of Public Works for review and approval. If calculations so indicate, drainage must be detained in a shallow drainage basin on the property [21.03.010(e)(2)]. The design of the basin is to be approved by the Department of Public Works, in accordance with county standards. The basins is/are to be maintained in perpetuity.
65. All project related drainage improvements shall be designed and constructed in accordance with the recommendations of the Cayucos Drainage and Flood Control Study.
66. On-going condition of approval (valid for the life of the project), the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.
67. Prior to issuance of construction permits, the applicant shall provide evidence satisfactory to the Department of Planning and Building that the Army Corps of Engineers and the California Department of Fish and Wildlife environmental permits have either been secured or that the regulatory agency has determined that their permit is not required.

Stormwater Control Plan

Attachment 4

- d. A public utility easement along E Street to be described as 6-feet beyond the right-of-way, plus those additional easements as required by the utility company, shall be shown on the final map.
 - e. Drainage easement(s) as necessary to contain both existing and proposed drainage improvements where those improvements accept storm water from a public road.
4. The applicant shall reserve the following private easements by certificate on the map or by separate document:
- a. A minimum 22-foot shared private access and utility easement in favor of Parcels through 8 with additional width as necessary to include all elements of the driveway prism and Fire Agency approved road terminus.
 - b. A reciprocal private drainage easement in favor of Parcels 1 through 8. Easement shall include all drainage appurtenances (basins, inlets, pipes, swales, etc).
5. If a drainage basin is required, the drainage basin along with rights of ingress and egress shall be reserved as a drainage easement in favor of the owners and assigns.

Improvement Maintenance:

6. Roads and/or streets shall be maintained as follows:
- a. E Street shall be accepted for County maintenance following completion and certification of the improvements. No maintenance financing service charge shall be required, as these streets/roads are already in the County-maintained system, or are identified as new Principal Arterials, Arterials or Collectors, or meet the required number of road maintenance related smart growth points to be exempt.
 - b. Cypress Glen Court and onsite private access roads shall not be accepted for County maintenance following completion and certification of the improvements. The developer shall establish a Property Owners' Association or other organized and perpetual mechanism to ensure adequate private maintenance, acceptable to the Department of Planning & Building.
7. Prior to map recordation the developer shall establish a Property Owners' Association or other organized and perpetual mechanism to ensure inspection, operation, and maintenance of the following improvements:
- a. The shared private access road serving parcels 1 through 8.
 - b. The shared storm water treatment facilities for public or common area improvements (if required) as stipulated in the "Private Stormwater Conveyance Management and Maintenance System" exhibit (to be recorded as a Constructive Notice).
 - c. The shared storm drainage basins, inlets, pipes, fences, related landscaping and other appurtenances (if required) for public or common area improvements.
 - e-d. Completion and compliance with the Riparian Restoration Plan.

Improvement Plans

8. The applicant shall enter into an agreement and post a deposit with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.

- a. Notification to prospective buyers that all subdivision roads and streets are to be privately maintained, indicating the proposed maintenance mechanism.
- b. If a fenced drainage basin is required, that the owner(s) of Lots 1 through 8 are responsible for on-going maintenance of drainage basin fencing, in perpetuity.
- c. If a drainage basin is required, that the owner(s) of Lots 1 through 8 are responsible for on-going maintenance of drainage basin and adjacent landscaping in a viable condition on a continuing basis into perpetuity. The basin(s) area shall be indicated as a building restriction.
- d. The limits of inundation from a 100 year Hood shall be shown on the additional map sheet. Building sites shall be located out of areas subject to Hooding and all future building permit submittals shall show compliance with County Code for Flood Hazard.
- e. If improvements are bonded for, all public improvements (roads, drainage, and utilities) shall be completed to the satisfaction of the County prior to occupancy of any new structure.
- f. The applicant shall demonstrate that the project construction plans are in conformance with the applicant's Stormwater Control Plan Application.
- g. For Stormwater management purposes, an impervious area ceiling must be determined for each lot and noted as a building restriction.
- h. Stormwater treatment facilities shall be maintained and inspected in perpetuity as stipulated in the "Private Stormwater Conveyance Management and Maintenance System" exhibit (to be recorded as a Constructive Notice).
- i. The property owner shall be responsible for the operation and maintenance of public road frontage sidewalks, landscaping, street lighting, and pedestrian amenities in a viable condition and on a continuing basis into perpetuity, or until specifically accepted for maintenance by a public agency.
- j. The following shall apply to the areas within the open space area: no oak trees, or other visually significant vegetation, shall be impacted or removed (removing and impacting trees for leach lines shall be to the least extent feasible); no activities shall be allowed that could adversely impact the sensitive vegetation, as defined in the Botanical Assessment (Althouse and Meade, 2015). Any removal of non-sensitive vegetation shall be done by hand, and by a qualified individual that can identify and avoid those sensitive species identified in the Botanical Assessment. Any vegetation removal shall be consistent with the procedures in the Landscape Restoration and Enhancement Plan.
- k. Notification to prospective buyers that a development plan/coastal development permit has been approved for and applies to the property and may contain requirements not part of the subdivision map approval.
- l. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark-colored.
- m. No parking is allowed in the access drive and signs shall be installed pursuant to these conditions.
- n.

Covenants, Conditions and Restrictions

23. The developer shall submit proposed Covenants, Conditions, and Restrictions (CC&R) for the subdivision to the county Department of Planning and Building for review and approval, and shall establish a Property Owners' Association or other organized and perpetual mechanism to ensure adequate private maintenance, acceptable to the Department of Planning & Building, and in conformance with the requirements of the State Department of Real Estate. The CC&R shall provide at a minimum the following provisions:

- a. Maintenance of Cypress Glen Court along the project frontage and onsite private access roads in perpetuity.
- b. If a fenced drainage basin is required, on-going maintenance of drainage basin fencing, in perpetuity.
- c. If a drainage basin is required, on-going maintenance of drainage basin and adjacent landscaping in a viable condition on a continuing basis into perpetuity.
- d. If storm water treatment facilities are required, on-going maintenance of said facilities in a viable condition on a continuing basis into perpetuity.
- e. Maintenance of all common areas within the subdivision in perpetuity.
- f. Operation and maintenance of public road frontage sidewalks, landscaping, street lighting, and pedestrian amenities in a viable condition and on a continuing basis into perpetuity, or until specifically accepted for maintenance by a public agency.
- g. The limits of inundation from a 100 year flood shall be shown on the additional map sheet. Building sites shall be located out of areas subject to flooding and all future building permit submittals shall show compliance with County Code for Flood Hazard.
- h. Notification to prospective buyers that an additional map sheet was recorded with the final parcel or tract map. The restrictions, conditions and standards set forth in the additional map sheet apply to future development. It is the responsibility of the prospective buyers to read the information contained on the additional map sheet.
- i. The following shall apply to the areas within the open space area: no oak trees, or other visually significant vegetation, shall be impacted or removed (removing and impacting trees for leach lines shall be to the least extent feasible); no activities shall be allowed that could adversely impact the sensitive vegetation, as defined in the Botanical Assessment (Althouse and Meade, 2015). Any removal of non-sensitive vegetation shall be done by hand, and by a qualified individual that can identify and avoid those sensitive species identified in the Botanical Assessment. Any vegetation removal shall be consistent with the procedures in the Landscape Restoration and Enhancement Plan.
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- k. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark-colored.
- l. No parking is allowed in the access drive and signs shall be installed pursuant to these conditions.

Open Space Easement

24. **Prior to recordation of the final map**, the applicant shall execute and record an open space easement for creek habitat protection, in a form approved by County Counsel and the California Coastal Commission in conformance with applicable Coastal Act regulations, for Lot 8 and the portions of Lots 6 and 7 outside the development envelope. The open space easement shall be ~~14,089 square feet and include a formal legal description and graphic depiction of subject properties including the Little Cayucos Creek Riparian Habitat Area.~~ Development shall be prohibited in the open space area except for:
 - a. Restoration, protection, and enhancement of native riparian habitat and Monarch butterfly habitat consistent with the terms of the Final Landscape Restoration and Enhancement Plan;
 - b. Public interpretive access improvements approved by a coastal development permit.

3/24/16

#4

SAN LUIS OBISPO COUNTY PLANNING COMMISSION

Re: COUNTY FILE# SUB2015-00001 Additional Concerns to be included with PowerPoint Presentation submitted and further noted for the record on 03/24/2016.

Concerns as to Negative Declaration/Attachment 1 Exhibit C/Attachment 3 Exhibit C Map 3074 Findings

Attachment one-exhibit A under environmental determination, it states that there is no substantial evidence that the project may have a significant effect on the environment. This is absolutely incorrect. The area was deemed a monarch butterfly sanctuary some 18 years ago. Why would no Environmental Impact Report be required when considering a major disturbance to a creek side setting?

The statement that the proposed project will not generate a volume of traffic beyond the safety capacity of all roads providing access to the project is also absolutely incorrect.

The statement says the project will not create significant adverse effects on the identified sensitive resource. This statement should be clarified?

Why are the standards of the real property division ordinance section 21.03.010, that does not allow more than five lots to be accessed from a private easement being overlooked and disregarded?

Why, in the environmental checklist, is the box "circulation" not checked? It appears the County believes there are no traffic issues at all associated with this project. Also, the negative declaration lists an incorrect site size.

Under "aesthetics" it states there will be no impact of the visual character of the area and the project will have an "insignificant" impact.

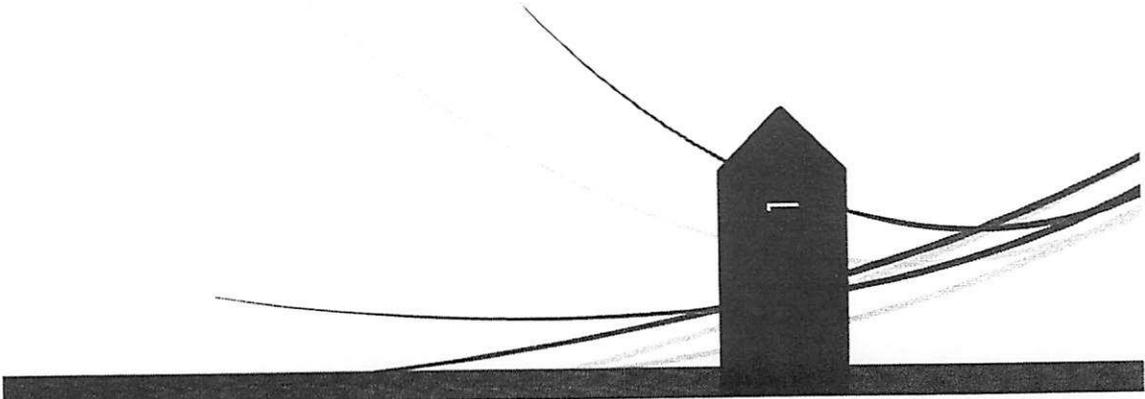
The biological and environmental services company used in the environmental assessment of this project lists a host of incorrect assumptions. They are numerous. I base that observation on my play on the site as a child and living next to the site for 66 years.

The truck turnaround exhibit is voyage into Fantasyland. NO CURRENT FIRST RESPONSE FIRE TRUCKS WILL BE ABLE TO TURN AROUND INSIDE THE PROJECT IF EVEN ONE CAR IS PARKED OUT IN THE DRIVE WAY. It even states in attachment three, exhibit C, that this project will "improve" safety.

Written in 2009. Cayucos-Based on an analysis of roadway capacities, all the major streets in Cayucos currently operate at acceptable levels of service. Some deficiencies have been identified by the community, but they cannot be measured against an engineering standard. Instead, they are based on people's perceptions, which affect how people make their transportation choices. Those deficiencies also need to be addressed, and include the following. 1. Narrow Streets. Efficient circulation is hindered by on-street parking on some narrow streets.

Parcels 6 & 7 improvements are not 20 feet from existing riparian vegetation.

Negative Declaration also states subject is not visible from a major Public Highway. The statement is also incorrect.



399 E Street

Development

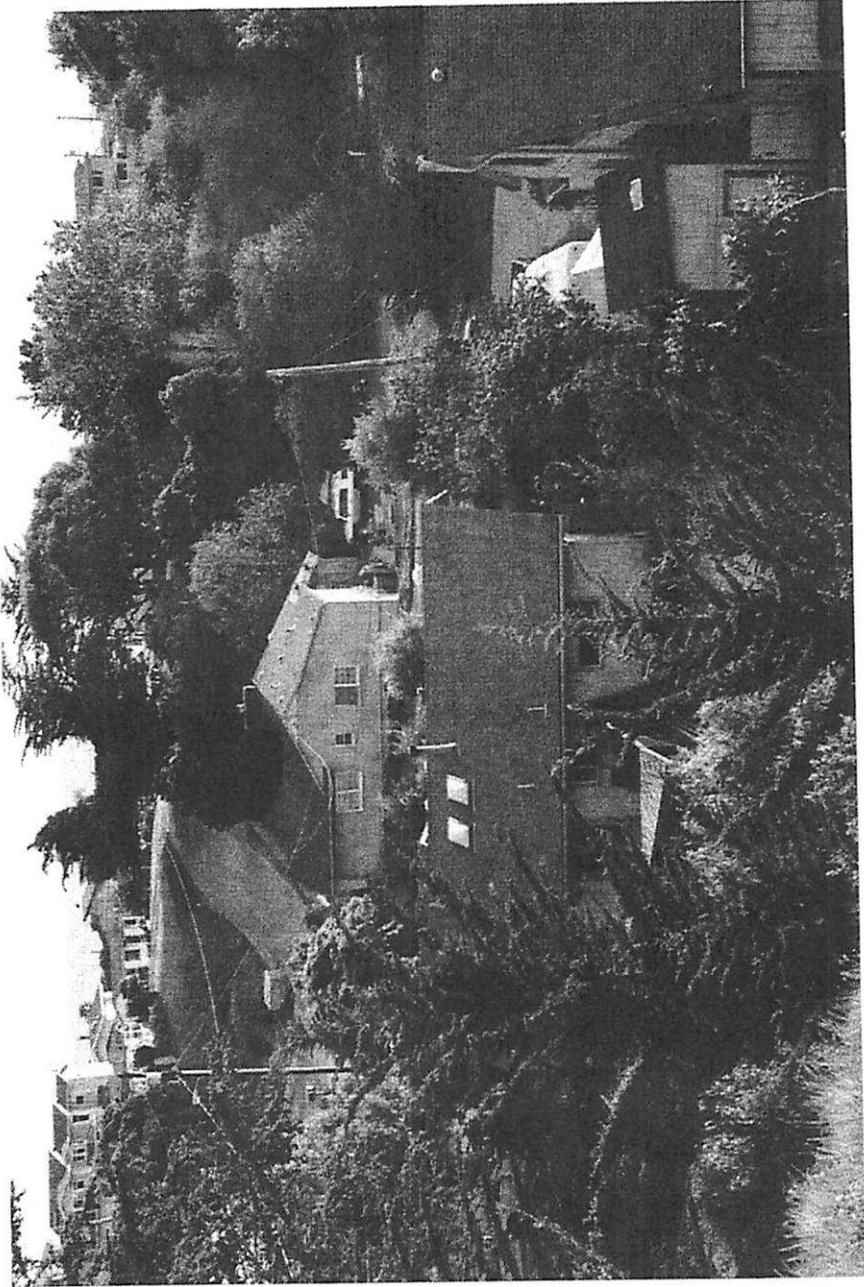
More Over-Development Pressure in Cayucos

Campbell-Sheppard/Dan Lloyd Subdivision

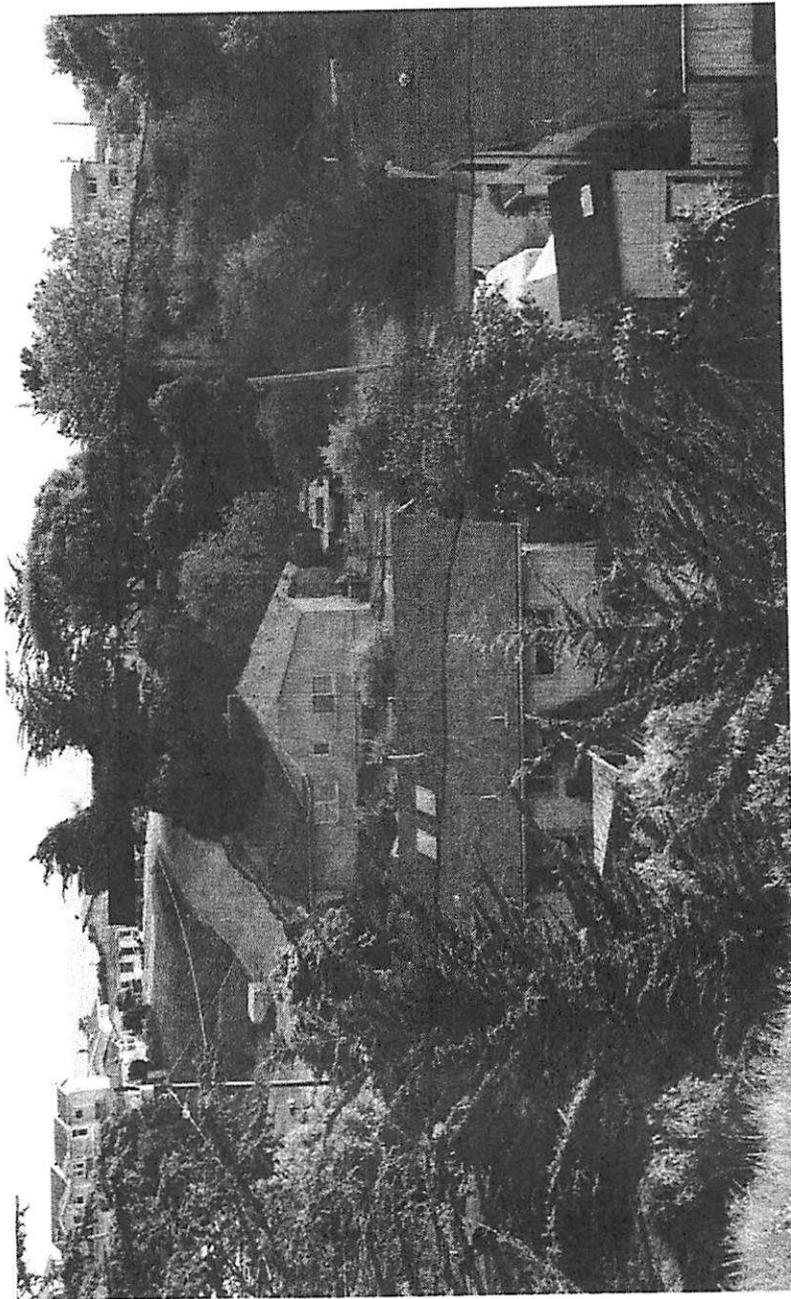
Partial List of Issues

- ▶ **Limited Access to Site. (blind access & dead end street)**
- ▶ **No Traffic Impact Plan. (E street currently over-impacted)**
- ▶ **Disturbances to Little Cayucos Creek (Monarch over-wintering site)**
- ▶ **Potential blockage of View Corridor (per Coastal Act)**
- ▶ **County forfeiting Public Rights to Facilitate an over-development**
- ▶ **County respecting Cayucos Advisory Council rejection of this project**

Subject Site as seen from Freeway On-Ramp

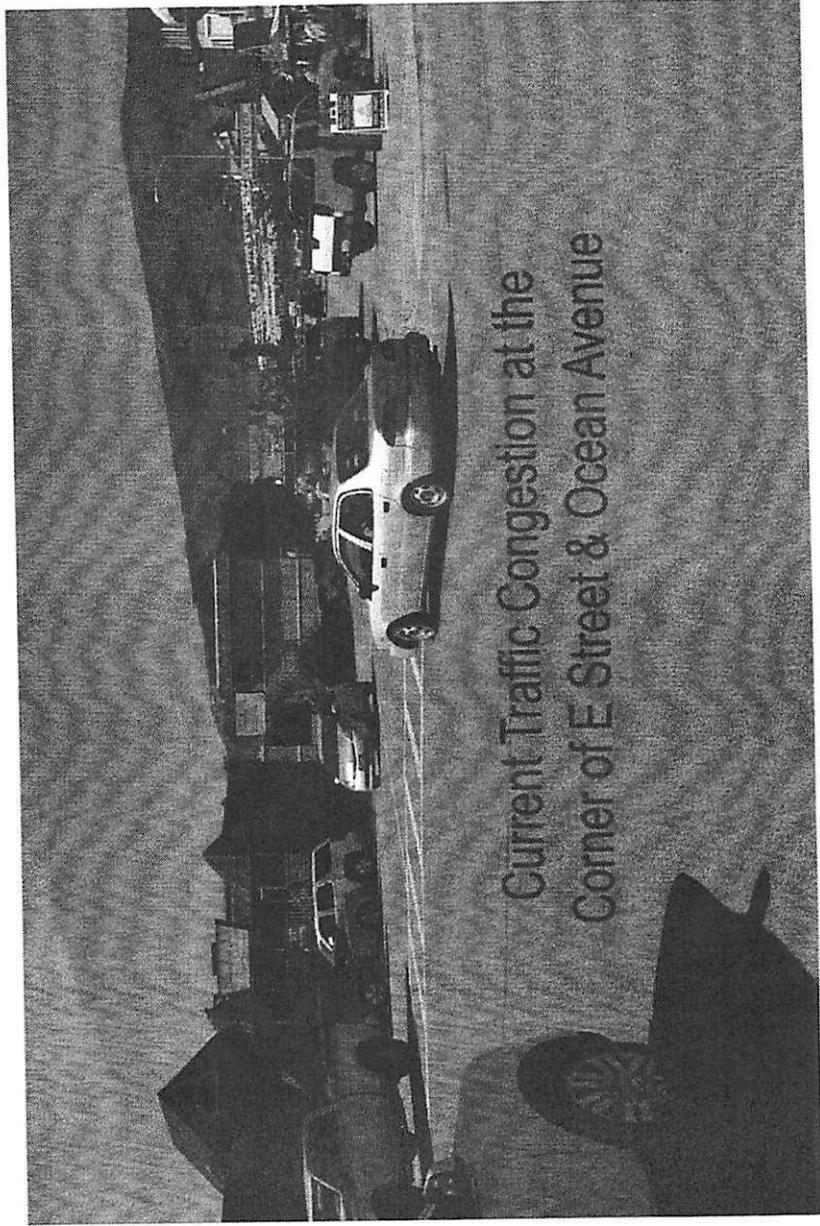


Red Over-Lay showing Actual Size of Project

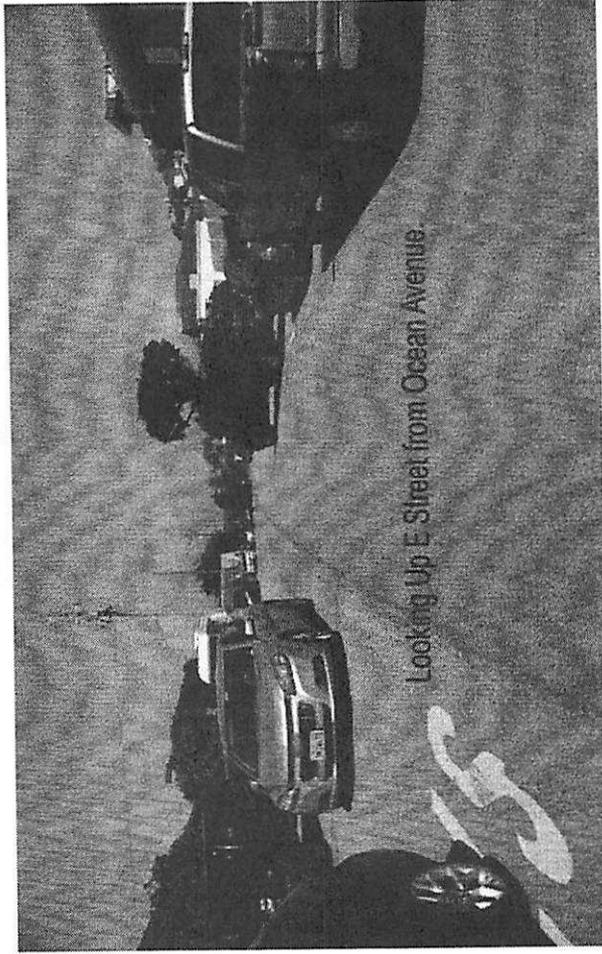


It appears that the Proposed 28' Home facing E & furthest to the West, will Block Ocean Views from the Highway forever

**Corner of E Street & Ocean Avenue
Facing North**



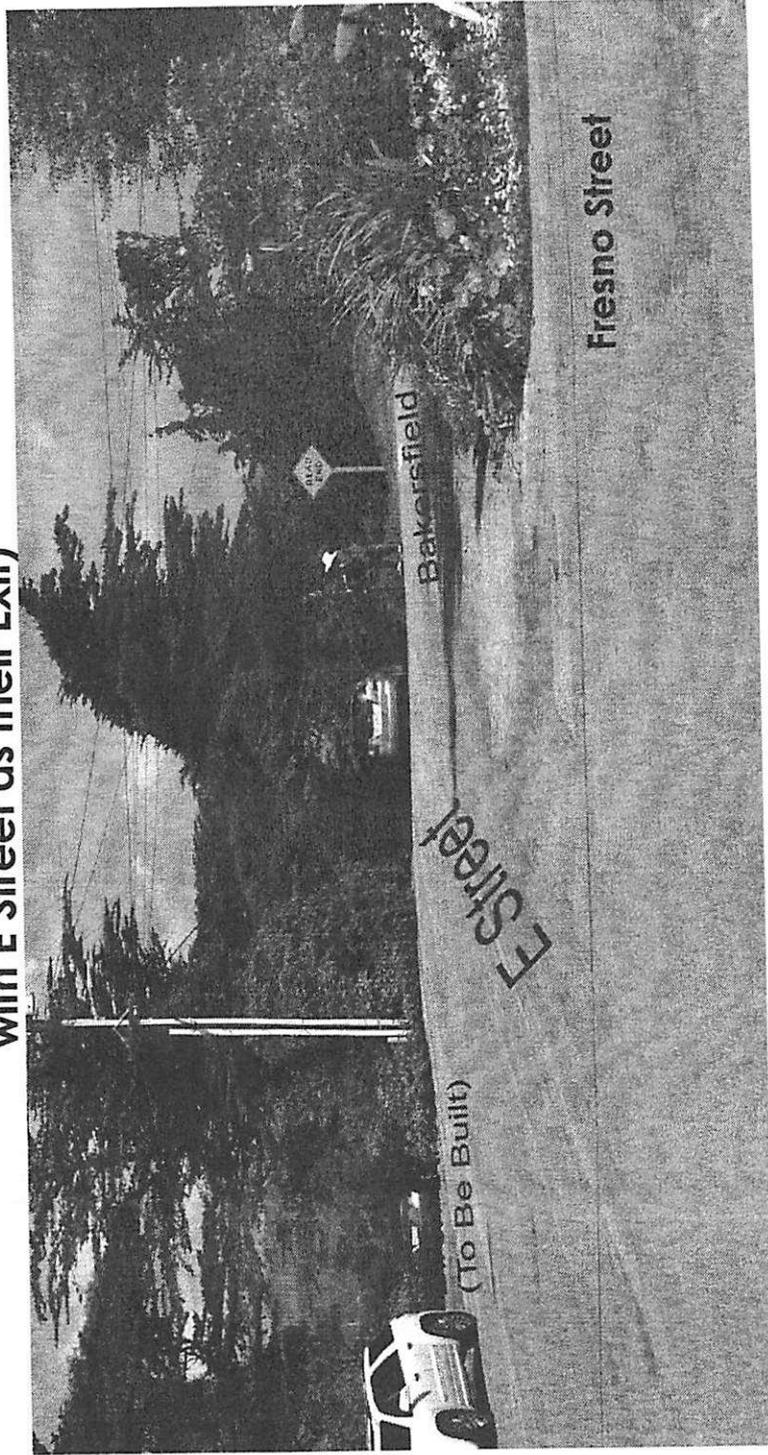
View East Up E Street on Weekend



County Planning states only 11 Vehicle per hours use E Street during Peak Times

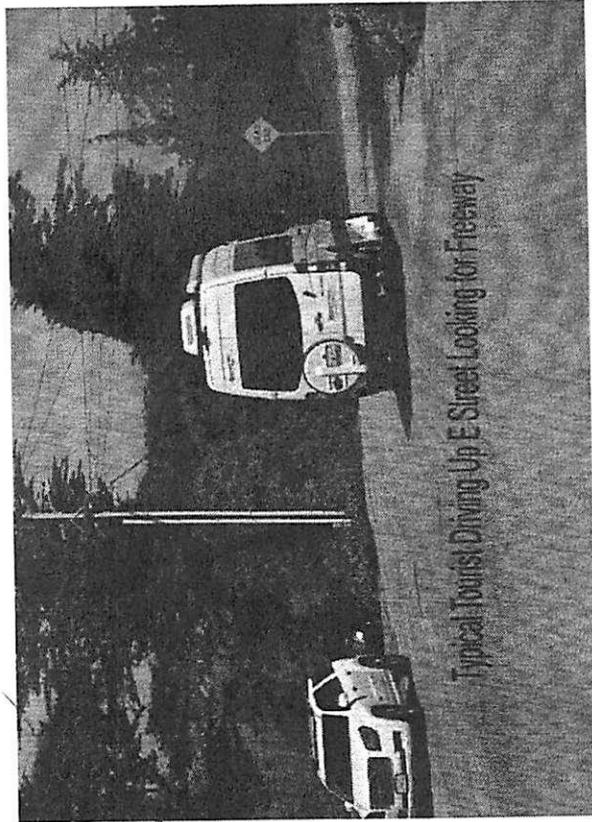
E Street will become the Boulevard to Nowhere

**Corner of E Street & Bakersfield taken from Fresno Street
(Birch Street to be built soon which will add another 16 cars
with E Street as their Exit)**



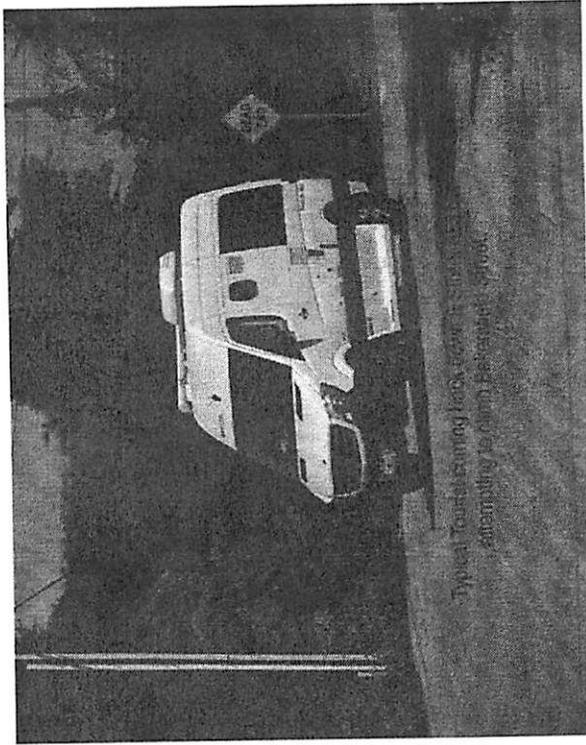
Typical E street and Bakersfield intersection confusion that goes on every day.

Tourists going down Ocean Avenue think E Street is a freeway entrance.



Typical Tourist Driving Up E Street Looking for Freeway

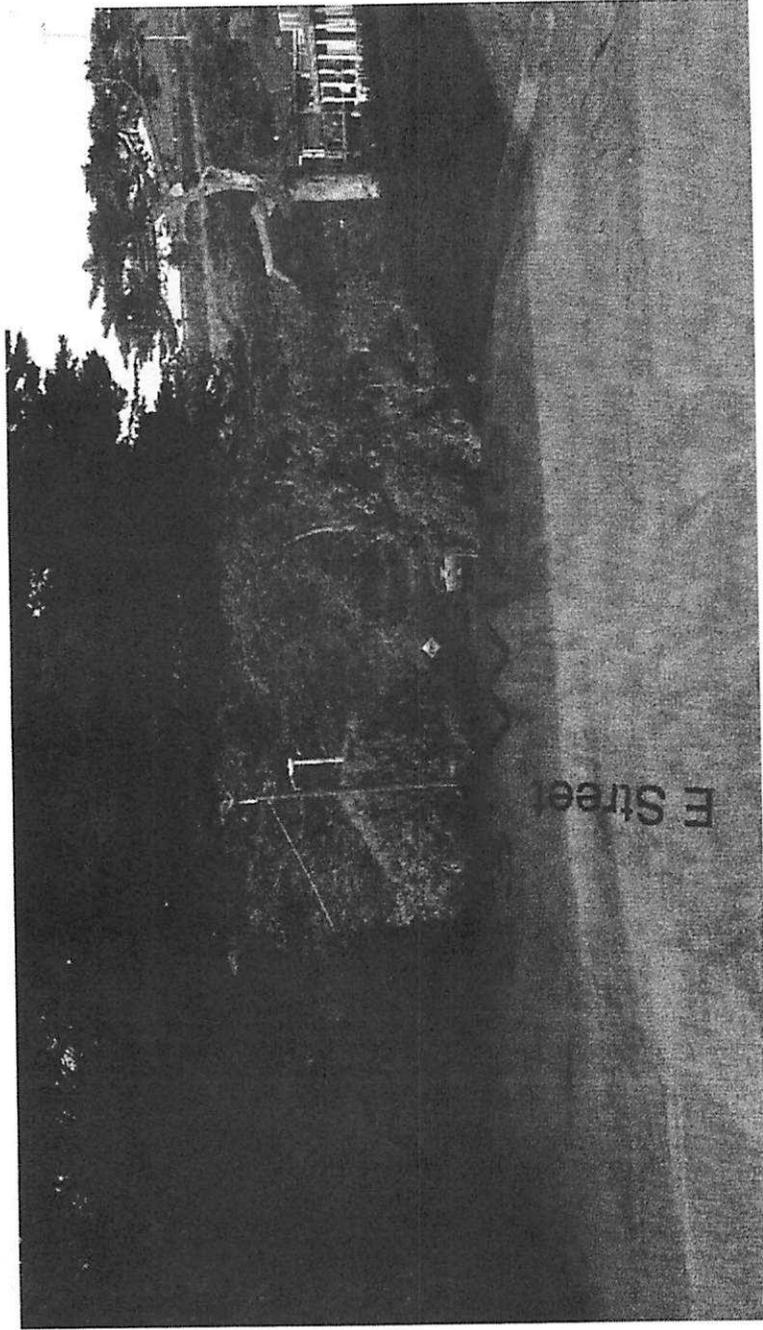
After trying to climb Bakersfield Avenue, back they come.



Typical Tourist Climbing Bakersfield Avenue, looking back over their shoulder.

Blind Entrance to Site/Dead End

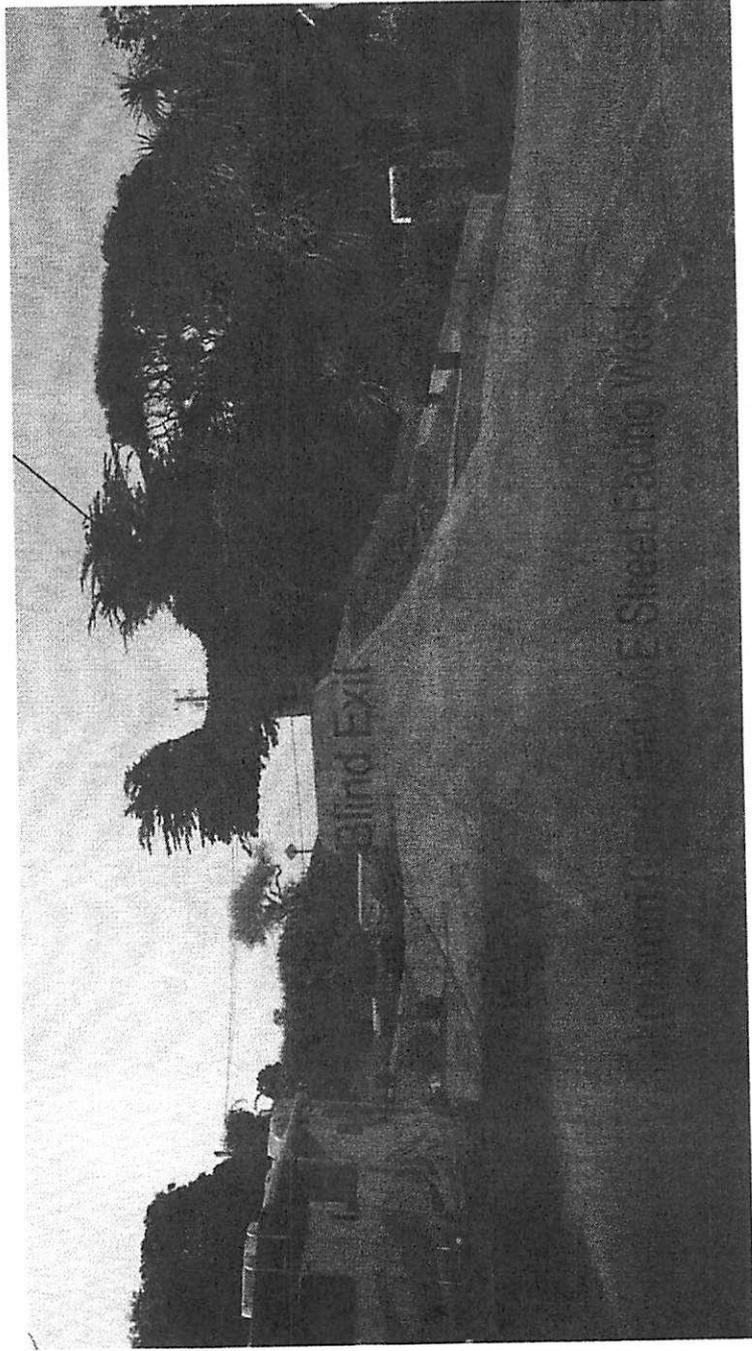
Single Entrance Road is 23' wide, not 70' as per Assessors Plat Map



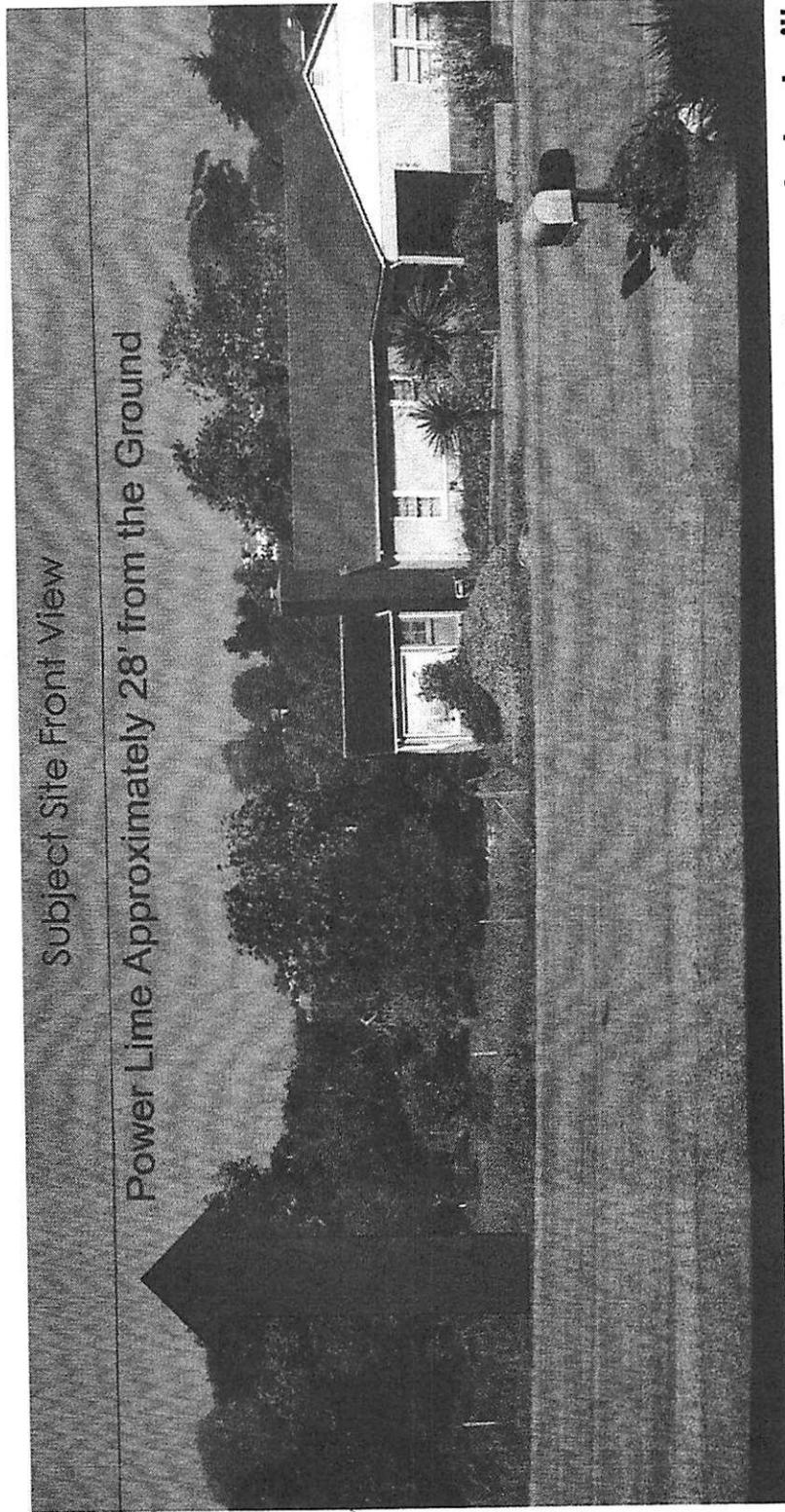
Planning states the proposed project will not cause any traffic problems

View from Dead End Facing West

NOTE: Oncoming Traffic can not be seen when Exiting Subject Site



**Line showing the Approximate Top (28')
of 5 Proposed Row Houses Facing E Street**



**This final Slide shows the true approximate Mass of the five houses to be built
(Each with a 3' Side-Yard)**

2/6/16

399 E Street Planned Unit Development

(RESPONSE TO DEVELOPER STATEMENTS AND OMISSIONS)

This is a partial Non-Compliance Issues Analysis

PROJECT OVER-REACH:

The developer's "Complete" analysis disseminated to members of the Cayucos Advisory Council is not complete, and the analysis is based solely on the developer's premise that the developer is given 1/2 of a private road to build upon previously dedicated to the county that serves 4 other residences.

No consideration is mentioned by the developer as to the significant additional traffic impacts and noise this project will create on E Street.

Numerous housing set-back requirements are asked to be over-looked and reduced.

Cayucos Land Policy clearly states it is based on maintaining a "Single Family Residential Character", not San Francisco Style Row Housing units twenty-eight feet tall and three feet apart.

It is also believed to be a faulty premise for a developer to be allowed to use total site area in potential building size calculations when a portion of the site area is in the middle of a creek with a flood zone of AE (this is a complete flood way) which is the worst designation given to only the most flood prone areas. Should a developer be able to use the entire site size in housing density calculations when a significant portion of the site in is completely unusable and in a flood plain?

PROJECT DETAILS/COMMENTS:

A thoughtful review of the developer's "Policy Review" and "Ordinance Compliance" is like a ride through Fantasyland. The entire analysis is based on the premise that the developer will be deeded 1/2 of a private road at no charge in which a host of entities have claims, including San Luis Obispo county taxpayers. This is a veiled attempt to retake land already required to be donated to the county to meet the requirements so the developer can over- build. Should anyone be allowed to use the same dedicated road twice in calculations for 2 different projects in an attempt to circumvent the rules as written? Recent California law seems to clearly say no. (SEE CALIFORNIA LAW REVIEW 2015: DEDICATION OF LAND IN CALIFORNIA.) <http://scholarship.law.berkeley.edu/californialawreview>

The developer wants to build five of the homes facing E street 28' feet high with 3' feet separating each unit's property line. Each unit site width is 32' except one which is 33'. This equals 161' of frontage for five of the units when the total front property line is 150'. The developer wants to be deeded special rights by the county which will allow building out into the existing already-dedicated roadway.

E Street is ALREADY being impacted by traffic well beyond many safety considerations. Many people use the bottom of E Street as a means of accessing the Post Office. With the development of the "Plaza" at the bottom of E (E & Ocean) most trucks now park at the bottom of E Street (blocking one lane

completely) when making deliveries throughout each day. There is also the new development (big red barn) at the bottom of E Street, with two more large commercial enterprises to be built next to it. That will impact the bottom of E Street even further. Required parking space called for in this project will also mean an additional onslaught of cars will be traveling up and down the street. The 10 unit apartment complex at the corner of E Street and Bakerfield requires 24 spaces, the 4 unit complex at the end of E Street (right next door to this proposed development, built by this same developer) required 12 more spaces and another already approved development behind the bus barn has been granted another 14. When you add in parking for this new proposed development, the E Street impact will be over 74 cars, and that does not include everyone that has a single family home on E Street. When you couple this with all the folks that fly up and down E Street that live on Bakerfield and Fresno streets and the 6 vacation rentals that use the street, E Street is ALREADY dangerous as to traffic. Do we want yet another additional 42 cars using the street?

E Street is also a Dead End street, so not only is there only one way in and one way out (which in reality nearly doubles the impact), the access to 399 E Street is also over a huge drop (hill) where you cannot see on-coming traffic. Also note that on paper (Plat Map) E street is 70' wide. In reality, the area of E street that feeds the site is only 23' wide, berm to berm with no way to expand unless the developer plans on removing everyone's drive-way too.

A Streambed Permit issued by Fish & Game means nothing. It is a disingenuous implication that the issuance of such a permit means anything, much less any type of project approval. It is basically a gardener's permit, based on what the applicant states is accurate as to vegetation.

FURTHER QUESTIONS: It is difficult to analyze the proposal in depth due to the various errors and assertions in the documents that were offered by the developer. Most residents of E Street and surrounding areas do have additional concerns. If even one car is parked in the interior drive-way, a CDF vehicle will not be able to enter the project. Based on the proposal drawings the interior road appears to be as wide as the 405, but in reality is only 22' wide with a turn-around spot to be 21' X 25'. The fire truck that the CDF will use on calls (if our fire department is dis-banded) is 24' in length and will not be able to turn around. The Cayucos Fire department current first response fire call truck is huge at 28" long. Also, the depicted floodway boundaries are also in question at this time as to actual top of the bank set-back calculations as well as and true tree drip lines and vegetation makeup.

Please let it be known that a host of residences of E Street are completely against this over-development on a tiny dead end residential street with the east end of the street blind to on-coming traffic. We do not believe the impacts can be mitigated. We hope that the Cayucos residence in general will support these real concerns. Do not be afraid of developer threats such as "I'll just build apartments" that was publicly stated. This new proposed "Community" might be the most creative yet in an attempt to over-impact Cayucos's infrastructure, and lead us just one step further down the road to destroying the way of life so many of us have enjoyed in Cayucos for a very long time, some for generations. You might be next. Who knows, perhaps some other "development" folks originating from the southland might want to build 40 homes just above your house on some of the most geologically unstable ground in Cayucos.

San Luis Obispo County Planning Commission

March 24th, 2016

Cypress Glenn Project, Cayucos, California

A request by Campbell-Sheppa/Daniel R Lloyd for a
Vesting Tentative Tract Map (Tract 3074)
and Development Plan/Coastal Development Permit

PLANNING COMMISSION

AGENDA ITEM: _____

DATE: _____

4
3/24/16

DO NOT REMOVE FROM FILE

Contentions

- ◆ The project is over parked by almost 60%. Seventeen spaces are required and 26 are proposed, not including the 6 much touted E. Street parking spaces.
- ◆ The project concentrates traffic on Cypress Glen Court in violation of the Real Property Ordinance (Title 21).
- ◆ Cypress Glen Court is horizontally misaligned.
- ◆ The proposed residences fronting E. Street are three-story and out of character with the neighborhood.
- ◆ Unpermitted uses are included in the riparian open space setback area.

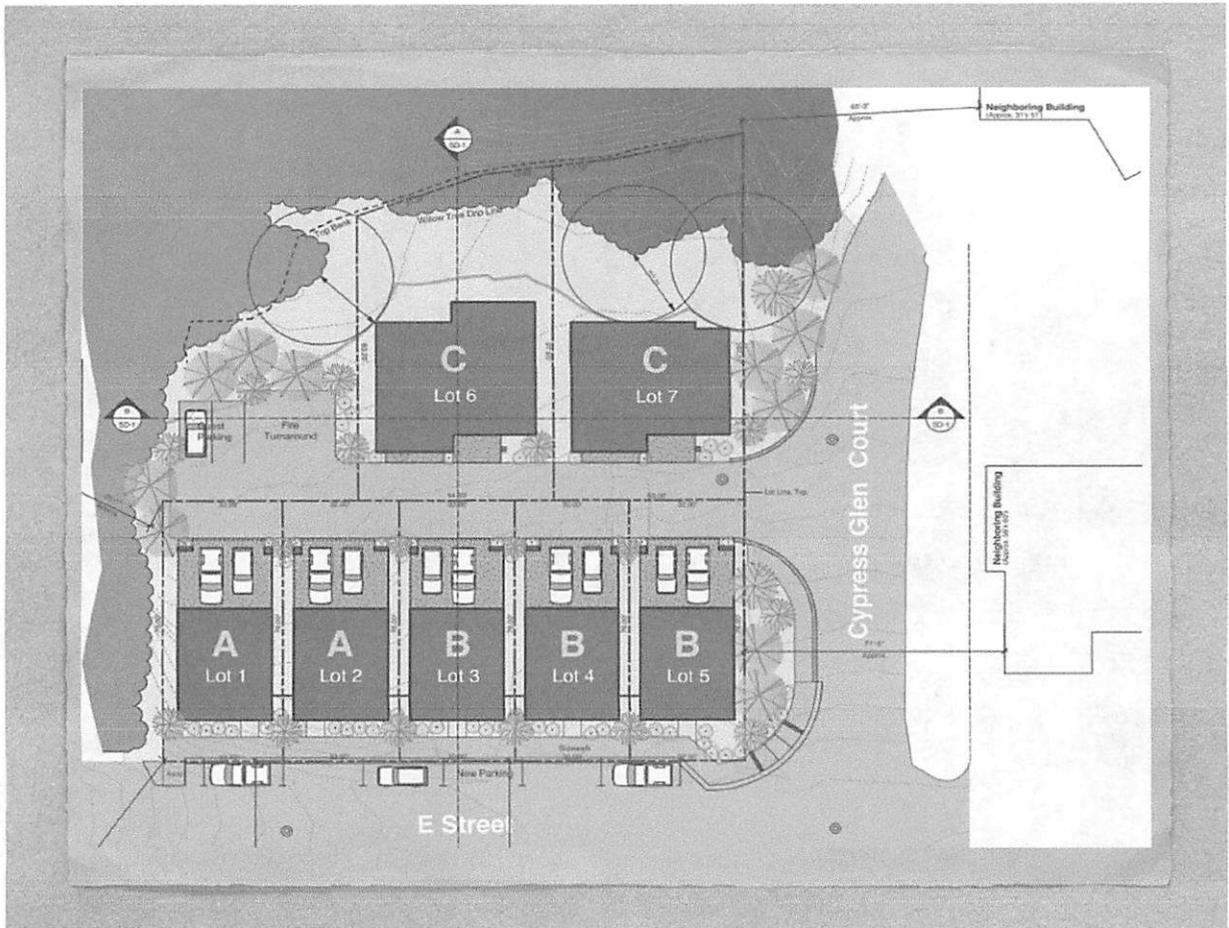


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CZLUO 23.04.166

(5) Residential Uses:

USE	PARKING SPACES REQUIRED	PARKING LOT TURNOVER	LOADING BAY INTENSITY
Single-Family Dwellings (Including mobilehomes, on individual lots.)	2 per dwelling	Low	N.A.
Multi-Family Dwellings (Including for the purpose of parking calculation, condominiums & other attached ownership dwellings.)	<u>Resident Parking</u> 1 per one bedroom or studio unit, 1.5 per two bedroom unit, 2 per three or more bedrooms, plus <u>Guest Parking</u> 1 space, plus 1 for each 4 units, or fraction thereof beyond the first four	Low	N.A.
Nursing and Personal Care	1 per 4 beds	N.A.	N.A.
Group Quarters (Including boarding houses, rooming houses, dormitories, and organizational houses).	1 per bed, plus 1 per 8 beds	Low	N.A.



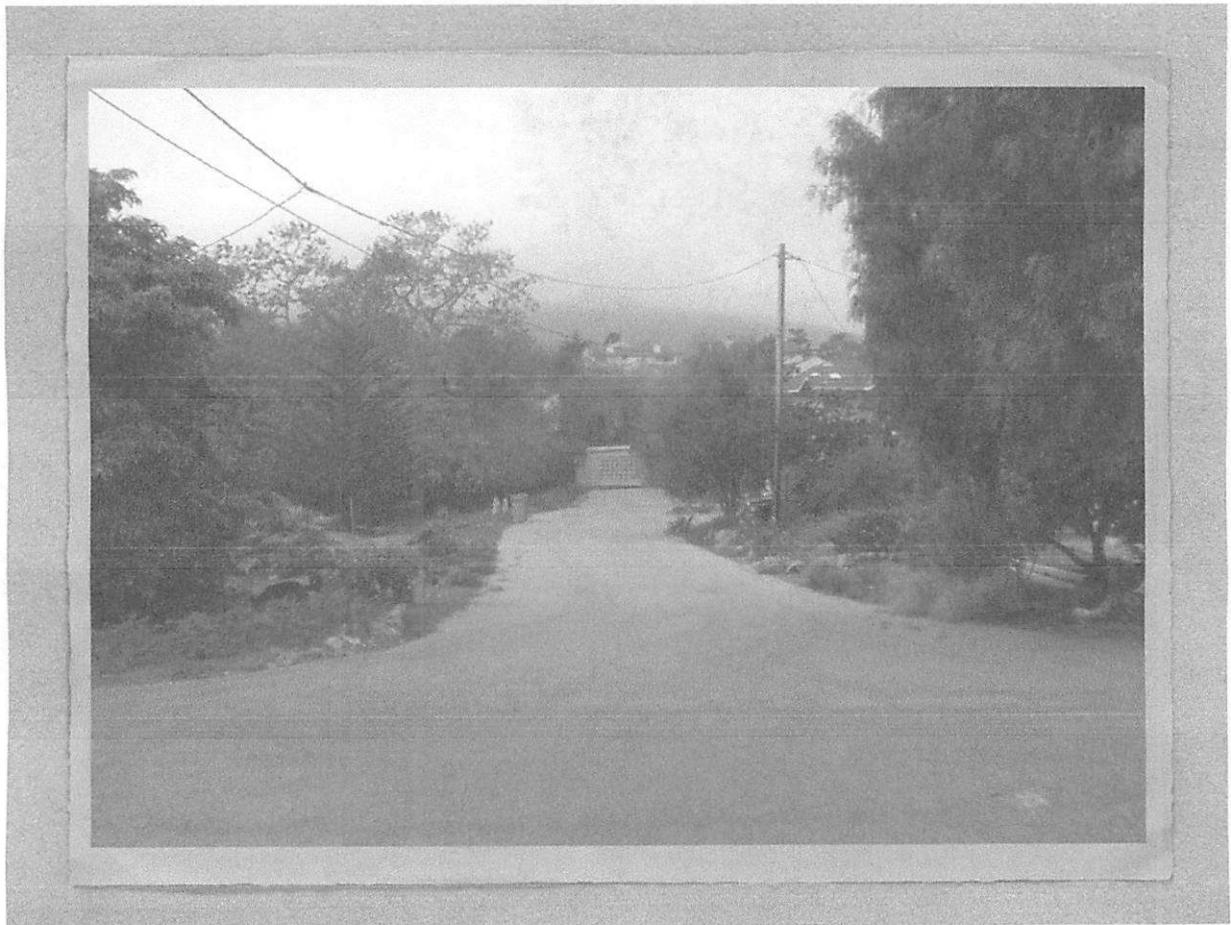


Table 2 - Project Site Trip Generation Estimates

Project Components	Number of Vehicle Trips					
	AM Peak Hour		PM Peak Hour		Daily	
	In	Out	In	Out	In	Out
Existing 4 SFDU (Access on Cypress Glen Ct.)	1	2	3	1	38	
Cypress Glen Project Site:						
Existing SFDU (to be removed) -	0	1	1	0	10	
Proposed 7 SFDU -	1	4	4	3	66	
Project Site "Net" Increase (Prop. minus Ex.):	+1	+3	+3	+3	+3	+56

Residential Traffic Volumes

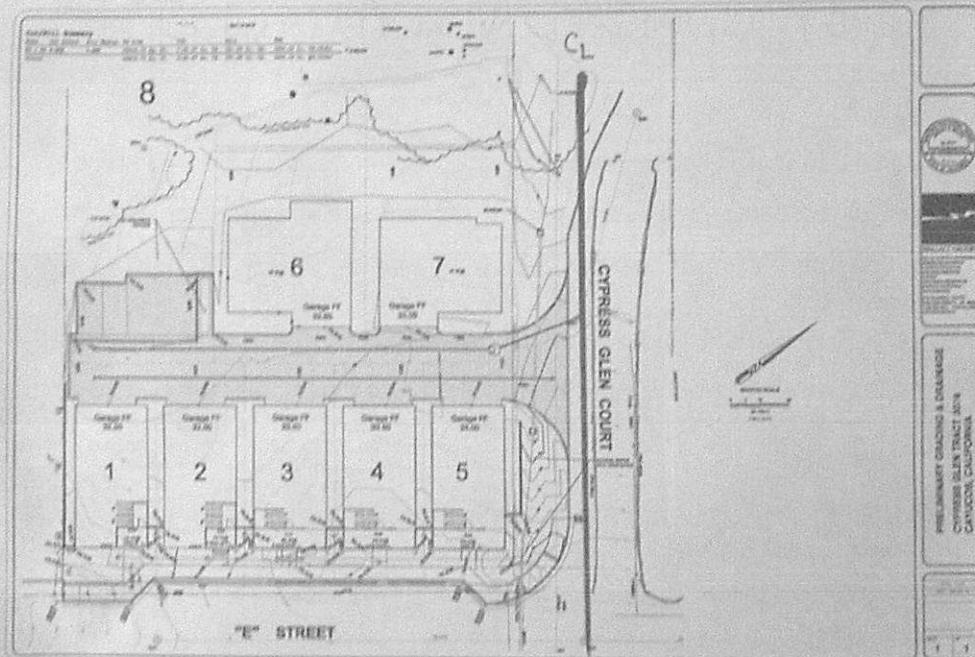
The existing and existing plus project traffic volumes are illustrated on Figure 1 (included with Attachment Material). The daily traffic volumes associated with the existing homes having access on E Street (5 SFDU near the project site) are also included on Figure 1. The volume data on Figure 1 demonstrates that development of the Cypress Glen TM Project will almost triple the amount of daily traffic on Cypress Glen Court west of E Street (2.74 times existing). Based on information provided by your office, it is my understanding that your client would prefer that access for the lots fronting E Street be provided via direct driveway connections to E Street. This would minimize the amount of new traffic generated on Cypress Glen Court and maintain the current level of safety for existing pedestrian and bicycle traffic.

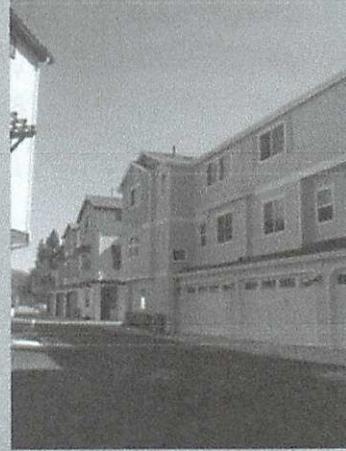
Real Property Division Ordinance

- ◆ Section 21.03.010(d)(7) states "Private easements, if approved by the planning commission or subdivision review board, may serve as access to NO MORE THAN an ultimate of FIVE PARCELS, including parcels not owned by the divider."
- ◆ Currently Cypress Glen Court served four parcels. The proposed project adds access to seven parcels from Cypress Glen Court for a total of eleven, thus exceeding the limitation by 6 parcels.
- ◆ An adjustment to the above section is available under Section 21.03.020(a)(b)(c).
- ◆ To date the applicant has failed to file a timely adjustment request and has not demonstrated UNDUE HARSHSHIP as required.

Cypress Glen Court

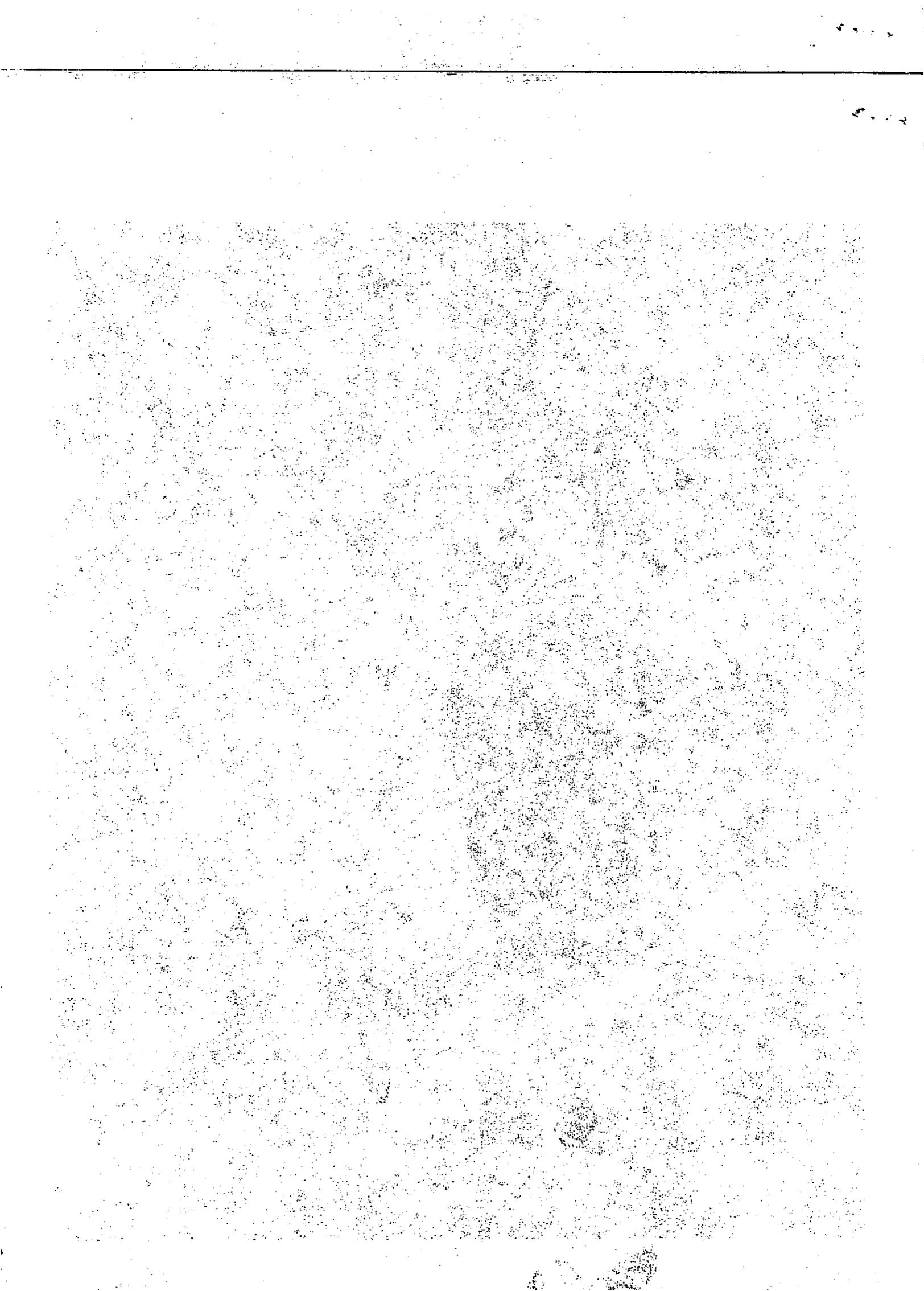
- ◆ The project proposes the abandonment of the southerly half of Cypress Glen Court by Tract 3074.
- ◆ The neighbors have requested an abandonment of the northerly half of Cypress Glen Court in accordance with the California Streets and Highways Code.
- ◆ Your Planning Commission will consider a General Plan Conformity Report for each of these requests.
- ◆ The future horizontal alignment of Cypress Glen Court should be realigned to conform with the true centerline of the 70 foot right-of-way.





Conclusion

- ◆ On behalf of my clients, I respectfully request a continuance of the hearing for the proposal before you until a number of key issues may be addressed.
- ◆ Property address RPDO Section 21.03.010
- ◆ Determine the legal ramifications of securing proper easements for access and the right to use Cypress Glen Court and to what extent by the proposed project
- ◆ Confirm locations of the edge of riparian vegetation and resulting setback and verify the applicant's ability to remove and unpermitted uses within the setback area.
- ◆ Re-refer the proposal to the CCAC for further review and a decision.
- ◆ Verify with Cal Fire, the appropriate requirements for the project. It appears the local Cayucos Fire Department may not have reviewed the project in sufficient detail and/or had the benefit of understanding of all the applicable requirements.



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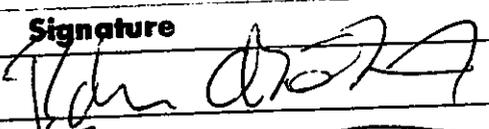
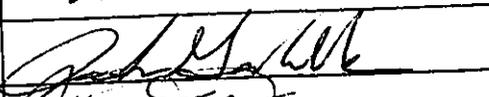
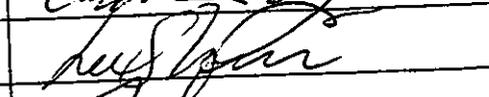
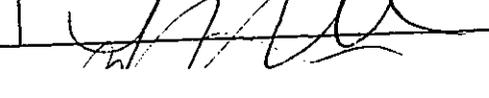
Printed Name	Signature	Street Address	City
David Villers	<i>[Signature]</i>	62 St. Mary Ave	Cayucos
RANDY KENNEY	<i>[Signature]</i>	43 PACIFIC AVE	Cayucos
MARIA LIBERONI	<i>[Signature]</i>	51 S. OCEAN AVE	Cayucos
Chie Koepke	<i>[Signature]</i>	193 G St. Cayucos, CA	Cayucos
M. PAZ AGUIRRE	<i>[Signature]</i>	168 I St. Cayucos, CA	Cayucos
Kelli Fraga	<i>[Signature]</i>	165 Park Ave Cayucos	Cayucos
Patricia A. Cook	<i>[Signature]</i>	57 SO. OCEAN #B Cayucos Ca 93430	Cayucos
Camellia Maramba	<i>[Signature]</i>	20 Saint Mary, Cayucos CA 93430	Cayucos
Navarino Wilkison	<i>[Signature]</i>	43 Pacific Ave 93430	Cayucos
Naomi Wilkison	<i>[Signature]</i>	21 6th St B C 93430	Cayucos
Derek Kenney	<i>[Signature]</i>	43 Pacific Ave 93430	Cayucos

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Printed Name	Signature	Street Address	City
BALIN Abendroth		20 ST. MARY'S Ave.	Cayucos
B. RESTKENNEY		413 PACIFIC	Cayucos
Sarah W. Wilkinson		21 6 th Street "B"	Cayucos
John Gunderlock		P.O. Box 413 Cayucos	Cayucos
MIKI TOKÉ		527 Saint Mary	Cayucos
Caitlin Gavin		196 6 G STREET CAYUCOS	Cayucos
Laura Skinnmann		2784 Orville Ave	Cayucos
Trapper SHANNON		100 S. OCEAN	Cayucos
Casey Moss		222 Old Creek rd	Cayucos
Cale Moore		222 Old Creek rd	Cayucos
Lauren Barber		441 murclara	Cayucos
		222 Old Creek rd	Cay.

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Printed Name	Signature	Street Address	City
Susan Mathias	Susan Mathias	2898 Sandalwood Ave. Morro Bay CA	Cayucos
Carmy Stuart Williams	[Signature]	19 Ocean Front Ln	Cayucos
Bailey Kelley	Bailey Kelley	19 OCEAN FRONT LANE	Cayucos
ESTVARY	[Signature]	2407 Santa Barbara Ave	Cayucos
John Schott	J. Schott	17 OCEAN AVE CA	Cayucos
Penicilia A Cook	[Signature]	51 50. Ocean Ave Cayucos	Cayucos
Lorene Taylor	Lorene Taylor	60 5th Street	Cayucos
RYAN BANDERET	[Signature]	186 F STREET	Cayucos
Katherine Mann	[Signature]	401 E St	Cayucos
Julie Kelly	[Signature]	630 Avalon St Morro Bay	Cayucos
LYNN GLANZER	[Signature]	2445 OLD CREEK RD	Cayucos

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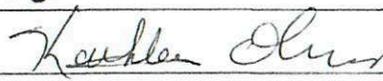
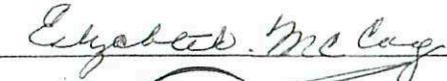
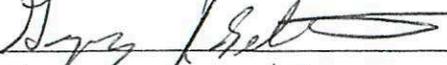
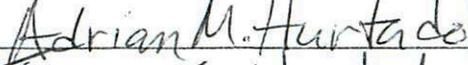
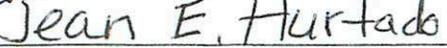
Printed Name	Signature	Street Address	City
TERRY PAER	<i>Terry Paer</i>	12 BAKERSFIELD AVE	Cayucos
Charlene Paris	<i>Charlene Paris</i>	12 Bakersfield Ave	Cayucos
WILL COSTA	<i>Will Costa</i>	348 TART AVE	Cayucos
Carol Braun	<i>Carol Braun</i>	38 Bakersfield Ave	Cayucos
JARED HOWARD	<i>Jared Howard</i>	358 TART AVE.	Cayucos
Melissa Howard	<i>Melissa Howard</i>	358 TART AVENUE	Cayucos
Jason Hodges	<i>Jason Hodges</i>	321 E. ST.	Cayucos
Joseph R White	<i>Joseph R White</i>	1625 Cass Ave #13	Cayucos
Robert Menecke	<i>Robert Menecke</i>	169th ST	Cayucos
ANTOINETTE MERRER	<i>Antoinette Merrer</i>	169th St	Cayucos
Diana M. Loughlin	<i>DMSL</i>	49 17th St	Cayucos

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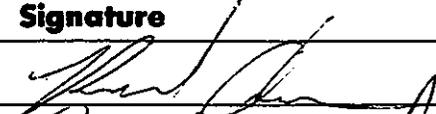
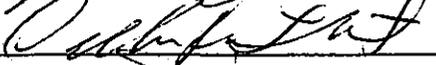
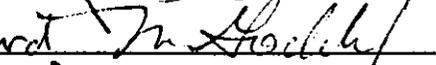
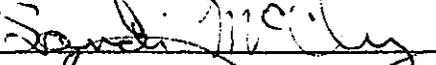
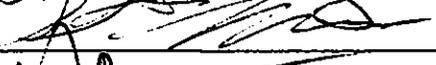
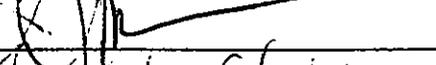
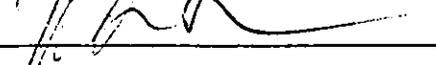
Printed Name	Signature	Street Address	City
Kathleen Oliver		24 Cypress Glen Ct.	Cayucos
ELIZABETH McCay		46 Cypress Glen Ct	Cayucos
Charlie Lykes		372 E. Street	Cayucos
Brandi Lykes		372 E. Street	Cayucos
Greg Hoag		14 Fresno Ave	Cayucos
Dave Stearns		186 E St	Cayucos
Paula Stevens		186 E St	Cayucos
Greg Battencourt		490 D St	Cayucos
Vera Gould		491 D St	Cayucos
Adrian M. Hurtado		411 D St	Cayucos
Jean E. Hurtado		411 D St	Cayucos

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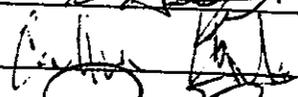
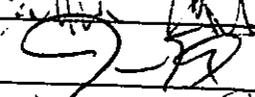
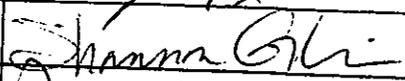
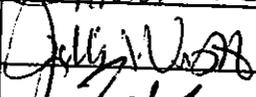
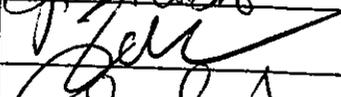
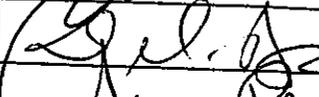
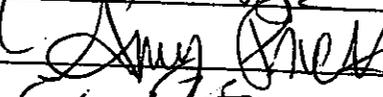
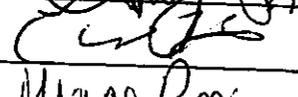
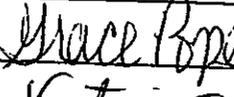
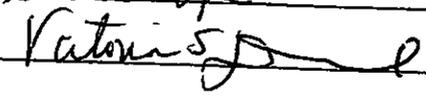
Printed Name	Signature	Street Address	City
Richard Galvan		2702 Santa Barbara	Cayucos
Della Flint		10918 Sycamore Dr.	Cayucos
Jose Salvo		1250 Pacific Ave	Cayucos
Mary Margaret Gaddard		3167 Shearer Ave	Cayucos
James A. Gaddard		3167 Shearer Ave	Cayucos
Sandi McClung		195 E Street	Cayucos
Kristal Ramirez		2784 Orville Avenue	Cayucos ✓
Steve Mennucci		350 N. Ocean #61 Cayucos	Cayucos ✓
Shel BLM		2018 C Street Cayucos	Cayucos
Courtney Volhaus		1366 4th St LOS OSBS	Cayucos
Hunter Serene		151 Cypress Ave Cayucos Ca	Cayucos

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Printed Name	Signature	Street Address	City
ERIC TODD HANFT		15 FRESNO AVE. CAYUCOS CA.	Cayucos
Colleen Costello		349 TATE AVE	Cayucos
Jim Glinn		1025 Pacific	Cayucos
Shannon Glinn		1025 Pacific AVE	Cayucos
JULIA WELCH		2702 SLOAN BARBER	Cayucos
ZEKE DELLAMAS		101 FRESNO AVE	Cayucos
Raquel deLlamas		101 Fresno Ave	Cayucos
Amy Pruett		2730 Richard Ave Cayucos	Cayucos
Chris Hight		47 Ash Ave, Cayucos	Cayucos
Grace Pope		12 Ash St. Cayucos	Cayucos
Victoria Dandurand		38 Studio Drive, Cayucos	Cayucos

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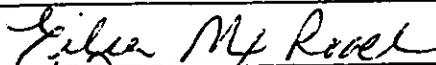
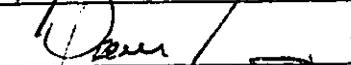
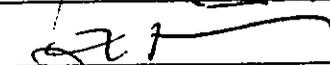
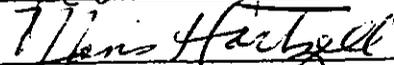
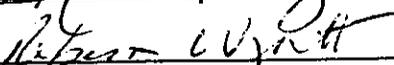
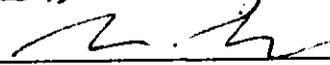
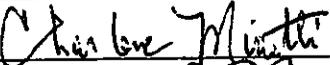
Printed Name	Signature	Street Address	City
KATHERINE Stulberg	<i>Katherine Stulberg</i>	23 ASH AVE, CAYUCOS, CALIF. 93430	Cayucos
CHRIS H. Pope	<i>Chris H. Pope</i>	12 ASH AVE CAYUCOS, CA 93430	Cayucos
Janet Sorensen	<i>Janet Sorensen</i>	24 Ash Ave Cayucos, CA 93430	Cayucos
Kerry Friend	<i>Kerry Friend</i>	340 EST,	Cayucos
Anna Zavala	<i>Anna Zavala</i>	399 E ST	Cayucos
KEVIN MAIN	<i>Kevin Main</i>	481 E St Cayucos - 93430	Cayucos
Patrick Riddell	<i>Patrick Riddell</i>	404 E St, Cayucos, CA 93430	Cayucos
SCOTT NAIRNE	<i>Scott Nairne</i>	176 E St Cayucos CA 93430	Cayucos
LONNIE ZAVALA	<i>Lonnie Zavala</i>	399 E ST CAYUCOS CA 93430	Cayucos
STACKY NAIRNE	<i>Stacky Nairne</i>	176 E St. Cayucos CA 93430	Cayucos
KATHY WIRNS	<i>Kathy Wirns</i>	7 SAINT MARY AVE. Cayucos CA	Cayucos

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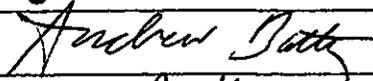
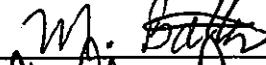
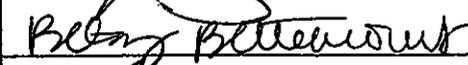
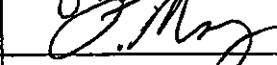
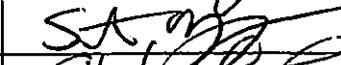
Printed Name	Signature	Street Address	City
Eileen Roach		24 Cypress Glen Ct.	Cayucos
DARIO LUIS		40 Cypress Glen Ct.	Cayucos
JoAnna Riddell		404 E St	Cayucos
SCOTT RIEN		340 E ST	Cayucos
James Cronin		321 E St #6	Cayucos
Jennifer Newton		17 Fresno	Cayucos
MAVIS HARTZELL		#2 ASH AVE	Cayucos
Rebecca Wyatt		150 'E' ST.	Cayucos
Steve Wyatt		150 E St.	Cayucos
Charlene Minetti		1 Ash St Cayucos, CA	Cayucos
Jeffrey Stulberg		23 ASH AVE. ; City. 93430 PO BOX 408	Cayucos

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Printed Name	Signature	Street Address	City
Andrew Batty		396 'D' Street	Cayucos
Martha Batty		396 'D' Street	Cayucos
Molly Brindley		360 D Street	Cayucos
Joseph Brindley		360 D Street	Cayucos
Betsy Buttencourt		398 D St	Cayucos
Gwenn Krossa		201 D St	Cayucos
John Mezzapesa		240 D St	Cayucos
Steve Mezzapesa		240 D St	Cayucos
Stephen Poland		301 D St.	Cayucos
Jessy Buttencourt		398 D St.	Cayucos
Troy Quimbly		2440 Peachico	Cayucos

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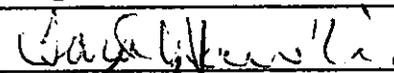
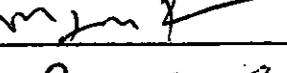
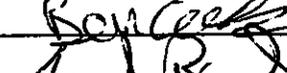
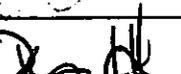
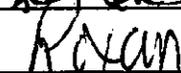
Printed Name	Signature	Street Address	City
Ronald Roach	<i>Ronald Roach</i>	1773 9th St	Los Angeles
Amanda Roach	<i>Amanda Roach</i>	1773 9th St	Los Angeles
DAVID SCHOK	<i>David Schok</i>	P O BOX 354 Cayucos	Cayucos
Catherine Cascadden	<i>Catherine Cascadden</i>	2214 Alban Pl	Cambridge
EARLE L. CASCADNEY	<i>Earle L. Cascadney</i>	2214 Alban Place	Cambridge
Lauren Pell	<i>Lauren Pell</i>	205 Landfair Ave, Los Angeles CA	Los Angeles
Joseph Gostinell	<i>Joseph Gostinell</i>	Landfair Ave., Los Angeles, CA	LA
Darlene Pell	<i>Darlene Pell</i>	10882 Rose Ave Los Angeles CA	LA
Mark Levine	<i>Mark Levine</i>	10882 Rose Ave Los Angeles	LA
Ellen Lodge	<i>Ellen Lodge</i>	1481 15th St Los Angeles	
Reva Rejino	<i>Reva Rejino</i>	3569 Deane Ave Cayucos	Cayucos

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TARA HAWKINS		P.O. Box 8555	Cayucos
Kevin James		1716 14 th Street	Cayucos
Rick McEllie		273 Bisset Ave	Cayucos
MICHA MATSON		350 MOUNTAIN VIEW	Cayucos
BEN CALHOONER		172 D Street	Cayucos
TED SCHOTT		21 OCEAN FRONT LN	Cayucos
ADAM POELMAN		1876. CIRCLE LN	Cayucos
Denise Hallmeyer		2135 Orville	Cayucos
Kayanna Villers		62 St. Mary Ave	Cayucos
Graci Patton		581 Park Ave. apt. A.	Cayucos
George Chika		90 12 th ST	Cayucos

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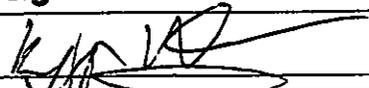
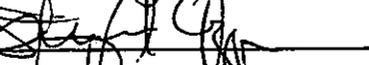
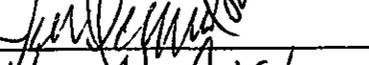
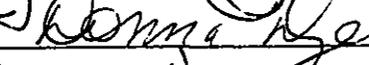
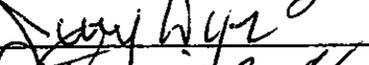
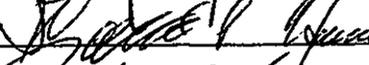
Printed Name	Signature	Street Address	City
Judi Jackson	<i>Judi Jackson</i>	350 N OCEAN AV #79 93430	Cayucos
R. D. Kelly Sr	<i>Robert D. Kelly</i>	1173 CASS AVE 93430	Cayucos
Lewi Sanchez	<i>[Signature]</i>	1173 CASS AVE	Cayucos
Jim Ruzicka	<i>[Signature]</i>	107 D ST. 93430	Cayucos
Carol Chubb	<i>Carol Chubb</i>	210 St Mary Ave 93430	Cayucos
Susan Swendsen	<i>[Signature]</i>	69 11th St. 93430	Cayucos
Dennis Takahashi	<i>[Signature]</i>	177 F ST 93430	Cayucos
Carole B Toerge	<i>[Signature]</i>	15 12th St. 93430	Cayucos
Sheryl McGill	<i>Sheryl McGill</i>	43 12th St 93430	Cayucos
JAN Schmalzma	<i>[Signature]</i>	42 12th St 93430	Cayucos
Bonnie O'Donnell	<i>Bonnie O'Donnell</i>	42 12th St 93430	Cayucos

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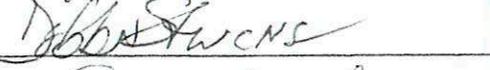
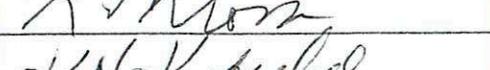
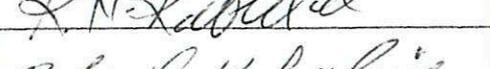
Printed Name	Signature	Street Address	City
KYLE NEEDHAM		10 BAKERSFIELD	Cayucos
VERONICA NEEDHAM		10 BAKERSFIELD	Cayucos
Alice Tomasin		58 Bakersfield Ave	Cayucos
Stacy Caniza		65 Bakersfield Ave	Cayucos
Jon Hamrick		74 BAKERSFIELD AVE.	Cayucos
Yvette Caywood		74 Bakersfield Ave.	Cayucos
Donna Dye		83 Bakersfield Ave	Cayucos
JERRY DYE		83 BAKERSFIELD	Cayucos
David Hammack		187 Bakersfield Ave	Cayucos
Julia Hammack		187 Bakersfield Ave	Cayucos
			Cayucos

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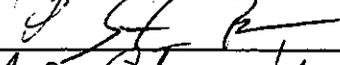
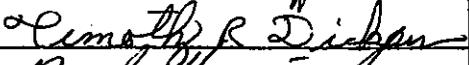
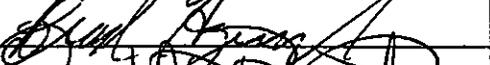
Printed Name	Signature	Street Address	City
David Leaty		391 D ST.	Cayucos
George Schachtell		167 I ST. CAYUCOS CA	Cayucos
Debbi Swens		9155 Santa Rita Cayucos, Ca	Cayucos
Craig Barclay		332 Old Creek Rd	Cayucos
REBECCA BARCLAY		332 OLD CREEK RD	Cayucos
LANCE UMBERTS		260 D ST. CAYUCOS CA.	Cayucos
Kenneth Krossa		220 D ST Cayucos	Cayucos
KENNETH KABERLINE		264 D ST CAYUCOS	Cayucos
REBE DARLENE <small>KABERLINE</small>		264 "D" ST CAYUCOS	Cayucos
Sylvia Simms		26 Birch St Cayucos	Cayucos
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Printed Name	Signature	Street Address	City
RICHARD SHAW		56 ST ALBERT	Cayucos
STEVE BUCKNER		170 F ST	Cayucos
GINO PETRUCCI JR		55 ST. MARY	Cayucos
TIMOTHY R DICKERSON		163 G ST	Cayucos
BRAD HEIZENRACK		187 G ST	Cayucos
Cynthia Bunting		171 F. ST.	Cayucos
CLOYCE BUNTING		171 F ST.	Cayucos
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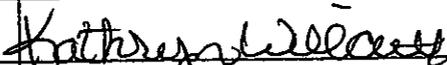
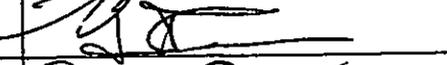
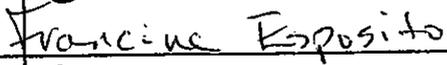
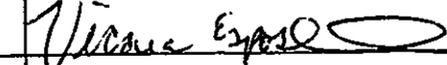
Printed Name	Signature	Street Address	City
Dirk Langer	<i>Dirk Langer</i>	1173 S. Ocean Ave	Cayucos
Francie Farinet	<i>Francie Farinet</i>	83 12th St	Cayucos
Sandra Talbot	<i>Sandra Talbot</i>	94 12th St	Cayucos
Giovanni Grillonzoni	<i>G. Grillonzoni</i>	824 Main St. Cambria	Cayucos
Mary Summers	<i>Mary Summers</i>		Cayucos
AMES ANDERSON	<i>A. Anderson</i>	2295 RONNEY DR. CAMBRIA	Cayucos
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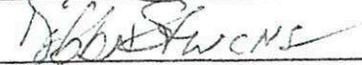
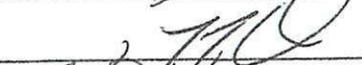
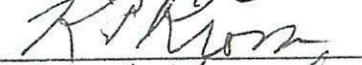
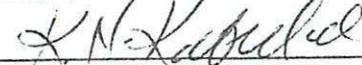
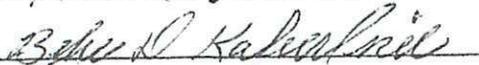
Printed Name	Signature	Street Address	City
Kathryn Wilcutt		2789 S Ocean Blvd.	Cayucos
Katelyn Mangold		2789 S. Ocean Blvd.	Cayucos
Logan Wilcutt		2789 Ocean Blvd.	Cayucos
Colle Wilcutt		2789 S. Ocean Blvd.	Cayucos
LINDA FARNUM		177 F. ST.	Cayucos
CLIFFORD A. BAINES		166 E St.	Cayucos
Francine Esposito		3130 Studio Dr. Cayucos, Ca.	Cayucos
Vicara Esposito		431 Mindoro St M.B Ca. 93442	Cayucos
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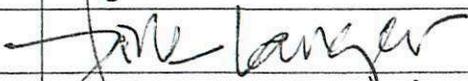
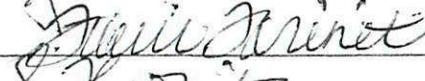
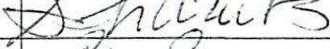
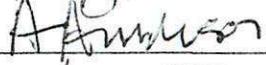
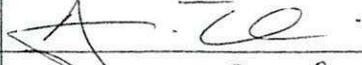
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KENNETH KABERLINE		264 D ST CAYUCOS	Cayucos
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