COUNTY OF SAN LUIS OBISPO

THE LAND USE ELEMENT AND LOCAL COASTAL PLAN
OF THE SAN LUIS OBISPO COUNTY GENERAL PLAN

ESTERO AREA PLAN

PROGRAM CERTIFIED BY
THE CALIFORNIA COASTAL COMMISSION
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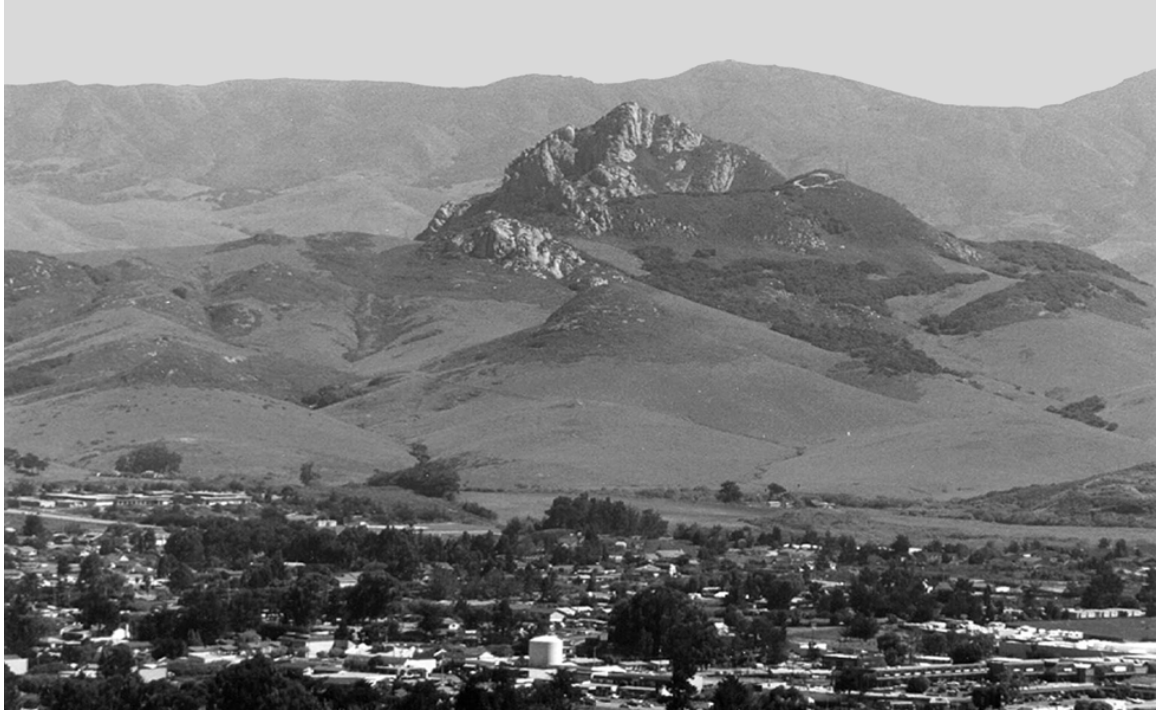
COUNTY OF SAN LUIS OBISPO

Amended

October 23, 1990	Ord. 2436
June 18, 1991	Ord. 2443
April 27, 1993	Ord. 2614
November 7, 1995	Ord. 2720
December 12, 1995	Ord. 2727
April 23, 1996	Ord. 2760
November 2, 2004	Ord. 3049

CHAPTER 1: INTRODUCTION AND GENERAL GOALS



I. PURPOSE OF THE ESTERO AREA PLAN

The purpose of this area plan is to establish a vision for the future of the Estero Planning Area that will guide development over the next 20 years. The vision described in this plan represents the desires of the affected communities, and the plan contains the policies, programs and standards to help achieve it. This plan is intended to be the community's plan, and was developed with substantial community participation. Only with ongoing community involvement can we hope to successfully achieve the vision.

This area plan is consistent with the intent and policies of the California Coastal Act and the San Luis Obispo County Local Coastal Program (LCP). All other county plans, policies and programs that involve the Estero Planning Area and are subject to the LCP are to be consistent with and implement this plan. In addition, where applicable, all public and private development in this planning area is to be consistent with this plan. It should be recognized, however, that this plan is also subject to other authority; for example, federal and state statutes, case law, and regulations.

II. PHYSICAL CHARACTERISTICS

The Estero Planning Area is shown in Figures 1-1 and 1-2. It is one of four planning areas within the coastal zone and encompasses the central coastal area of San Luis Obispo County from Point Estero on the north to Point Buchon on the south. The boundary of the Estero Planning Area corresponds to the coastal zone boundary established by the California Coastal Act that was enacted in 1976. The planning area

occupies a narrow strip along the coast north of the city of Morro Bay and south of the unincorporated community of Los Osos. Elsewhere, the planning area extends as far as seven miles inland. It includes large portions of the Morro and Little Morro Creek watersheds on the north, a portion of the Irish Hills on the south, and a portion of Cuesta College on the east. The planning area includes the city of Morro Bay and the unincorporated communities of Cayucos and Los Osos.

The planning area (including the city of Morro Bay) occupies about 71.5 square miles. In addition to the Estero Planning Area, secondary study areas were considered in connection with preparing this area plan (see Figure 1-2). One such area was included in order to study the effects of the entire Morro Bay watershed on the Estero Planning Area, especially the Morro Bay estuary. That area includes portions of the Salinas River, San Luis Obispo and San Luis Bay Planning Areas and consists of about 27 square miles beyond the Estero Planning Area. The other secondary study area is the "Cayucos Fringe," which covers nearly 53 square miles surrounding Cayucos in the Adelaida Planning Area. The "Cayucos Fringe" was studied because that area has an effect on the Cayucos urban area, especially since it includes most of the watersheds that affect Cayucos. The "Cayucos Fringe" also includes scenic areas that are visible from the coast.

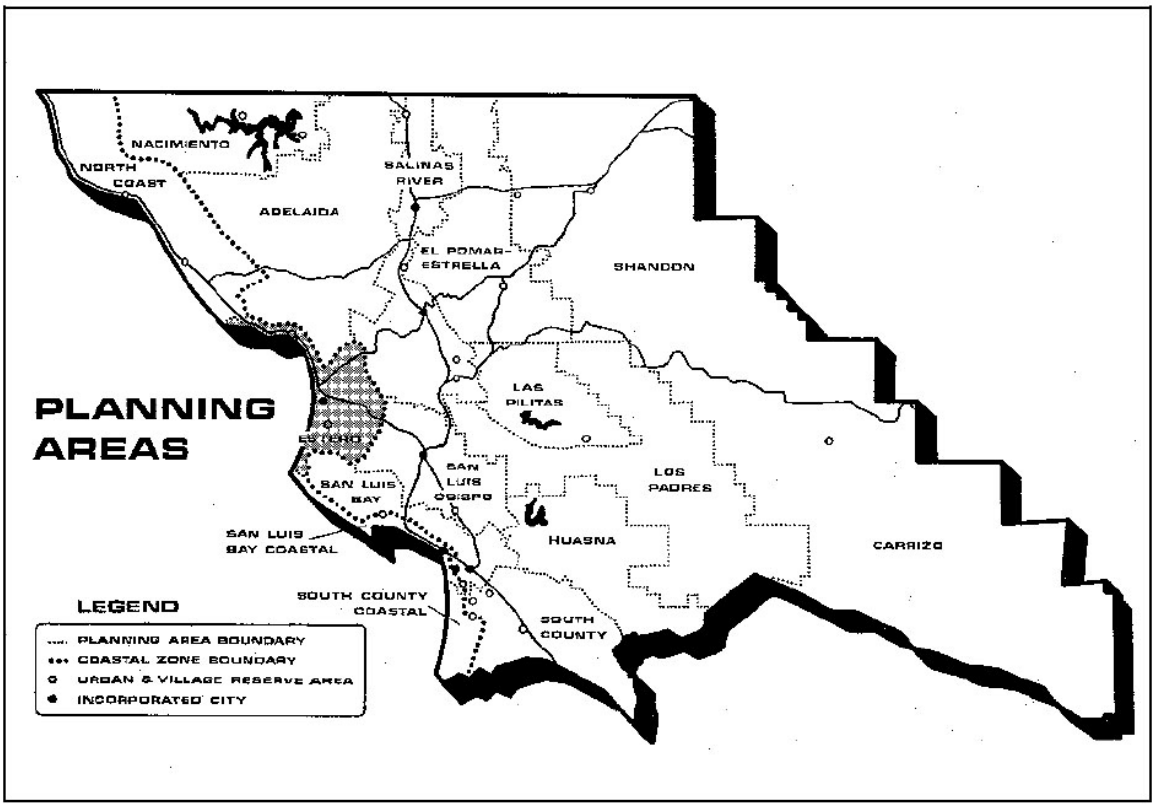


Figure 1-1: Estero Planning Area

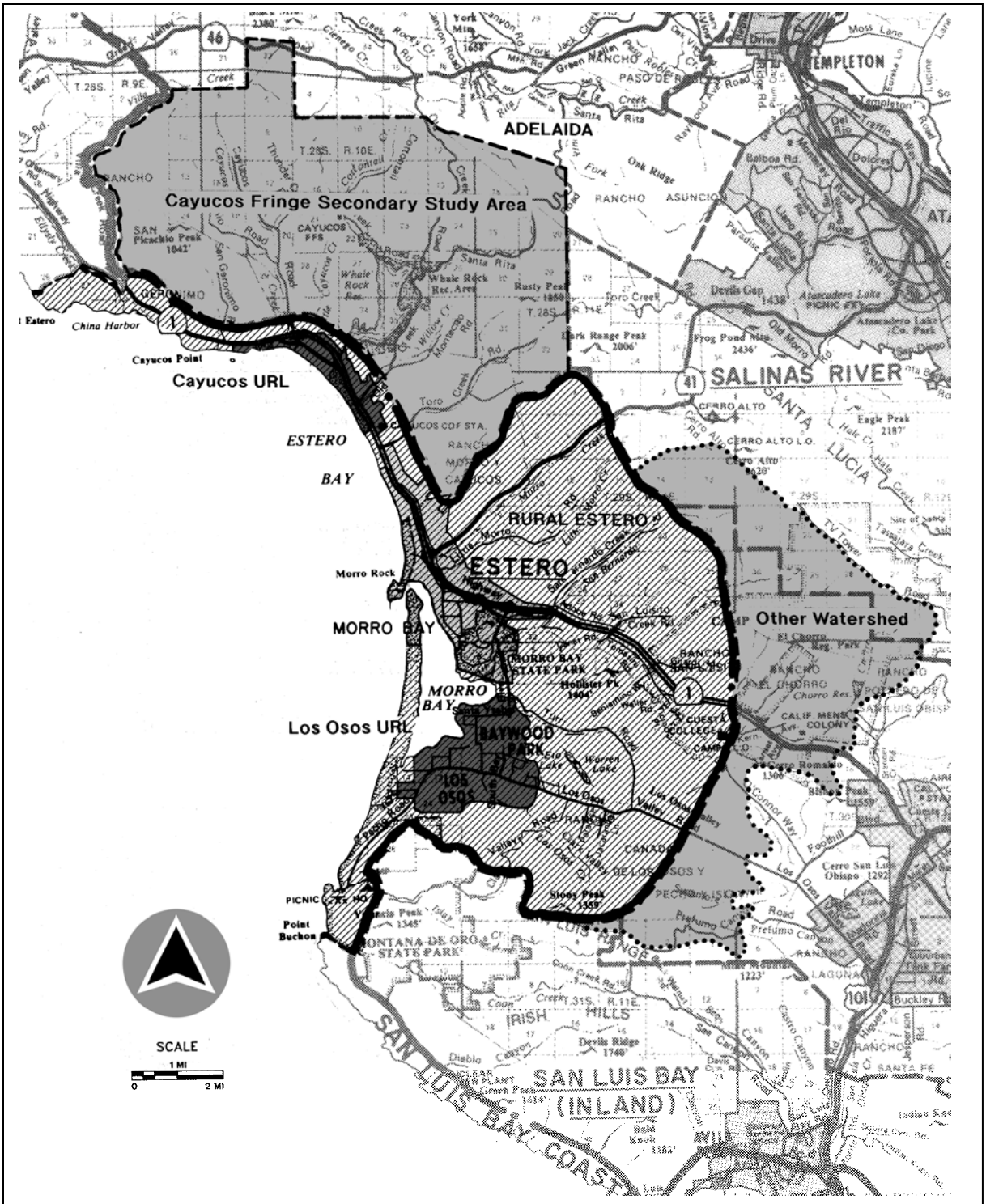


Figure 1-2: Estero Planning Area and Secondary Study Areas

III. NATURAL AND HUMAN RESOURCES

The Estero Planning Area contains a wealth of natural resources and environmental assets that define the character of the area, contribute to its high quality of life and are vital to the local economy. The following are examples of these resources:

Agriculture. Agriculture is the dominant land use in the planning area and is a cornerstone of the local economy. As an added benefit, agriculture provides scenic open space that is enjoyed by locals and tourists alike.

Morro Bay Estuary. This nationally recognized area of relatively pristine tidal lands and open waters supports abundant wildlife, provides recreation, supports visitor-serving businesses, and is essential to the health of the local commercial and sport fishing industries.

The Morros. This chain of volcanic peaks that separates the Los Osos and Chorro Valleys is a unique natural landmark and scenic wonder that supports agriculture and wildlife, and offers potential for recreational use.

Montana de Oro and Morro Bay State Parks and Beaches. These outstanding parks and recreation areas attract over 1.5 million visitors every year, many from all over the globe, to enjoy a variety of recreation and beautiful scenery (Source: State Department of Parks and Recreation).

Hillside and Creekside Areas Ringing Los Osos. These highly scenic, biologically rich areas surround Los Osos on the south, east and northeast,

In addition to the area's valuable natural resources, its human resources are essential to its future. The communities of Los Osos and Cayucos are fortunate to have active and effective community advisory committees, as well as many involved and talented people who care deeply about the future of their communities. The residents of Los Osos and Cayucos and surrounding areas are committed to making a better future, and they are among the area's greatest assets.

IV. OPPORTUNITIES

The area possesses scenic beauty, a mild coastal climate, and natural resources that contribute to a high quality of life. These assets also present opportunities to improve jobs and services for local residents, and to improve recreation and tourist-oriented uses for both locals and visitors.

V. VISION AND GENERAL GOALS

The following general goals provide the direction for the Estero Area Plan and the vision for the future of this area. These goals, together with policies, programs, standards, and other parts of the Land Use Element (LUE) and Local Coastal Program (LCP), constitute the plan for the Estero Planning Area for the next 20 years.

The goals are specific to the Estero Planning Area. They were developed by the public; primarily, the community of Cayucos. The goals are expanded on and implemented by the policies, programs and standards found in the following chapters. The goals are consistent with the countywide general goals of the Land Use Element found in Coastal Zone Framework for Planning, but further refine and elaborate on those countywide goals.

The goals also function as guidance to help determine consistency of development proposals with the LUE/LCP. New development should be located, designed, and built in a manner that furthers these general goals and complies with all other applicable regulations.

A. Planning Areawide

1. Provide maximum public access, and protect existing public access, to the coast, the shoreline, the bay, and public recreation areas, consistent with the need to protect natural and agricultural resources and private property rights.

B. Cayucos

The community of Cayucos has developed general community goals that were recommended by the Cayucos Citizens Advisory Council (CCAC) following public discussion. The following goals are based on CCAC's recommended goals, which are stated in their entirety in Appendix B. The goals encourage carefully planned development that respects the area's natural assets, maintains the community's small-town character as a beach community, and balances and promotes both the residential and visitor-serving aspects of the community.

Environment

1. Plan with consideration for preserving the natural environment of Cayucos. Protect the seashore, estuaries and coastal area with minimal impairment of physical and visual accessibility.

2. Protect ecological systems and wildlife habitats.

3. Plan for land use to take full advantage of the natural and agricultural assets of the area.

Residential and Commercial Land Uses

4. Preserve the character of Cayucos as a beach community.

5. Stress the residential nature of the community.

6. Provide for essential services.

7. Plan for the visitor-serving and residential features of the community to coexist in harmony and supplement each other. Emphasize both features of the community and promote their excellent potential.

8. Carefully plan for future commercial and residential development that is consistent with the current nature of the community. Since major development projects can have a devastating effect on a small community, carefully examine such proposed projects to see that they do not destroy the character of the community or so dominate it as to cause an imbalance between the residential and recreational elements of the community.

9. Maintain the community's small-town character.

10. Protect and maintain maximum public access to and along the shoreline of Cayucos.

Compact Development

11. Focus on infill and mixed use development.

12. Create a greenbelt that forms a hard edge around the community and protects scenic qualities, agricultural resources and sensitive habitat.

C. Rural Area

Distribution of Land Uses; Open Space

1. Maintain agriculture and the rural character of the area.

2. Permanently protect the agricultural, open space and scenic resources of the Morros.

3. Prevent further urban and suburban encroachment into the Los Osos and Chorro Valleys in order to maintain valuable agricultural and open space resources.

4. Preserve agriculture, open space and sensitive resources.

5. Protect and enhance the watershed of the Morro Bay estuary so that the estuary is a clean, healthy, functioning ecosystem that harbors a diversity of wildlife.

VI. FEATURES OF THIS PLAN

A. Background Information

This plan provides information on land use, population, availability of resources and public services, and environmental characteristics. This information is the basis for many of the plan's recommendations and is current at the time of the last update.

B. Planning Policies

Chapters 2 through 6 and 8 contain the policies of this plan. The policies expand on and implement the goals in this chapter, providing further direction for the future of the Estero Planning Area. The policies, in turn, are implemented by programs and standards found in the following chapters (see following items C and D).

The policies also function as guidance to help determine consistency of development proposals with the LUE/LCP. New development needs to be located, designed, and built in a manner that furthers these policies and complies with all other applicable regulations.

C. Planning Programs

Proposed programs are listed at the end of the following chapters: Population and Economy (Chapter 2); Public Facilities, Services and Resources (Chapter 3); Land Use Programs and Policies (Chapter 4); Circulation Element (Chapter 5); Policies and Programs for Special Features (Chapter 6); and Coastal Access (Chapter 8). Programs are non-mandatory actions. They may be initiated by the communities, the county or other agencies in order to correct or improve local problems or conditions, and to otherwise help implement the goals and policies of this plan. Since many recommended programs involve public expenditures, their initiation depends upon availability of funding.

D. Planning Area Standards

Specific development standards are included in Chapter 7, Planning Area Standards, to address special conditions in the communities and help implement the goals and policies of this plan. The planning area standards deal with land use, public services, circulation, sensitive and scenic resources, and natural hazards (the latter two are combining designations). The standards provide criteria for detailed evaluation of development projects. Compliance with the standards is mandatory. The text of this plan may also be used as a basis for evaluating proposed development and subdivision applications.

E. Guidelines

In addition to planning area standards, Chapter 7 includes guidelines that provide further direction on how to implement the goals and policies of this plan. Guidelines are advisory, but are to be used in evaluating projects subject to discretionary review. However, alternative approaches that achieve the same or better results may also be used. The guidelines in this plan generally deal with design issues; for example, design guidelines for residential development in Cayucos.

F. Resource Management

Chapter 3, Public Facilities, Services and Resources, describes the existing and future status of water supply, sewage disposal, schools, roads/circulation, air quality, and other public services. Included are estimates of population thresholds at which potential resource capacity problems may occur.

G. Area Plan Maps

Due to limitations of scale, the fold-out maps in this plan are for reference purposes only. The official maps are at the more suitable scale of 1" = 400 feet (urban areas) and 1" = 1,000 feet (rural areas). Those maps are available at the County Department of Planning and Building.

Land use and combining designation maps are shown following Chapter 7, and the circulation maps are at the end of Chapter 5. They illustrate the following:

Land Use Categories determine the uses that are allowable on a piece of property, including density and intensity of development.

Combining Designations identify areas of hazards, sensitive resource areas, environmentally sensitive habitats, visitor-serving priority areas, historic and archaeologically sensitive areas, energy and mineral resources, and public facilities. The combining designations do not map all such areas; for example, existing areas of sensitive resources and environmentally sensitive habitats. Areas having such resources and habitats shall be treated as if they were included in the Sensitive Resource Area/Environmentally Sensitive Habitat combining designation (see the areawide standards for resource protection in Chapter 7, Section IIIA).

Circulation consists of roads, bikeways, pedestrian and equestrian facilities, and coastal access.

Maps illustrating the locations of coastal access are included in Appendix E.

VII. RELATIONSHIP OF THE ESTERO AREA PLAN TO THE LOCAL COASTAL PROGRAM.

A. Introduction

The following provides a brief outline of relative state and local provisions guiding the preparation and update of the Estero Area Plan.

B. State Law - Zoning and Planning

Key provisions from the California Government Code and California Coastal Act guide the preparation and adoption of local plans.

1. **The California Government Code.** The Government Code guides the preparation and adoption of general plans, zoning ordinances, and regulations for subdivision and environmental review. The Code establishes mandatory elements of the general plan, and various content and procedural requirements.

2. **The California Coastal Act.** Policies in the California Coastal Act of 1976 guide the conservation and development of California's 1,100 mile coastline with the goal of protecting California's coastal resources and providing for their wise use. The Act establishes the California Coastal Commission as a permanent state coastal management and regulatory agency and requires each of the state's coastal cities and counties to adopt a long-term management plan, known as a Local Coastal Program. Each Local Coastal Program consists of a land use plan, zoning ordinances and other implementing actions. The Act also requires "maximum public participation" in the preparation of proposed plans.

   Key Policy sections include Public Access, Recreation, Marine Environment, Land Resources, Development and Industry. These policies function as criteria for finding consistency of both development and local coastal plans with the Coastal Act.

C. County Organization of the Local Coastal Program (LCP)

The LCP is part of the county general plan and zoning ordinance, and applies to those areas lying within the Coastal Zone. Consistent with State law, the county's Local Coastal Program also functions as the mandatory Circulation Element and Land Use Element of the General Plan.

1. **The LCP Policy Document.** The Local Coastal Program Policy document contains 13 chapters that respond to policies from the California Coastal Act. They are: Shoreline Access, Recreation & Visitor Serving, Energy & Industrial Development, Commercial Fishing, Environmentally Sensitive Habitats, Agriculture, Public Works, Coastal Watersheds, Scenic Resources, Hazards, Archaeology, and Air Quality. Each chapter discusses the relationship to Coastal Act policies and issues, and formulates locally-based policies that implement the Act.

2. **Framework for Planning.** Framework for Planning serves as an organizational document linking land use, resource management, and circulation. It also provides general goals for county decisions on land use, development, and circulation. A key part is Coastal Table O - Allowable Land Use Chart that shows what land uses are allowable in each of the 13 different land use categories.

3. **Coastal Zone Land Use Ordinance (CZLUO).** The CZLUO contains provisions typically found in zoning ordinances. They include permit and appeal requirements, site design, development and operational standards, and enforcement.

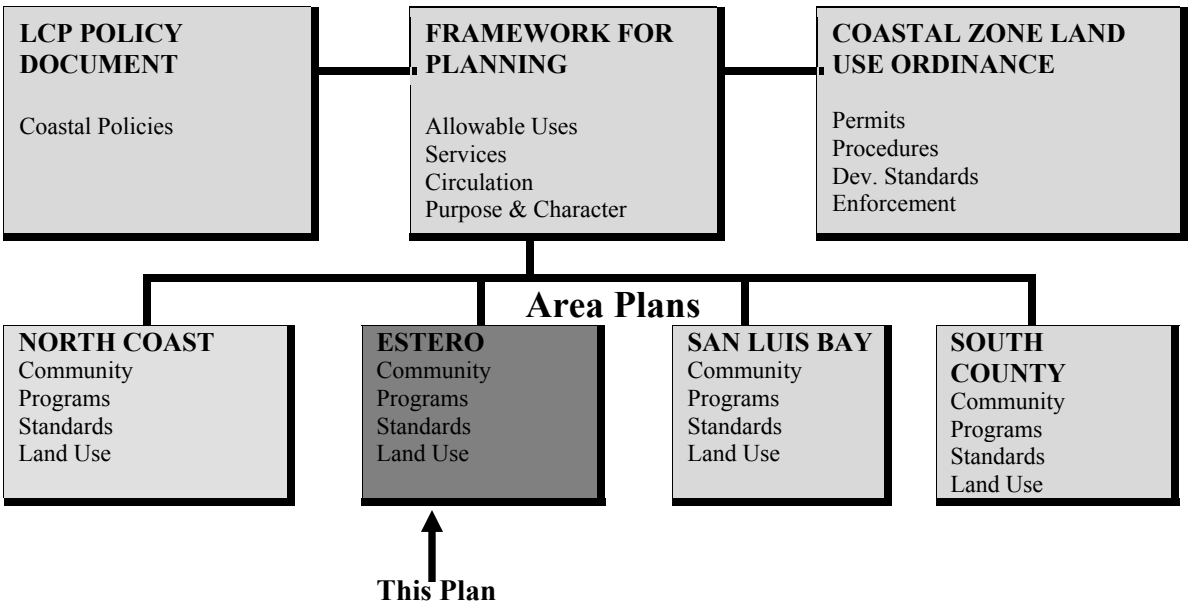
4. **The Area Plans.** The area plans replace the former community general plans, and provide goals, objectives, policies, programs, and standards unique to each area. The Coastal Zone of San Luis Obispo County is divided into four

segments, North Coast, Estero, San Luis Bay, and South County. The area plans work with the other elements of the LCP and the county general plan. Key provisions found in the area plans are land use maps, programs, and standards that guide development. In addition, standards guide resource management, conservation, environmental protection, and community character.

Relationship of Estero Area Plan to LCP and State Law

State Law – Planning and Zoning

County of San Luis Obispo
Land Use Element and Local Coastal Program



CHAPTER 2: ECONOMY AND POPULATION

I. ECONOMY

A. Existing Situation

The area's economy is fueled primarily by income from jobs located in other communities. Los Osos and Cayucos are "bedroom communities," since roughly 85 to 90 percent of their workers commute to jobs in other communities (see Table 2-1, Place of Work: Workers 16 Years and Over). Although the city of Morro Bay provides some employment for local residents (and contributes significantly to the area's economy), a large percentage of local workers find employment in the San Luis Obispo area.

Los Osos and Cayucos have businesses that provide retail and service uses to local residents, but lack major employers, large-scale manufacturing and industrial uses (the employment of residents by industry is shown in Table 2-2). In Los Osos, although there are many tourist attractions in the area, there are currently few visitor-serving businesses. In Cayucos, this sector of the economy is more important. In both communities, the commercial sectors are currently under-developed compared to nearby incorporated cities, and residents are spending much of their money outside of the planning area. In the rural areas outside of Los Osos and Cayucos, most economic activity is related to agriculture.

The city of Morro Bay, located on the north side of Morro Bay, is the recognized visitor-serving center. The economy of the city of Morro Bay is primarily oriented to the strong attraction of tourism/recreation activities and the desirability of the area as a place of retirement. The city also serves as a place of residence for persons employed in other communities, particularly San Luis Obispo.

Los Osos has long been considered highly attractive to permanent and temporary residents alike. The mild climate and slow pace of the "rural-like" setting, coupled with closely surrounding natural areas, contribute to its attractiveness. In addition, Los Osos' proximity to the major employment centers of the county and a relatively high proportion of retired persons make possible a viable community without major growth in its economic base. Other important factors historically have been the availability of relatively inexpensive land and low property taxes. These characteristics however, are in the process of change to a point where low land costs and taxes are diminishing along with their growth-inducing implications.

Table 2:1 Place of Work: Workers 16 Years and Over

Place of Work	Cayucos		Los Osos	
Within Community of Residence	179	13.3%	718	10.5%
Outside Community of Residence	1,171	86.7%	6,112	89.5%
Total	1,350	100.0%	6,830	100.0%

[1] Figures are estimates calculated by adding numbers of workers Who travel less than 5 minutes to work and numbers of residents working at home.

Source: *2000 Census of Population and Housing*

Table 2-2: Employment of Civilian Residents Aged 16 and Over by Industry[1]

Industry	Cayucos		Los Osos		County[2]	
Retail Trade	80	5.7%	720	10.4%	13,561	12.4%
Educational, Health, and Social Services	252	18.1%	1728	24.9%	23,923	21.8%
Construction	184	13.2%	407	5.9%	8,642	7.9%
Professional, Scientific, Management, Administrative, and Waste Management Services	99	7.1%	808	11.7%	10,336	9.4%
Public Administration	55	3.9%	584	8.4%	6,770	6.2%
Finance, Insurance, Real Estate, and Rental and Leasing	76	5.5%	392	5.7%	5,545	5.1%
Manufacturing	67	4.8%	502	7.2%	7,772	7.1%
Agriculture, Forestry, Fishing, Hunting, Mining	71	5.1%	103	1.5%	4,134	3.8%
Information	33	2.4%	269	3.9%	2,907	2.7%
Other Services (except Public Administration)	77	5.5%	397	5.7%	5,883	5.4%
Wholesale Trade	54	3.9%	131	1.9%	2,721	2.5%
Transportation and Warehousing, Utilities	87	6.2%	227	3.3%	4,975	4.5%
Arts, Entertainment, Recreation, Accommodation, and Food Services	259	18.6%	663	9.6%	12,500	11.4%
Total	1,394	100.00	6,931	100.00	109,669	100.00

[1] This table shows the employment of residents within Cayucos and Los Osos, not the jobs within those communities. For example, a resident of Los Osos who works in the retail trade industry in San Luis Obispo is counted as an employed person living in Los Osos.

[2] Refers to all of San Luis Obispo County, including incorporated cities.

Source: *2000 Census of Population and Housing*

B. Future Opportunities

Both Los Osos and Cayucos have many attributes that are conducive to economic development. The communities are located in beautiful natural settings with mild, coastal climates and a high quality of life. Major tourist attractions such as Montaña de Oro and Morro Bay State Parks and the Cayucos area beaches draw over 1.5 million visitors per year.

In addition to its natural assets, Los Osos and Cayucos offer several other advantages for businesses looking to locate in the area. For example, the potential work force is attractive to business, as the general level of education of residents in Los Osos and Cayucos is higher than that for residents of the county as a whole (*2000 Census of Population and Housing*). Businesses should also find the lower

housing prices in Los Osos compared to the cities of Morro Bay and San Luis Obispo a definite advantage. These advantages, together with the area's high-quality environment, are becoming increasingly more important considerations for businesses. With continuing advances in telecommunications, many businesses and industries no longer need to locate in traditional locations near major transportation facilities and markets, and instead are freer to locate in areas that offer qualities like those found in the Estero Planning Area.

Cayucos

In Cayucos, there are opportunities to improve the local economy through carefully planned commercial, visitor-serving and residential development that is consistent with the current nature of the community as a small-town beach community. Both the residential and visitor-serving aspects of the economy should be emphasized, and a balance should be struck between these uses.

In the city of Morro Bay, it is anticipated that tourism will continue to be reinforced through development of the harbor, waterfront and tourist facilities. It is expected that the city's economy will remain highly dependent on tourism.

C. Goals and Policies

Improving the economic climate of the planning area is a key part of maintaining a high quality of life. This can be achieved if certain steps are taken to diversify the economy, provide additional employment opportunities, and generally encourage business and economic development. The following goals and policies are intended to instigate activities both within and outside of the context of this area plan.

Goals For Entire Planning Area

1. Encourage economic development that will generate local employment for residents, create an adequate supply of goods and services locally, help generate revenues to fund needed public services and facilities, and make the area more economically self-sufficient.

2. Provide sufficient areas for a variety of commercial, tourist-serving and employment-generating businesses to provide jobs for residents, generate local business activity, increase taxable sales and reduce loss of such sales to other areas, and increase transient occupancy and property tax revenues.

3. Maintain a strong agricultural sector of the economy by offering incentives and positive county programs that support agriculture.

4. Take advantage of the planning area's scenic beauty and recreational attractions to expand tourist and visitor-serving development where appropriate such as a golf course; small-scale resort/retreat; visitor accommodations; bicycle, hiking and equestrian trails; and low-cost recreation.

5. Promote both visitor-serving development and development that serves local residents, while maintaining the small-town, rural character of the area's communities.

6. Improve commercial areas by making them more attractive and pedestrian friendly in order to attract shoppers and businesses and increase economic and general activity.

Cayucos

The community has established the following goal (No.7) and policies (Nos. 8-10) that relate to improving the economy (listed in Chapters 1 and 4):

7. Plan for the visitor-serving and residential features of the community to coexist in harmony and supplement each other. Emphasize both features of the community and promote their excellent potential.

8. Provide a balance of community-serving and visitor-serving businesses and uses.

9. Provide additional parking, especially between B and E Streets, using a variety of means consistent with resource protection.

D. Attracting and Retaining Business and Industry

A Business Retention, Expansion & Attraction Study (Economic Strategies Group, December 1994) prepared for the county recommended several "industry clusters" that should be targeted for development in this county. The study also gives examples of types of businesses within each industry cluster. The clusters are:

Agriculture:	agricultural services, biotechnology, food processing
Construction:	development services (contractors, engineering, finance, real estate)
Environment:	environmental technology
Computers:	tele-communications and high-technology entertainment, software development, information processing and computer services
Tourism:	tourism and lodging

Many of these clusters appear to be very well suited to the planning area. In Cayucos, tourism and lodging are ideal industries to target for development because they take advantage of the natural beauty and recreational opportunities in the area.

This plan provides suitable areas for commercial, office and other business development. However, simply providing zoning and standards for "clean," high-technology industries, by itself, may not attract businesses to the planning area. Much more needs to be done to attract certain kinds of industries. For example, a comprehensive economic development program should be promoted by the community. This program could help attract the best potential businesses to the

area and encourage new investment in the community. To further stimulate economic growth, existing local or family-owned businesses can be assisted so that profits will remain within the county.

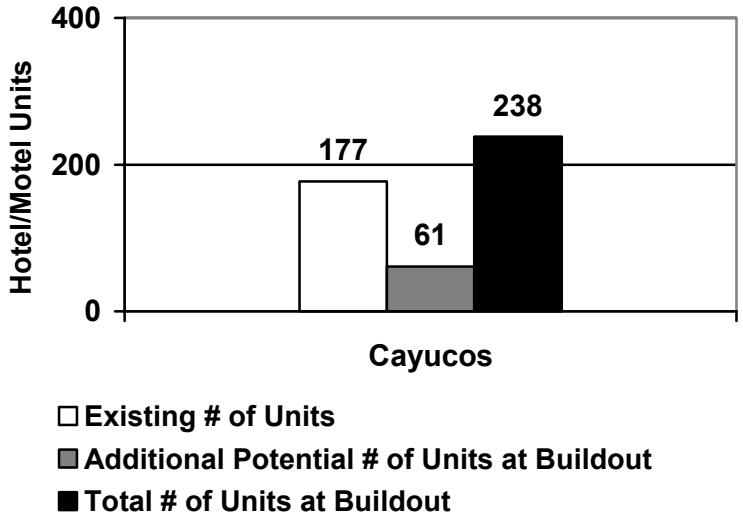
Countywide measures to retain and attract business and industry are discussed in the *Business Retention, Expansion & Attraction Study* and in the Economic Element of the county General Plan. The Economic Advisory Committee makes recommendations to the Board of Supervisors on economic development policies, including attracting industry to the county.

E. Economic Development in This Plan

Potential Hotel/Motel, Office and Commercial Development

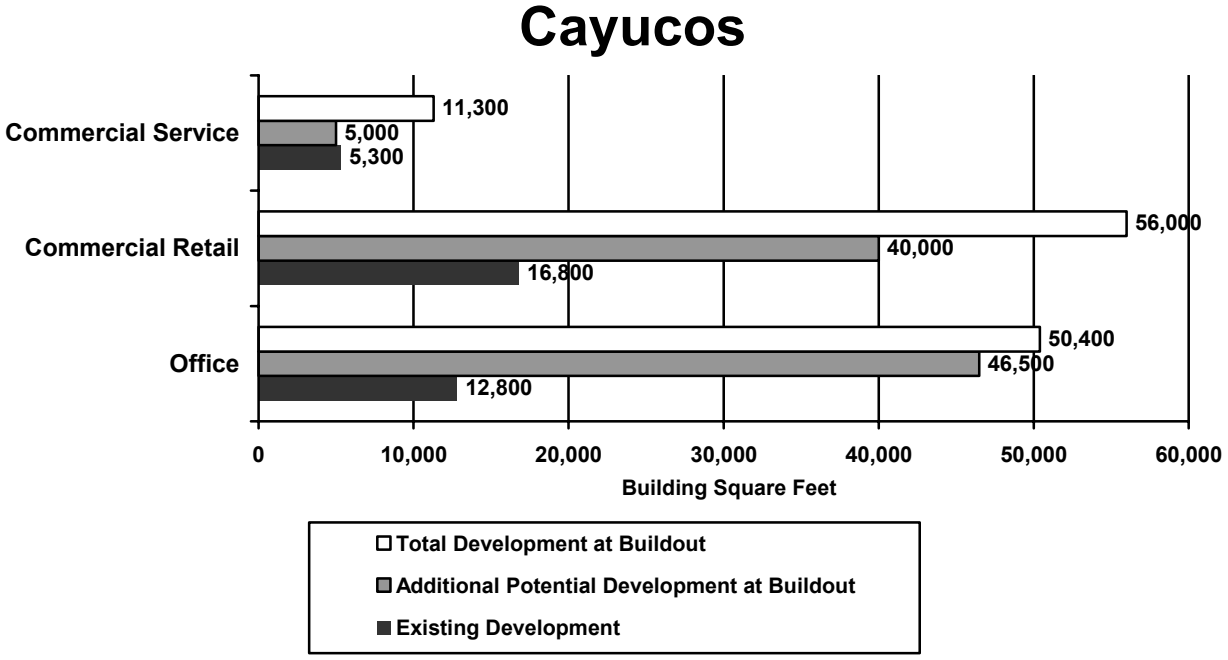
This plan provides for additional employment opportunities in tourist-oriented and business park development. Figure 2-1 compares existing hotel/motel development with potential development at buildout. Figure 2-2 compares existing office, commercial, and service commercial development with potential development at buildout.

Figure 2-1: Existing Hotel/Motel Units and Potential at Buildout



Note: Excludes vacation rentals.

Figure 2-2: Existing and Potential Non-residential Development



NOTE: The amounts of Office, Commercial Retail, and Commercial Service development refer to the square-footage of existing development and estimated future development at buildout within those land use categories.

F. Economic Effects of This Plan

Jobs/Housing Balance

This section compares the amounts of jobs and housing units in Cayucos and Los Osos as of 1999/2000, and at buildout in Cayucos. The balance of jobs and housing is measured by comparing the ratio of jobs to employed residents. This *jobs-to-employed-residents ratio (J/ER)* is calculated by dividing the number of jobs by the number of workers living in a community.

In general, a J/ER ratio of 1.0 is considered ideal, while a ratio below 1.0 may indicate that a disproportionate number of residents commute to work in other areas. This can increase traffic congestion, pollution and energy use. It can also indicate that the local economy may be losing sales tax revenues to other communities, signaling a weakness in the local economy. However, it should be recognized that the J/ER ratio is highly theoretical. What it really indicates is whether there are sufficient *opportunities* for residents to be employed in the community where they live. In reality, though, residents may actually work in other communities for a variety of reasons. Therefore, it is possible for a community to have a desirable J/ER ratio of 1.0, for example, yet have a much

lower ratio considering the proportion of local resident workers that actually work within the community.

As shown in Figure 2-3, the 1999/2000 J/ER ratio was .23 in Cayucos and .21 in Los Osos, well below the ratios in nearby cities. For example, the J/ER ratio was .75 in Morro Bay and .68 in Atascadero. These J/ER ratios are based on U.S. Census Bureau figures for numbers of employees (per 1999 County Business Patterns) and the employed civilian population (per 2000 U.S. Census of Population and Housing). At buildout in Cayucos, the overall J/ER ratio, including existing development, would improve somewhat to .31. However, even with substantial increases in the amount of commercial development at buildout, Cayucos would still not be able to provide employment opportunities for all of the resident workers.

Another way to look at how this plan affects the jobs and housing picture is to determine the J/ER ratio for the *additional development* projected in this plan. This indicates the extent to which growth in population and workers is matched by growth in job opportunities. In this regard, the J/ER ratio would improve in Cayucos compared to the existing situation: .44 for the *additional development* projected in this plan. However, this J/ER ratio would still be below the existing ratio for all development in nearby cities.

Figure 2-3: Jobs-to-Employed Residents (J/ER) Ratios

Notes:
1. Jobs/Employed Residents (J/ER) ratio is *new* employment in the community divided by the number of new workers living in the community, as projected at buildout.
2. J/ER ratio is *total* employment in the community divided by the *total number* of workers living in the community, as projected at buildout.

Sources: U.S. Census Bureau 1999 County Business Patterns (numbers of employees)
2000 U.S. Census Population and Housing (numbers of employed civilians)

Sales Leakage

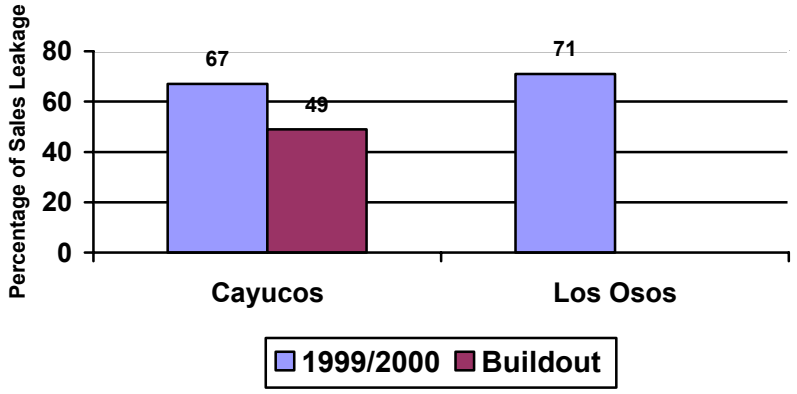
This section discusses the sales tax "leakage" and "capture" in Cayucos and Los Osos as of 1998/2000, and at buildout in Cayucos under this plan.

Sales leakage occurs when sales at retail stores (and hence sales tax revenues) are less than the total amount of money spent by residents. This indicates that residents travel outside of Cayucos or Los Osos for shopping, causing "leakage" of sales tax dollars to other communities. On the other hand, sales tax "capture" occurs when total sales in the community exceeds the total amount of money spent by residents. This indicates that people from other communities travel to Cayucos or Los Osos for shopping, thus "capturing" sales tax revenues from those other communities. A leakage or capture percentage of near zero is desirable, since it suggests that the retail needs of a community can be accommodated by local retail businesses. The following capture and leakage figures are estimates only. They are based on average sales per square foot of commercial development, which are assumed to substantially increase in the future as the variety and number of commercial businesses increase.

Currently, it is estimated that both Los Osos and Cayucos experience considerable leakage of retail sales to other communities such as Morro Bay, San Luis Obispo, Atascadero and Paso Robles. In Los Osos, estimated local taxable sales in 2000 were about $30.8 million, compared to total estimated spending of about $105.8 million by Los Osos residents. As a result, about $75 million of retail sales "leaked" to other communities--about 71 percent. In Cayucos, about $13.5 million of the total estimated spending of $15 million leaked to other communities--a leakage of about 67 percent.

Figure 2-4 compares the percentage of leakage of retail sales in Cayucos at buildout to the situation in 1999/2000. At buildout in Cayucos, substantially more retail spending would occur locally compared to 1999/2000, but substantial leakage to other communities could still occur: about 49 percent. Much of the improvement from existing conditions is due to the assumption that the average amount of retail sales per square foot of commercial development will substantially increase in the future.

Figure 2-4: Leakage of Retail Sales



Note: Percentage of sales leakage is the estimated amount of retail sales occurring outside the community divided by the total estimated spending by local residents.

II. POPULATION AND HOUSING

A. Historical Population Growth

The growth rate of the Estero Planning Area had has been among the highest in the county until the 1980s. Since that time, growth has slowed, largely because of building limitations due to concerns about water supply in Cayucos and sewage disposal in Los Osos. Most population growth has occurred in the communities of Los Osos and Cayucos, where about 95% of the current unincorporated population in the planning area lives.

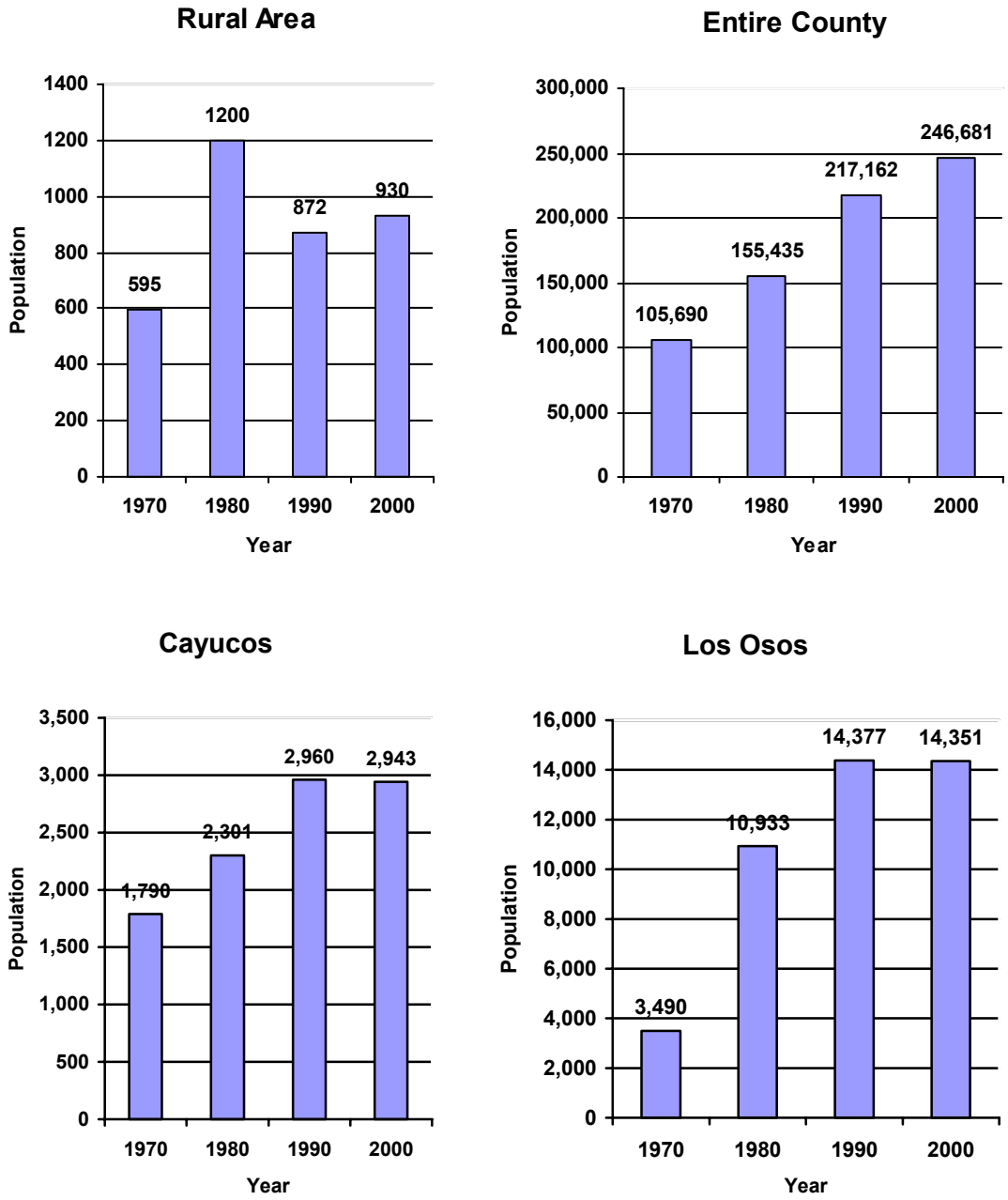
Population in Los Osos increased from 3,490 to 10,933 persons or 213% between 1970 and 1980. By 1990, the population of Los Osos was 14,377, an increase of about 31% since 1980. During the same period, the population of the county increased by nearly 40%. The population has changed little since 1990.

The population of Cayucos increased from 1,770 to 2,301 between 1970 and 1980, an increase of about 30%. By 1990, the population had increased to 2,960--an increase of about 29%--and has changed little since that time.

The population of the rural portion of the planning area (outside of the urban reserve lines of Cayucos and Los Osos) was about 820 in 1990, and has changed little since that time. Population figures for the rural area are approximate, since census data are not provided that correspond to that geographic area.

Historical population growth is illustrated in Figure 2-5 and Table 2-3. Most population figures in this chapter are taken from the U.S. Census of Population and Housing; the most recent census was in 2000.

Figure 2-5 and Table 2-3: Historical Population Growth



% Changes	1970-1980	1980-1990	1990-2000
Cayucos	28.5	28.6	0
Los Osos	213.3	31.5	0
Rural	102	N/A	6.7
County	47.1	39.7	13.6

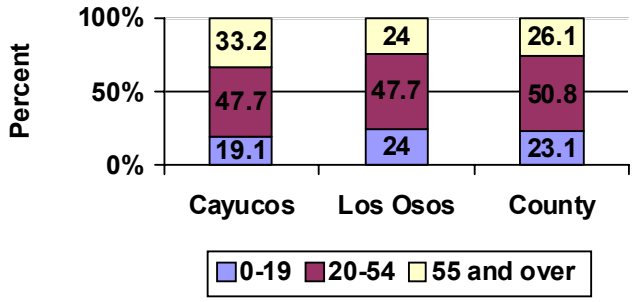
Notes: Population figures for the rural area are approximate and not based on census data; population estimates for years before 1990 are not comparable to post-1990 figures due to changes in planning area boundaries;
Sources: *2000 U.S. Census of Population and Housing*, California State Department of Finance, SLO County

B. Population Profiles

Age Profile

Compared to the county as a whole, both Los Osos and Cayucos have a smaller proportion of children and teenagers. For example, 24% of Los Osos residents are 20 and under, compared to 19.1% in Cayucos and 26.1% in the county as a whole (see Figure 2-6 and Table 2-4).

Figure 2-6: Population Age Distribution



Both Los Osos and Cayucos have larger proportions of senior citizens than the county as a whole. In Los Osos, 28.3% of residents are 55 and over, compared to 33.2% in Cayucos and 23% in the county as a whole. This illustrates the desirability of these areas for retirement, and indicates a need to provide housing and services for this large segment of the population.

Table 2-4: Population Age Distribution

Age Range	Cayucos	Los Osos	County
0-19	561	3,448	64,337
20-54	1,404	6,841	125,390
55 and over	978	4,062	56,954
Total	2,943	14,351	246,681

Source: *2000 U.S. Census of Population and Housing*

Education Level

Residents in the Estero Planning Area have generally attained a higher educational level than residents in the county as a whole. In both Los Osos and Cayucos, higher percentages and in some cases substantially higher percentages of residents age 25 and over hold bachelor's, master's and doctorate degrees, compared to the county as whole.

Household Size

Household sizes in Los Osos and Cayucos are smaller than those in the county as a whole, but the rural area has a higher household size than the county average. In Los Osos, there is an average of 2.44 persons per occupied dwelling unit; in Cayucos, 2.09; and in the rural area, about 2.67. This compares to a county average of 2.66 persons per occupied dwelling unit.

C. Population Projections

The following figure and table contain population projections for Cayucos and the rural area. For illustration, Figure 2-7 shows existing population, and ranges of potential population at buildout. Table 2-5 gives population projections over the 20-year time-frame of this plan, and shows the relationship to buildout. Buildout is the estimated, likely maximum population that could result under the general plan. The estimates are adjusted to take into account limitations on development due to physical constraints and market demand. Nevertheless, buildout is only a theoretical estimate. Actual development may vary depending on a variety of factors.

The Cayucos Citizens Advisory Council has recommended establishing annual growth limitations for residential development within the urban reserve line. The purposes of such limitations are to allow public services to keep pace with a moderate rate of new development and to reduce possible stresses on the economy caused by a "boom-and-bust" cycle that may occur with uncontrolled growth. Programs to accomplish the recommended growth limitations are described in Section III, Programs.

Figure 2-7: Existing Population and Theoretical Potential at Buildout

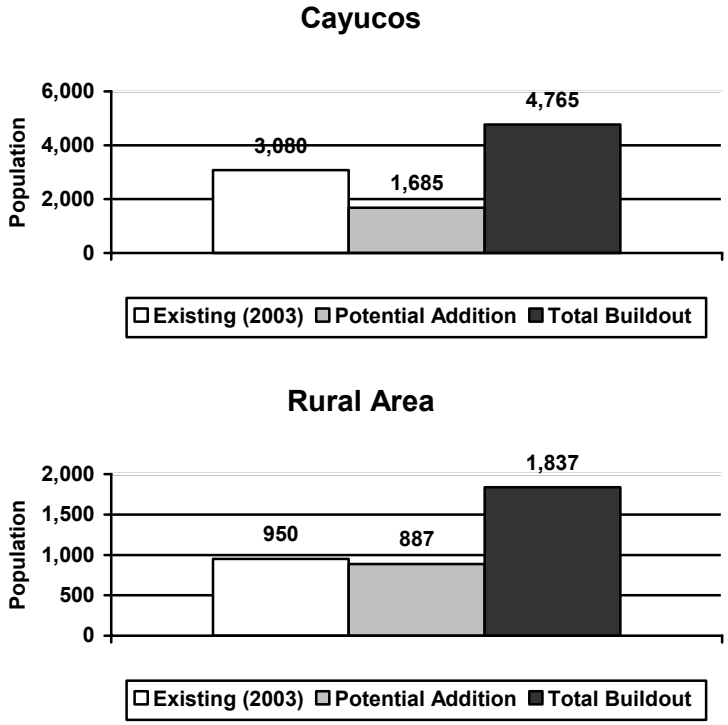


Table 2-5: Estimated Growth and Buildout[1]

AREA	2003	2005	2010	2015	2020	2022
Cayucos	3,080	3,220	3,610	4,050	4,530	**4,765 buildout in 2022[2]**
Rural	950	990	1,110	1,250	1,400	**1,460**
						1,837 buildout in 2031[4]

1 Population estimates assume 2.3% annual growth rate,
2 Buildout estimate for Cayucos assumes 9.3% vacancy for existing development, 5% vacancy for future development, 2.09 persons per occupied dwelling unit
4 Buildout estimate for the Rural area assumes 100% occupancy and 2.67 persons per occupied dwelling unit

Land Use Categories	Los Osos
Agricultural	
Rural Lands	
Residential Rural	
Residential Suburban	1,956
Residential Single-Family	19,416
Residential Multi-Family	5,796
Office and Professional	1,512
ABSORPTION CAPACITY	28,688
Existing Population	14,440
POTENTIAL ADDED POPULATION	14,248

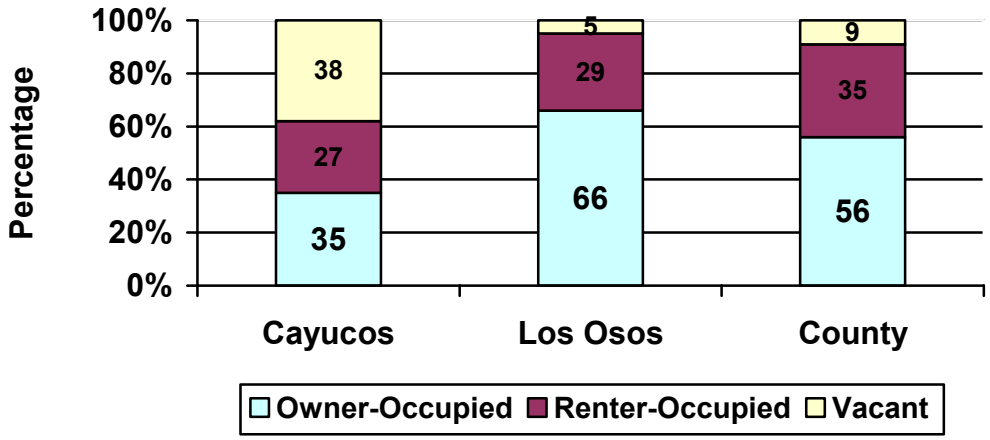
1 Potential population at buildout by land use category.

D. Housing Vacancies and Occupancy Type

Figure 2-8 shows the percentages of vacant units in Cayucos, Los Osos and the county as a whole as of 2000. According to the 2000 U.S. Census of Population and Housing, Cayucos has a high percentage of vacant dwelling units compared to the county as a whole. This is largely due to a high level of seasonal use (about 33% of total units), which includes recreational and occasional use of dwellings. The vacancy rate in Cayucos is about 38%, compared to only about 5% in Los Osos and 9% in the county as a whole. The preceding vacancy rates apply to the month of April, when the survey was conducted by the U.S. Census; actual vacancy rates may vary throughout the year.

Figure 2-8 also shows the percentages of total dwelling units that are owner and renter-occupied. However, *when calculated as a percentage of occupied units only,* about 70% of the units in Los Osos are owner-occupied, compared to 57% in Cayucos and 62% in the county as a whole. The Los Osos figure is relatively high, due at least in part to the small percentage of multi-family housing in the community. The Cayucos figure is relatively low due to the high percentage of vacant units in that community.

Figure 2-8: Housing Occupancy Type and Vacancy Rates



Note: Percentages are based on total number of housing units.
Source: *2000 U.S. Census of Population and Housing*

III. PROGRAMS

"Programs" are recommended non-mandatory actions to achieve community or areawide objectives identified in this area plan. Implementation of each LUE program is the responsibility of the county or other public agency identified in the program itself and in the following table. Because programs (some of which include special studies) are recommended actions rather than mandatory requirements, implementation of any program should be based on consideration of community needs, community support and available funds.

The following programs relate to population and economy:

A. Cayucos

1. **Growth Management.** The county should amend Title 26, the Growth Management Ordinance, by limiting the annual rate of growth of dwelling units that can be built within the Cayucos urban reserve line to 2.3 percent (about 50 units in the first year).

The following table summarizes the preceding recommended programs to be implemented by the county or other public agencies. In the table, the first column, "Topic/Program No.," identifies the program by its number in the preceding text. The second column, "Program," identifies the subject of the program. The column under "Responsible Agencies" lists which public and/or private agencies have primary responsibility for carrying out each program. The column, "Potential Program Funding," lists potential sources of funding for each program. The column, "Time Frame," identifies whether each program is expected to be carried out over a short, medium, or long-term period, or whether the program requires an on-going effort. The column, "Target Date," lists the estimated date by which each program should be implemented. The last column, "Priority," ranks each program according to whether it has a high, medium or low priority for implementation. This will help decision makers and the public decide how to allocate limited funds.

Table 2-6
Absorption Capacity Estero Planning Area

Topic/Program No.	Program	Responsible Agencies	Potential Funding	Time Frame	Target Date	Priority
Cayucos						
A1.	Growth Management-Cayucos	Co. Planning, Board of Supervisors	None Required	Short Term	2005	High
Co. Planning	County Department of Planning and Building					

CHAPTER 3: PUBLIC FACILITIES, SERVICES AND RESOURCES

I. INTRODUCTION

This chapter discusses the availability of public facilities, services and resources for the Estero Planning Area. Appropriate levels of service for urban, suburban and rural areas are discussed in Chapter 3 of *Framework for Planning, Coastal Zone*. Information about existing service levels is current as of mid-2001 or later.

A. MONITORING THE AVAILABILITY OF RESOURCES: THE RESOURCE MANAGEMENT SYSTEM

To monitor the relationship between resources and demand levels, the county has developed the Resource Management System (RMS). The RMS monitors water supply, sewage disposal, schools, roads, air quality and parks, using three "levels of severity" to inform decision makers of current and potential deficiencies.

The status of resources monitored by the Resource Management System (RMS) is frequently updated as new information becomes available. Current RMS Levels of Severity may be found in Appendix D of *Framework for Planning, Coastal Zone*. More detailed resource information is included in the most recent edition of the

Annual Resource Summary Report. RMS procedures are fully discussed in *Framework for Planning, Coastal Zone*, Chapter 3.

B. RELATIONSHIP TO PLANNING POLICIES AND PROGRAMS

The County General Plan contains goal statements that apply to the provision of public facilities and services and the conservation of resources. As expressed in the *Framework for Planning, Coastal Zone*, these broad goals include:

Relationship to Planning Policies and Programs

- "Balancing the capacity for growth allowed by the Land Use Element with the sustained availability of resources."
- "Conserving nonrenewable resources and replenishing renewable resources."
- "Providing the lead time necessary to fund and put in place public services necessary to support the population growth, considering the county's and taxpayers' financial ability to provide them."
- "Require consideration of the timely availability of funding as an integral part of expanding public facilities and services."
- "Avoiding the use of public resources, services and facilities beyond their renewable capacities."
- "Planning for and monitoring new development through the resource management system and growth management strategies, to ensure that resource demands will not exceed existing and planned capacities or service levels."
- "Planning new land uses that avoid overburdening existing resources, services and facilities."

The incorporated city of Morro Bay is responsible for land use planning and for the provision of public services to all areas within its boundaries. Outside the city limits, future areas for city growth are defined by urban reserve lines. Urban reserve lines also define growth areas around the unincorporated communities of Cayucos and Los Osos, where special districts and private companies provide some, but not all, of the services provided by incorporated cities. In unincorporated areas, land use planning is the county's responsibility.

II. PUBLIC FACILITIES, SERVICES AND RESOURCES: STATUS, NEEDS, POLICIES

Public services and facilities are provided in the Estero Planning Area by San Luis Obispo County, the City of Morro Bay and a variety of special purpose districts, including school districts, water districts, private water companies, fire protection districts, sanitary districts, drainage districts and street lighting districts. The incorporated City of Morro Bay provides all of these functions for properties within its city limits. The boundaries of the special districts supplying these services in Cayucos are shown in Figure 3-1.

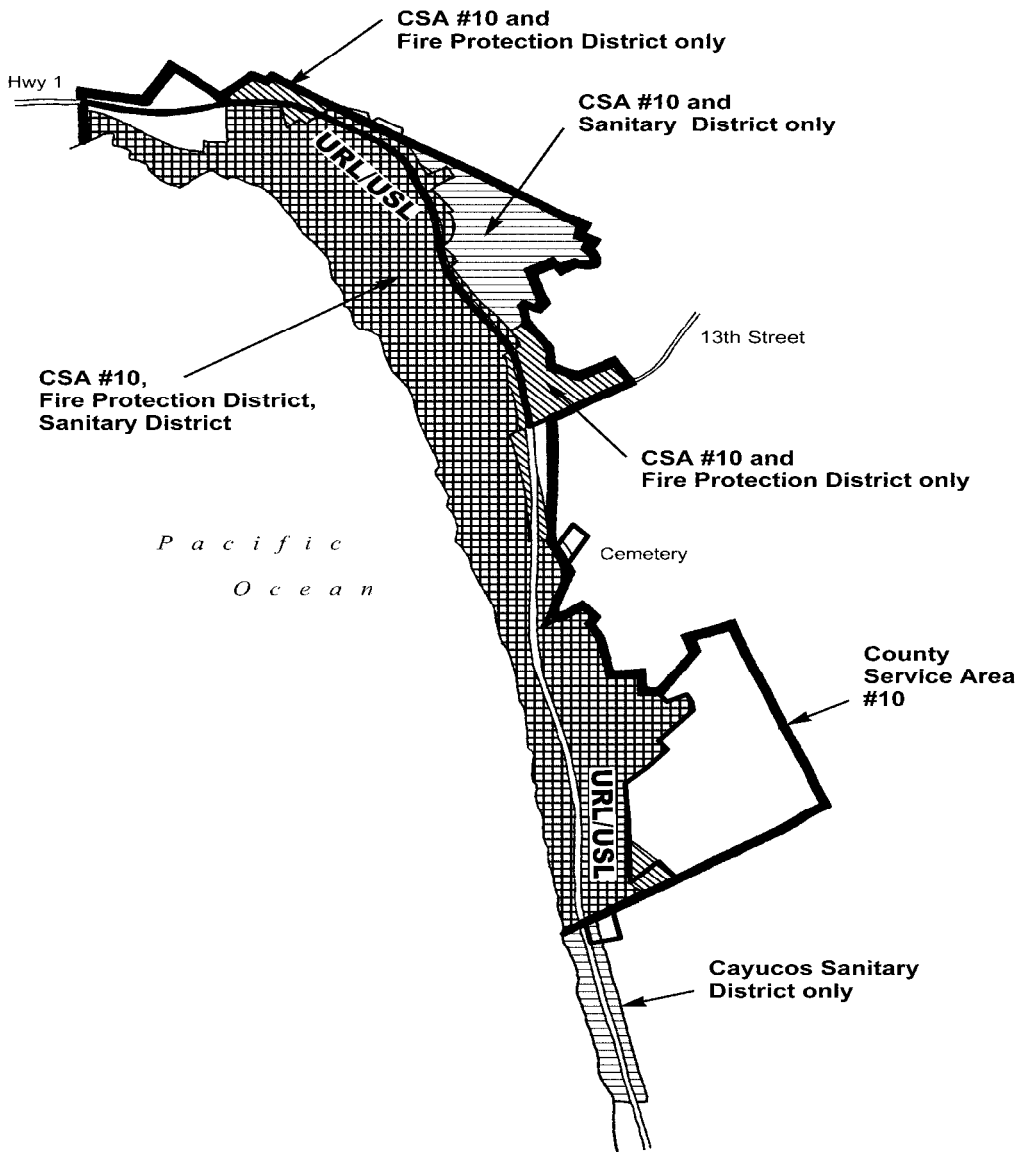


Figure 3-1: Service Providers - Cayucos

Services in Los Osos are provided primarily through the Los Osos Community Services District (LOCSD). Within the boundaries of the LOCSD, some services are provided to the entire district and others to smaller specific zones of benefit. The LOCSD zones of benefit are shown in Figure 3-2, below. Additional water service is provided by California Cities Water Company and S & T Mutual Water Company. Service areas for water supply are shown in Figure 3-4.

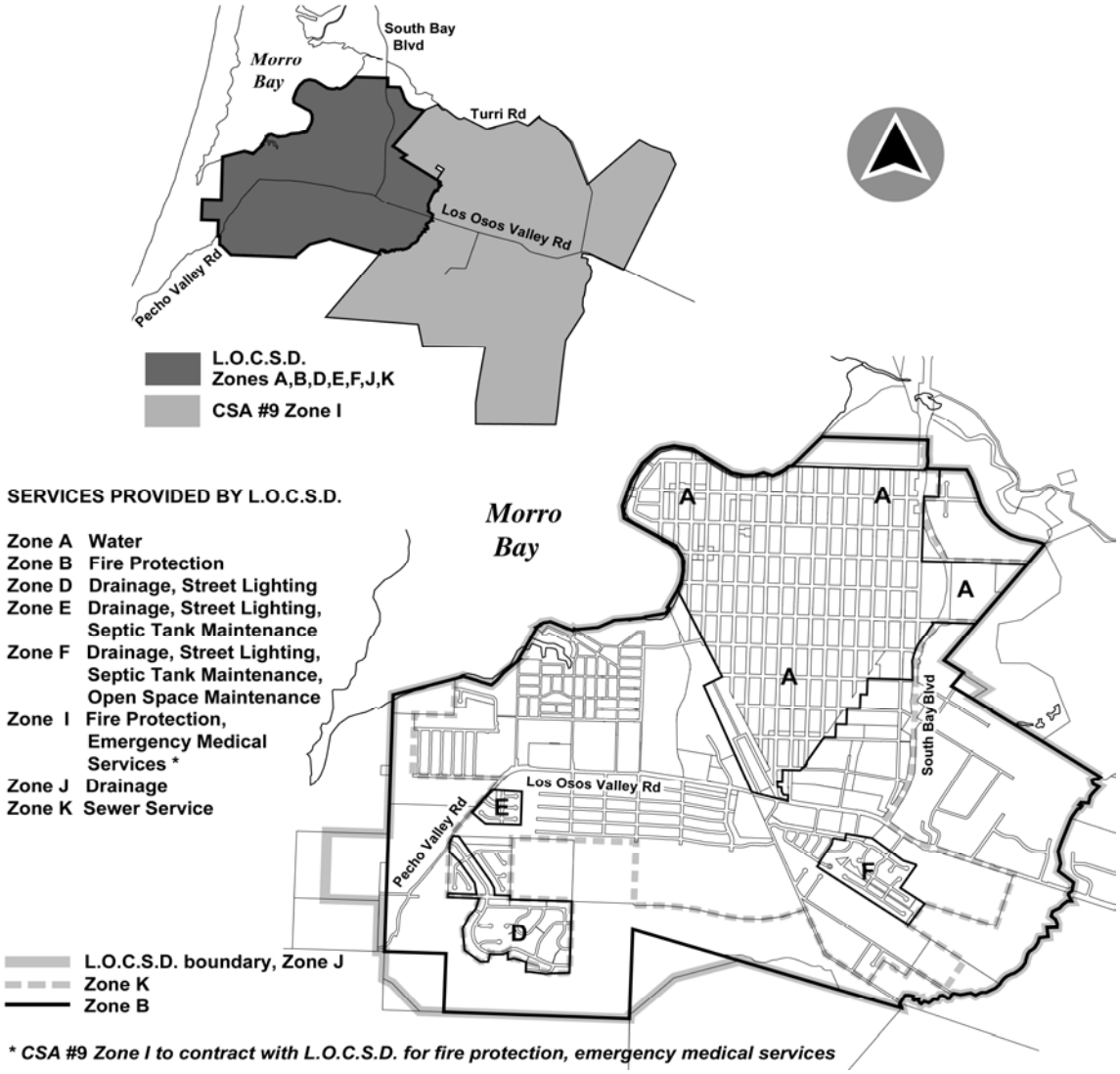


Figure 3-2: LOCSD, Zones of Benefit – Los Osos Area

A. Water Supply

1. Areawide Water Supply

Policy: Monitor water demand through the Resource Management System to assure that new development can be supported by available water supplies without depleting groundwater supplies and/or degrading water quality.

Water supplies in the Estero Planning Area consist of surface and sub-surface flow in several coastal streams, the groundwater basins associated with those streams, and Whale Rock Reservoir. Summaries of groundwater basin characteristics are contained in Table 3-1.

Total estimated water supplies available to water users within the Estero Planning Area include about 600 afy from Whale Rock Reservoir, 1,313 afy from the State water project in the city of Morro Bay, and 645 afy from the Morro Bay desalination plant. The Lake Nacimiento water project would increase the total supplies.

Table 3-1: Characteristics of Groundwater Basins, Estero Planning Area [1]

Basin	Usable Storage (acre-feet)	Estimated Basin Yield (acre-feet/yr)	Current Use
Villa Creek	2,200	1,000[2]	Agriculture; domestic use
Cayucos Creek	1,300	600[2]	Agriculture; domestic use
Old Creek	1,500	330	Agriculture; domestic use
Toro Creek	1,000	591[3]	Agriculture; domestic use
Morro Creek	7,000	1,500	Municipal (Morro Bay); agriculture
Chorro Creek	7,000	1,700	Municipal (Morro Bay); agriculture

1 Sources: SLO County Master Water Plan Update, 1986 and 1998, except as noted
2 Safe seasonal yield
3 Percolation of precipitation
4 Groundwater yield
5 SLO Dept. of Planning & Building, based on Cleath & Assoc.
8 Represents water rights of users upstream of Whale rock Reservoir

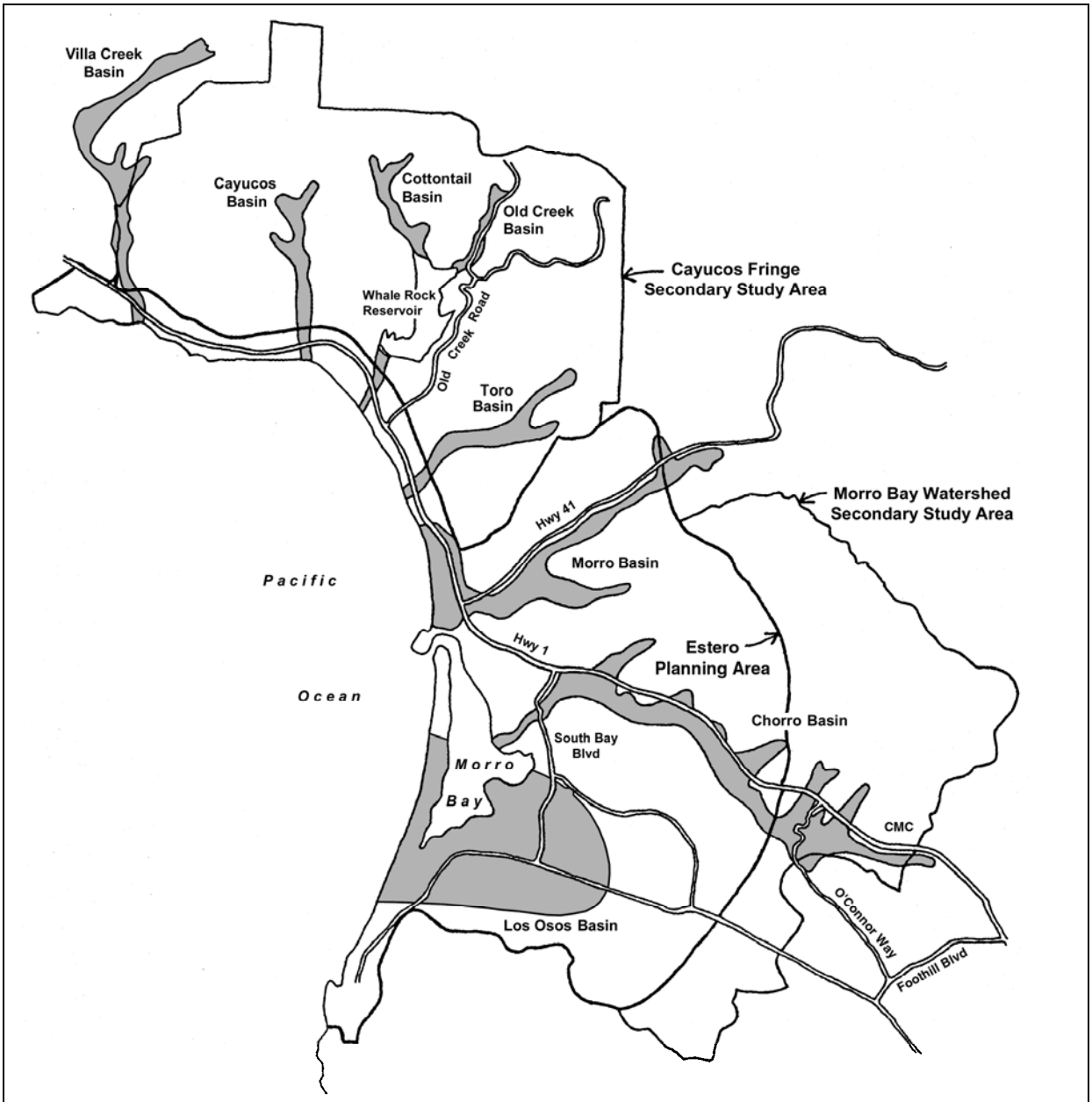


Figure 3-3: Groundwater Basins – Estero Planning Area

The following table (Table 3-1A) is an inventory of existing local water sources, major uses, and safe yields. Safe yield amounts are derived from the Brown and Caldwell Report of 1974.

Water usage in Los Osos must also consider impacts on rural and agricultural users drawing water from the same groundwater basins. Another major concern, particularly in South Bay, is protection of water quality from the combined gradual degradation impacts of excessive withdrawals approaching or slightly exceeding safe yields, seawater intrusion in wells too close to Morro Bay or the ocean, septic tank wastewater recharge from extensive residential development, and leaching of agricultural chemicals.

Table 3-1a: Water Resources, Los Osos

Water Resources	Principal Uses	Safe Yield (AF/Yr.)
Los Osos Groundwater	South Bay Domestic Use, Los Osos Valley Ag. Use	1,300 - 1800

Comparison of Supply and Demand.

Table 3-2 compares estimated future water demand to projected water supplies within the Estero Planning Area to help estimate the planning area's capacity to support additional development.

In Cayucos, projected water supply (includes 160 acre-feet per year in connection with the Lake Nacimiento water project) would be sufficient to accommodate projected demand at buildout, assuming an increasing percentage of residential occupancy over time.

Implementation of water conservation measures may significantly reduce water demand. For example, replacement of older toilets with ultra low-flush models will reduce demand by about 15 percent. (Source: California Urban Water Conservation Council: various studies of the water savings due to replacement of old toilets with 1.6-gallon-per-flush toilets).

Table 3-2: Water Supply and Demand: Estero Planning Area (acre-feet per year)

Location	Supply						Demand
	Current				Projected		Project Demand at Buildout
	Surface water	Desalination	Ground Water	State Water	Lake Nacimiento	Total Supply	
Cayucos: Community	582[1]	-	-	-	160	742	499-735[10]
Cayucos: Cemetary	18[1]	-	-	-	-	18	18
Cayucos: Total	600[1]	-	-	-	160	760	517-753[10]
Morro Bay: Agriculture	-	-	[2]	-	-	-	2600
Morro Bay: Golf Course	-	-	[2]	-	-	-	180
Morro Bay: PG&E	-	-	[2]	-	-	-	30
Morro Bay Private Wells	-	-	[2]	-	-	-	60
Morro Bay: Community	-	645	[2]	1313	55	-	2070
Morro Bay: Total		645	3200[3]	1313	55	5213	4940
Villa Creek Basin	-	-	1000[11]	-	-	1000	475
Old Creek Basin	-	-	330[12]	-	-	330	160
Cayucos Creek Basin	-	-	600[11]	-	-	600	265
Toro Creek Basin	-	-	590[11]	-	-	591	60

1 Whale Rock Reservoir
2 Supply some portion of combined supplies of Morro Valley groundwater basins
3 Morro Valley Basin 1500 afy (Cleath, 1993). Chorro Valley Basin, 1700afy (Est based on Cleath, 1993)
4 Requested by San Luis Coastal Unified School District for Morro Bay High School
5 Supply is some portion of total supply from Los Osos Valley groundwater basin
6 John L. Wallace & Associates in connection with Tim Cleath & Associates, Los Osos Community Services District Draft Water Master Plan, August 2002; current supply assumes use of septic systems; projected supply is with a community sewer system.
7 City of Morro Bay Water Management Plan (Final Draft), Appendix B, "Groundwater Analysis", Cleath & Associates, 1993
8 Estimate based on Cleath, 1993
9 Based on buildout population of 13,100; 141 gpcd use rate
10 Varies based on different scenarios; see Table 3-3
11 San Luis Obispo County Master Water Plan Update, 1998
12 Represents water rights of users upstream from Whale Rock Reservoir

2. Cayucos Water Supply.

Policy: Facilitate provision of supplemental water to accommodate future development

Whale Rock Reservoir is operated by the City of San Luis Obispo, under the direction of the Whale Rock Commission. The reservoir has a storage capacity of 50,000 acre-feet. This capacity is reserved for use by the city of San Luis Obispo, the California Men's Colony, Cal Poly University, and Cayucos, which has an allocation of 600 acre-feet per year. Cayucos water customers receive the Whale Rock water through three separate water service districts that have cooperated to form the Cayucos Area Water Organization (CAWO). Water is piped from the reservoir to a water treatment plant and then to the distribution

systems of the three purveyors. The purveyors have agreed among themselves to allocate the 600 acre feet as follows:

Paso Robles Beach Water Association:	222 afy
Morro Rock Mutual Water Company:	170 afy
County Service Area #10A:	190 afy
Cayucos Cemetery District:	18 afy
Total	600 afy

Water conservation programs have kept Cayucos within its allocation without the need for rationing. Over the past 10 years, total water production in the community has remained fairly constant at roughly 400 acre feet per year.

Projected Supply and Demand. CSA 10A and the Morro Rock View Mutual Water Company are interested in obtaining supplemental water through the Lake Nacimiento water project to provide sufficient water for the buildout population. Likewise, the Lewis C. Pollard Family Trust has requested supplemental water through the Lake Nacimiento project for an area on the west end of Cayucos. The total amount of supplemental water being requested is 160 acre feet per year. Assuming 70 percent occupancy for existing development and 95 percent for new development (Scenario 1 in the following Table 3-3), the community's water demand at buildout could be a little over 600 afy the community's allocation without retrofitting. However, based on historic conditions, Scenario 2 is the most realistic estimate of future water demand. In that scenario, an approximately 87 percent occupancy rate for existing development and a 91 percent occupancy rate for new development could result in a buildout demand that is substantially higher than 600 afy without retrofitting. If Cayucos' existing residences and businesses were to have their plumbing fixtures replaced with ultra low-flow fixtures--many residences have already been retrofitted-- demand estimates would be reduced. For example, with 50 percent retrofitting (see footnote 2 below for definitions), future demand under Scenario 2 would be reduced from about 750 afy to 690 afy, but would exceed the community's current 600 afy allocation. With 100 percent retrofitting, future demand under Scenario 2 would be further reduced to about 625 afy, still somewhat in excess of the community's allocation. Several scenarios for projected water demand in Cayucos, together with their assumptions, are summarized in Table 3-3. These scenarios give different projections of water use in Cayucos. They are illustrative only. The actual amount of water needed for buildout will vary depending upon factors such as actual water usage, exact number of vacant parcels, and occupancy rates. None of these scenarios separates water demand and buildout by individual water purveyor.

Table 3-3: Projected Water Demand: Cayucos

Scenario	Number of Dwelling Units[1]	Water Demand[2] (acre-feet per year)		
		no retrofitting	50% retrofitting	100% retrofitting
1.[3]	2,505	619	568	517
2.[4]	2,505	753	689	625
3.[3]	2,772	693	622	591
4.[4]	2,772	823	759	695

1. Scenarios 1 and 2 reflect the buildout under this plan; Scenarios 3 and 4 reflect a buildout resulting from RMF density of 15 dwelling units per acres.
2. Assumes the following:
   - A 10% planning "cushion" is included in the demand figures as required by the Board of Supervisors
   - Water use for existing development: 0.2643 acre-feet per dwelling per year
   - Water use for new development: 0.2254 acre-feet per dwelling per year
   - The ratio of residential to non-residential development will remain constant in the future such that residential development will account for about 86% of the total residential plus non-residential water demand
   - Water demand for the cemetery will remain constant at 18 acre-feet per year
   - "50 percent retrofitting" assumes a 10% reduction in water demand for existing residential development and a 5% reduction in water demand for existing non-residential development; "100 percent retrofitting" assumes 20% and 10% reductions respectively.
3. Assumes 70% occupancy for existing development; 95% for new development
4. Assumes 87.25% occupancy for existing development; 91% for new development. This scenario is currently seen as being the most realistic, as it is based on recent consumption and occupancy data provided by the Cayucos Area Water Organization water purveyors.

3. Los Osos Water Supply.

Perhaps no factor is of greater concern today than the future availability of potable water for Los Osos residents. Along with other north coastal communities, Los Osos is threatened with a potentially inadequate water supply to meet increasing agricultural and urban water demands. Water is supplied entirely through groundwater extraction from the Los Osos basin which underlies the planning area, and is provided by three municipal water suppliers. Some portions of the suburban area are served by individual domestic wells.

Los Osos is confronted with two basic problems. Groundwater extraction levels are rapidly increasing while groundwater quality is showing indications of possible deterioration.

Estimates of groundwater availability or safe yield (the average amount of groundwater which can be extracted over the long run without effecting an adverse change in groundwater storage volume) have been revised upward over time. Most recent estimates indicate a safe yield range of 1,300-1,800 acre-feet, although it may be as high as 3,100 acre-feet.

Of critical importance is that point at which net demand equals safe yield of the groundwater basin. The Master Water and Sewerage Plan projected this would occur in the late 1970's. Population projections indicate that importation of

nearly 500 acre-feet per year will be necessary in the year 2000 without sewage treatment. With sewage treatment, importation of approximately 1,700 acre-feet will be necessary by then.

Research on groundwater quality implies a potential for long-term degradation in quality. A septic tank moratorium was proposed by the State Regional Water Quality Control Board for 1974. This was temporarily set aside and additional monitoring has been undertaken for the last six years. The potential need for sewering has been identified by the Regional Water Quality Control Board. Septic tanks return a large portion of the used water to the local groundwater basin, so impacts on water resources must be evaluated if sewering occurs. Resolution of water quality issues are intricately tied to the need for supplemental water and/or mandatory restrictions of water use.

Of additional concern are the impacts of water use for agricultural purposes. Competing demands from agricultural and urban users can affect the long-term protection of agriculture and the phasing of urban expansion. Expansion of historic agricultural water extractions can reduce opportunities for the design of urban services as water supplies are based on groundwater resources.

Los Osos presently depends on water from the Los Osos groundwater basin underlying the ancient sand dune area of the community and Los Osos Valley. The most recent estimate of safe yield of this basin, provided in the Brown and Caldwell Report of 1974, ranges from 1,300 to 1,800 acre-feet per year. The high figure is based on optimum location of wells and balanced pumping.

Net urban demand added to net agricultural demand has already exceeded the lower safe yield limit of 1,300 acre-feet per year cited in the Brown and Caldwell study. The maximum safe yield limit of 1,800 acre-feet per year will be attained when the population reaches 12,600, assuming only modest increases in irrigated agricultural uses. Continued irrigation is realistic since Coastal Act policies require protection of agricultural uses.

A Level II severity for water supply may exist in Los Osos. The lead time necessary to plan and construct an imported water supply system from Nacimiento Lake, the most likely source, is estimated to be seven years. Hence, if safe yield estimates are correct, growth of Los Osos will be limited until alternative water supplies are made available. In the interim until completion of a Resource Capacity Study, priorities must be established on where the limited resources are allocated to assure opportunities for visitor-serving use, protection of agricultural users, and reservation of available water to existing subdivided portions of the community. Where additional surplus above these resources are identified, allocation to further development must also be addressed.

Water sources needed to serve total build-out would include importation from either Nacimiento Lake or the State Water Project. The County Service Area No. 9 Advisory Group has submitted requests for State or Nacimiento Lake water totaling 2,000 acre-feet per year. This amount should offset the potential water deficit that would result from buildout of the community.

4. Morro Bay Area Water Supply.

Water supply and demand for the City of Morro Bay is of interest in this plan because groundwater in the Morro Creek and Chorro Creek Basins is used by property owners in the unincorporated area east of Highway 1, as well as by the city. The City of Morro Bay has historically been very concerned about sufficient water supplies. However, two additional sources of supply, State Water and the desalination facility, should enable Morro Bay to provide water to serve its build-out population. Projected buildout for the area east of the city envisions an increase of about 8 percent in the use of water for agriculture and private domestic use. With Morro Bay relying on a combination of State water and groundwater to serve the anticipated increase in demand, and with desalination for use in drought situations, groundwater supplies should be sufficient to serve the area east of the city.

B. Sewage Disposal

Policy: Monitor sewage flows through the Resource Management System to assure that new development can be accommodated by sewage disposal capacities

1. Overview

Wastewater generated in Cayucos and the City of Morro Bay is collected in a conventional underground sewer system and conveyed to the Morro Bay treatment plant. The balance of the planning area, including rural areas and the community of Los Osos, is served by individual septic systems or small package treatment plants.

2. Cayucos Sewage Disposal

Capacity of plant/current flow. Sewage from Cayucos homes and non-residential uses is collected in a conventional underground community system of laterals and sewer mains for transport to the City of Morro Bay sewage treatment plant. Current plant capacity is 2.06 million gallons per day (mgd, average dry-weather flow). In 2006, average dry weather flows were about 1.209 mgd from Morro Bay and about .283 mgd from Cayucos, which means that the treatment plant was operating at roughly 70 percent of capacity.

Projected flow at buildout. If it is assumed that the amount of wastewater flow has a fairly constant relationship to water demand, future flow can be estimated using estimates of water demand. Using this methodology, Cayucos' average dry-weather wastewater flow at buildout would range from about 0.318 mgd (assuming 61.5% occupancy for existing development and 95% occupancy for new development) to about 0.401 mgd (assuming 80% and 95% occupancy for existing and new development, respectively). Morro Bay's projected flows at buildout are approximately 1.42 mgd. Therefore, the treatment plant's 2.06 mgd capacity is sufficient to handle the combined projected flows from Cayucos and Morro Bay at buildout. However, at buildout, Morro Bay could be close to its entitlement to the treatment capacity that is provided for in a Joint Powers Agreement with the Cayucos Sanitary

District (Cayucos would be well within it's entitlement to the treatment plant capacity). An upgrade to the treatment plant is planned to be completed by 2015.

3. Los Osos Sewage Disposal.

Sewage disposal is presently handled through individual or collective septic tanks. The adequacy of this method has been evaluated and the Master Water and Sewerage Plan recommends that a sewage treatment facility will ultimately be necessary to handle projected growth. At present, the need for future sewering has not been resolved. Monitoring of conditions of groundwater degradation, particularly concentration of nitrates, should be continued to provide current information upon which to reevaluate the implications of retaining septic systems. Of additional importance is the interrelationship of groundwater recharge, through the present use of septic systems, to the safe yield analysis of water resources. The transition from septic systems to a central sewage treatment facility will withdraw this water recharge and place the burden onto remaining water supplies, necessitating earlier importation of water. A "Clean Water Grant" study is now underway. It will determine the seriousness of the degradation problem and if necessary, an appropriate solution.

Existing wastewater disposal in Los Osos is by means of on-site septic tanks with leach lines. Highly permeable soils, high groundwater tables, and extensive community development have posed water quality concerns, prompting a study of the feasibility of sewering the community.

Los Osos' potential problem with water supply is so closely interrelated with sewage disposal that the latter may also be determined to be at Level II severity. One of the problems with sewering is that exportation of wastewater may lead to lowering of the safe yield of the Los Osos groundwater basin and increase the risk of seawater intrusion. Wastewater from a community sewer system, however, might be sufficiently treated and returned to the groundwater basin by irrigation in the nearby Los Osos Valley. If supplemental water is imported to the community, wastewater disposal with an ocean outfall line may be the best alternative to protect groundwater quality over the long run. A Clean Water Grant to study the alternatives and possible implications of sewering may be completed soon.

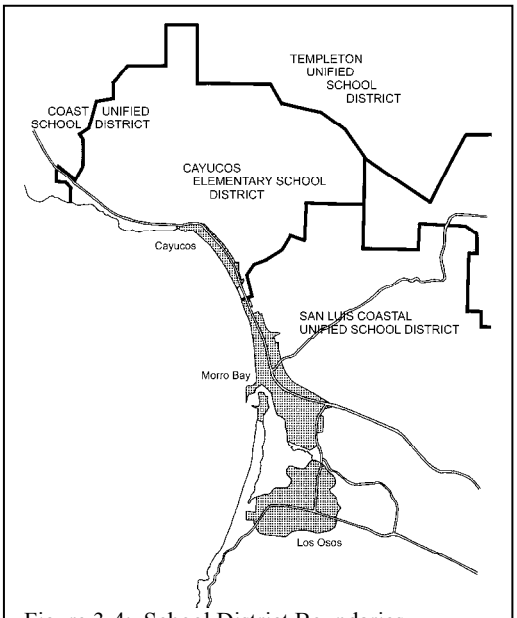


Figure 3-4: School District Boundaries.

C. Schools

1. Areawide

The Estero Planning Area is served by three school districts, shown in Figure 3-4. The area south of Cayucos,

including Los Osos and the City of Morro Bay, is in the San Luis Coastal Unified School District. Cayucos is in the Cayucos Elementary School District and the Coast Unified School District.

2. Cayucos Schools

Current capacity and enrollment trends. Cayucos Elementary School District operates one K-8 school with a permanent capacity of 240 students. Enrollment during the 1993-2002 period has ranged between about 322 and 234 students. The campus lacks the facilities to provide an adequate program for middle school students. The school site's small size (3.7 acres) makes it infeasible to provide adequate physical education and athletic programs. Other core facilities are similarly undersized. The district continues to look for a suitable school site of 10 to 20 acres.

Coast Union High School and Leffingwell Continuation High School, both in Cambria, serve the entire North Coast area, including Cayucos. The 2002 high school enrollment was 375 students, including 28 at Leffingwell. Approximately 34 percent of the high school enrollment is from Cayucos. More than two-thirds of the high school classrooms are portable classrooms, many in need of replacement. In 1998, voters within the Coast Union High School attendance area approved a bond measure for construction of 12 new classrooms that will replace many of the older portables. Enrollment during the 1993-2001 period has been about 65 to 74 percent of capacity.

Projected enrollment. Enrollment projections are based on "student generation rates." These rates are expressed as the number of students at various grade levels that may be expected to live in an "average" household. Projections made by school districts can be very detailed, with different generation rates for dwelling units based on the age of a unit, as well as its size, location and price. The projections used in this plan are based on a simplified version of current student generation rates, and assume that those rates will remain constant in the future. As with other projections of resource demands, the buildout estimate varies with assumptions about dwelling unit occupancy rates. If the existing occupancy rate is maintained for existing development and the occupancy rate of new development is assumed to be 95 percent, buildout would add about 29 K-8 students and 15 high school students. The additional K-8 students would add to an already overcrowded condition. The additional high school students could be accommodated in portable classrooms. Under the assumption of a 91 percent residential occupancy rate for existing development and 95 percent occupancy for new development, buildout would add about 147 K-8 students (an approximately 62 percent increase over current enrollment) and about 78 high school students.

3. Los Osos Schools

Rapid community growth in recent years has placed a considerable burden on existing facilities. The two elementary schools serving the area are presently at or near capacity. A junior high school east of South Bay Boulevard was completed and opened in the fall of 1977.

Projected enrollment figures indicate that a third elementary school site will be needed in the early 1980's. An eleven acre site for an elementary school was acquired in 1980 on Los Osos Valley Road near Pecho Road. Construction is not expected prior to 1985. Long-range junior high and secondary educational needs are indeterminate at this time, depending on needs of the Morro Bay area as well. Morro Bay High School presently accommodates all secondary students. Long-range consideration, however, indicates there may be a need for high school facilities in the planning area at some future time. If so, it should be located in proximity to the junior high school along a major thoroughfare.

Growth in Los Osos is pushing enrollments of all schools within the local elementary and high school districts to Severity Levels II and III.

D. Drainage

1. Areawide Drainage

The drainage system in the Estero Planning Area consists of creeks that originate in the Santa Lucia range to the east and the Irish Hills in the southern portion of the planning area. The creeks flow generally west across the planning area and discharge into the ocean. In general, areas subject to flooding in 100-year storm events are limited to areas immediately adjacent to these creek channels and the Morro Bay estuary (see the Combining Designation maps at the end of Chapter 7). An exception is the Warden Lake area in the Los Osos Creek drainage system and the upper reaches of the creek's estuary, which are subject to standing water during periods of heavy rainfall. Other exceptions are in Los Osos, where localized flooding associated with heavy rainfall occurs at several street intersections and other low-lying areas. Also, areas downstream from Whale Rock reservoir would be subject to flooding in the event of a dam failure.

2. Cayucos Drainage

Drainage concerns in Cayucos involve stormwater runoff and associated mudflows from the steeper slopes within and above the eastern portions of the community, as well as localized flooding from stormwater runoff in other areas. Cumulative drainage and geologic effects of existing and new development in these areas should be studied and mitigated on an areawide basis.

The floodplains of Cayucos Creek, Little Cayucos Creek and Willow Creek are limited to areas immediately adjacent to the creek channels and estuaries. In the event of the failure of Whale Rock dam, areas along the Old Creek channel would be subject to flooding and damage.

3. Los Osos Drainage

Several street intersections and other locations in Los Osos experience localized flooding. Areas where flooding frequently occurs are shown in

Figure 3-5. Other drainage concerns are runoff of sediment and pollutants into Morro Bay, which is causing adverse effects on the estuary and wetlands.

Drainage issues have been studied in the *Preliminary Engineering Evaluation, Los Osos/Baywood Park Community Drainage Project, County Service Area No. 9J*, completed in April, 1998. The study attributes drainage problems to a combination of rising groundwater levels, the existence of natural sumps, the paving of open space and subsequent reduction of the area available for stormwater infiltration, and disruption of natural surface drainage patterns by urban development. Recommended solutions include the construction of storm drains and retention basins. An assessment district for drainage purposes was approved by Los Osos voters in 1998 to maintain existing drainage facilities.

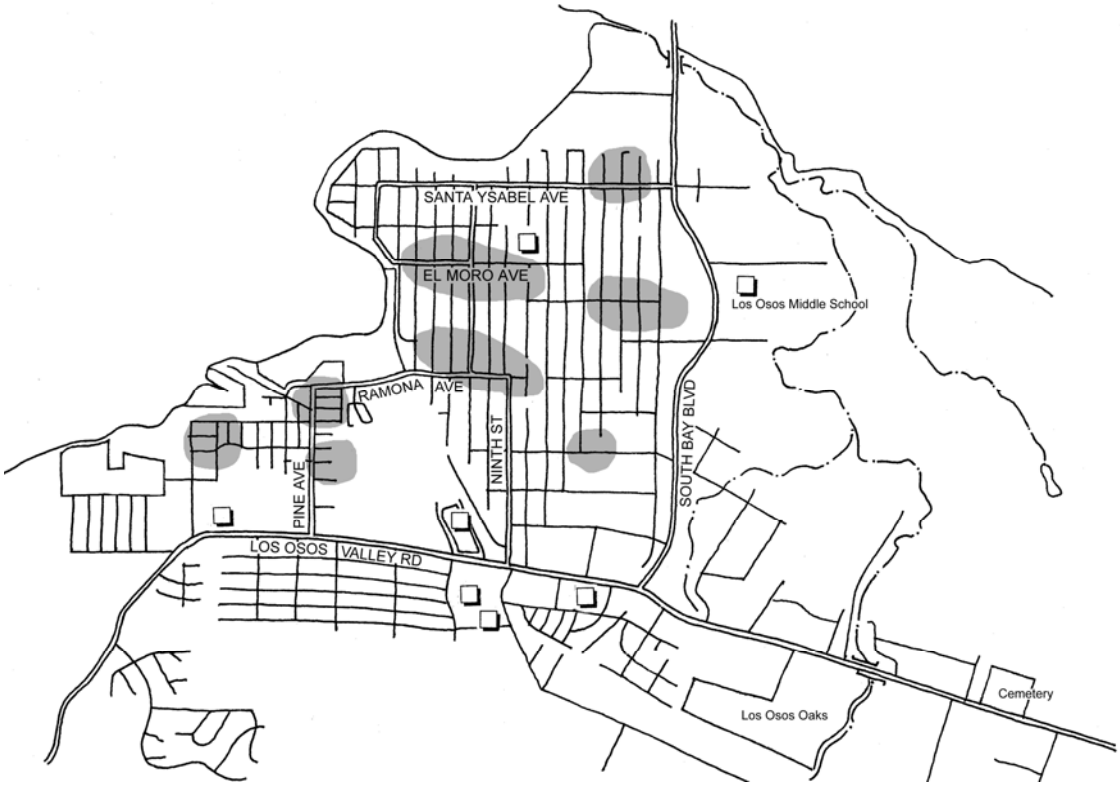


Figure 3-5: Areas Subject to Flooding—Los Osos
(Source: *Preliminary Eng. Eval. – Los Osos/Baywood Park Community Drainage Project*)

E. Parks

1. Areawide Parks

Park and recreation facilities in the Estero Planning Area are provided by the county and by the City of Morro Bay. Neighborhood and community parks serving more densely-populated areas are generally located within the urban reserve lines of Cayucos and Los Osos and the Morro Bay city limits. Large

regional parks are typically located in rural areas. The regional parks serving the Estero Planning Area include El Chorro, Heilmann and Santa Margarita. Coastal Framework for Planning contains guidelines for park acreage in relation to the size of the population. These guidelines are summarized in Table 3-4.

Table 3-4: Park Guidelines

Type of Park	Acres Per 1000 people	Size Range (Acres)	Service Area Radius	Access by (Street Type)	Population of Service Area
Mini-Park	0.5	0.18 - 5	0.12-0.25 mile	Local/collector	500 to 2,500
Neighborhood	1.0	5 – 25	0.25-0.5 mile	Local/collector	2,500 to 5,000
Community	5.0	25+	1-2 mile	Collector/arterial	5,000 +
Regional	15-20	200+	<1 –hr drive	Collector/arterial	30,000 +

Source: *Recreation, Park and Open Space Standards and Guidelines. National Recreation and Park Association, 1983*

Regional Parks. The Estero Planning Area is served by El Chorro Regional Park. Montaña de Oro and Morro Bay State Parks and local beaches provide additional recreation areas and open space.

Neighborhood and Community Parks. It is estimated that the communities of Cayucos, Morro Bay and Los Osos have a combined total of 42 acres of neighborhood and community parks. This park acreage is augmented by school recreational facilities. The California Education Code allows community use of public school facilities and grounds, including supervised recreation activities. Although the county has no joint-use agreements with school districts, school sites are extensively used by local neighborhoods for recreation. Table 3-5 summarizes existing neighborhood and community park facilities for the Estero Planning Area and assumes that school acreage is given half credit toward meeting the acreage guideline for neighborhood parks. However, without joint use agreements, there is no guarantee that school grounds will continue to be available for public recreational use. Existing facilities are meeting only about 50 percent of the estimated current need for neighborhood and community park acreage, even when school grounds are taken into account. Proposed programs for parks are discussed in Chapter 4, Section VI, Programs.

Table 3-5: Neighborhood and Community Park Acreage, Estero Planning Area

Parks	Cayucos	Los Osos	Morro Bay
Hardie Community Park	4 acres		
Paul Andrew Neighborhood Park	1 acre		
Los Osos Community Park		6.2 acres	
Bayshore Bluffs Park			3.28 acres
Del Mar Park			10 acres
Keiser Park			8.8 acres
Tidelands Park			5.3 acres
Cloisters Park			4 acres
Community Sub-Totals	5 acres	6.2 acres	31.38 acres

School Facilities	Cayucos	Los Osos	Morro Bay
Elementary School Playgrounds	3 acres (1)	10.5 acres (3)	7 acres (2)
Middle School Athletic Fields		7.5 acres	
High School Athletic Fields			10 acres
Community Sub-Totals	3 acres	18 acres	17 acres
Community Totals	8 acres	24.2 acres	48.38 acres

2. Cayucos Parks

Current park acreage. Cayucos currently has 5 acres of neighborhood and/or community parks: Hardie Park (4 acres) and Paul Andrew Park (1 acre). Another small park is to be developed in the vicinity of the cemetery. In addition, Cayucos residents have convenient access to Cayucos Beach, which is considered a regional recreation facility. According to National Recreation and Park Association (NRPA) recommended guidelines, a community the size of Cayucos needs about 18 acres of neighborhood and community parks. In particular, Cayucos needs more opportunities for "active" recreation, such as ball fields, children's play equipment, recreation programs, etc.

Projected park needs. Using the guideline of 6 acres of community and neighborhood park acreage per 1,000 residents, Cayucos will need about 28 acres to serve the estimated buildout population. Proposed programs for parks are discussed in Chapter 4, Land Use Policies and Programs.

3. Los Osos Parks

Current park acreage. Los Osos presently has only one park in the neighborhood and/or community park category, the 6.2-acre Los Osos Community Park. In addition, Los Osos residents have convenient access to Monta¤a de Oro State Park, El Chorro Regional Park, and other "special" recreation facilities, including Sweet Springs Nature Preserve, Elfin Forest Natural Area, Morro Bay State Park and Golf Course, and Los Osos Oaks State Reserve. Giving half credit for school recreation facilities in Los Osos, the community has a total of about 24 acres of neighborhood and community parks. According to NRPA recommended guidelines, a community the size of Los Osos needs about 87 acres of neighborhood and community parks. In particular, Los Osos needs more opportunities for "active" recreation, such as ball fields, children's play equipment, recreation programs, etc.

F. Roads

Roads issues are discussed in Chapter 5, Circulation Element, and in the *Annual Resource Summary Report*.

G. Solid Waste Disposal

Weekly solid waste collection service within the Estero Planning Area is provided by a private hauler. The waste is disposed of at the Cold Canyon landfill south of San Luis Obispo. The projected service life of the Cold Canyon landfill extends to about 2012. Thus, without further expansion, this landfill is expected to reach capacity prior to the horizon year of this plan update. The Chicago Grade landfill, east of Templeton, is an alternate disposal site expected to reach capacity by about 2024.

Recyclable materials are collected and processed by private disposal companies. However, more could be done to facilitate recycling, such as expanding recycling programs, including green waste recycling. Providing a local collection center/transfer facility for recyclable materials could also provide more opportunities for recycling.

H. Police Service

With the exception of the city of Morro Bay, the entire coastal area, including the Estero Planning Area, relies on the County Sheriff and the California Highway Patrol for police services. The Sheriff's coast station is located in Los Osos. The Highway Patrol office is located near the California Boulevard-Highway 101 interchange in San Luis Obispo. The city of Morro Bay is served by the police station on Morro Bay Boulevard. Response times for the Sheriff's office vary, based on allocated personnel, existing resources, time and day of week and prioritized calls for law enforcement services. In 2001, the average response time for an area that includes much of the Estero Planning Area was about 15.7 minutes, according to the County Sheriff's Office.

Another measure of adequacy for police services is the ratio of deputies to population. The County Sheriff's Office has identified a ratio of one deputy per 750 residents as providing an adequate level of service. For San Luis Obispo County, the ratio in 2002 was roughly one deputy for each 1,000 residents, according to the Sheriff's Office. In comparison, the 1997 ratio for San Bernardino County was 1:1,700 and for Santa Barbara County, 1:1,600 (source: County of San Luis Obispo Sheriff's Office, as cited in the Woodlands EIR).

A portion of the fees paid by new development are used to fund County Sheriff's patrol facilities.

I. Fire Protection

Fire protection and emergency medical assistance for rural areas are provided by the California Department of Forestry and Fire Protection (CDF), which acts as the County Fire Department by contract with the county. The CDF/County Fire stations that serve the rural parts of the Estero Planning Area are located south of Cayucos and west of Devil's Gap on Highway 41 in the Santa Lucia Mountains. In Cayucos, fire and related medical and rescue services are provided by the Cayucos Fire Protection District. In Los Osos, fire protection and emergency medical services are provided by CDF/County Fire through an agreement with the Los Osos Community Services District (LOCSD). The Cayucos Fire Protection District, the LOCSD, the City of Morro Bay and CDF/County Fire maintain mutual and automatic aid agreements with each other.

For most calls within the planning area, CDF response times vary from eight to twenty minutes. Response times within the Cayucos Fire Protection District are two-to-three minutes. CDF/County Fire's fire suppression objectives are summarized in Table 3-6.

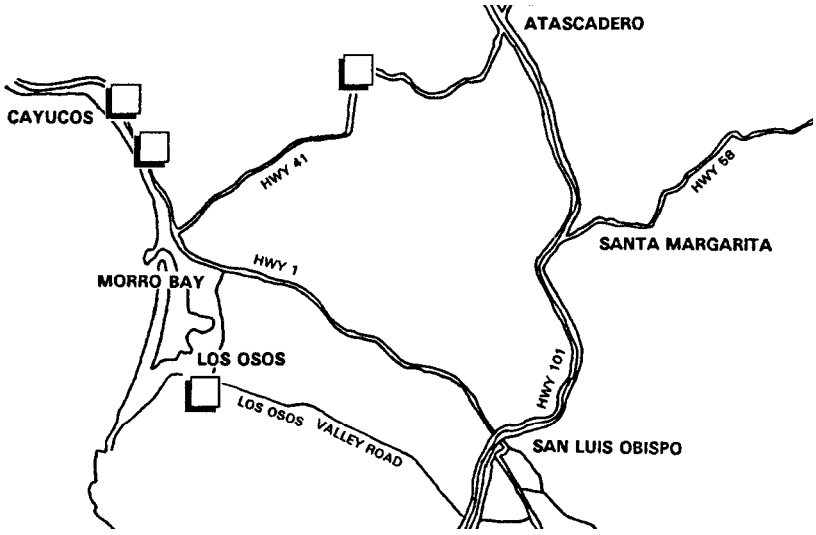


Figure 3-6: Fire Stations - Estero Planning Area

Table 3-6: Fire Suppression Objectives, CDF/County Fire

Activity	**IV: Outlying Areas** Low density areas outside any URL or VRL	**III: Rural Areas** RS densities; may be within a URL or VRL	**II: Urban Areas** RSF densities, 2 to 8 du/ac; within URL or VRL	**I: Heavy Urban** RMF densities, 8 to 20 du/ac; within a URL or VRL
Maximum elapsed time from dispatch to first application of extinguishing agents	15 min	12 min	10 min	6 min
Maximum elapsed time from dispatch to full assignment of personnel and equipment	25 min	20 min	15 min	10 min
Maximum elapsed time from receipt of alarm to initiation of suppression action for 90% of all fires	10 min	10 min	8 min	8 min

Source: *San Luis Obispo County Fire Department Fire Protection Plan, 1992*

J. Emergency Medical Services

Ambulance service is provided through contract with a privately-owned company. The contract currently is with San Luis Ambulance, which has stations in Morro Bay and San Luis Obispo that serve this Planning Area. There is no hospital in the Estero Planning Area. Those located nearest to the planning area are the privately-owned French and Sierra Vista hospitals in San Luis Obispo. These facilities provide emergency room treatment as well as major medical services. The California Highway Patrol and a private air ambulance service provide helicopter service for emergency transportation to the hospitals. The Cayucos Fire Protection District, the Morro Bay Fire Department, and CDF/County Fire all provide emergency medical response to the areas that they serve. Surf rescue is provided by the Morro Bay Fire Department, the Cayucos Fire Protection District and CDF/County Fire. In addition, CDF/County Fire has an interagency Technical Rescue Team (TRT) that provides all types of technical rescue response, including surf rescue. Both Cayucos and Los Osos would benefit from the establishment of urgent care medical clinics in those communities.

K. Libraries

Libraries in the Estero Planning Area are located in Cayucos, in Morro Bay and in Los Osos. Measures of service for public libraries have typically been expressed as the number of books or the amount of library floor space per capita. A 1962 study, still regarded as valid by library administrators, contains a guide for estimating the need for library services, based on a survey of libraries from across the country. This information is summarized in Table 3-7.

Table 3-7: Formulas for Library Facilities by Community Size

Community Size	Book Stock (Volumes per capita)	Total Square Feet per Capita
Under 10,000	3.5 to 5	0.7 to 0.8
10,000 to 35,000	2.75 to 3	0.6 to 0.65

Source: *Adapted from Practical Administration of Public Libraries Wheeler & goldhov, 1962*

Table 3-8 summarizes the adequacy of the existing library in Cayucos and indicates facility needs at buildout, in relation to the formulas in Table 3-7. It is clear that the existing facility is seriously inadequate. A new 7,000 square-foot library building is planned in Los Osos.

Table 3-8: Recommended Library Facilities
Cayucos and Los Osos

	Building Square Feet		Book Stock (# of Volumes)		Recommended at Buildout	
	2002 Actual	2002 Desirable	2002 Actual	2002 Desirable	Building Square Feet	Book Stock
Cayucos	800	2100-2400	9409	10600-15200	3300-3800	16700-23800

Increasing use of computers will provide greatly expanded opportunities for people to gain access to digitized information. Libraries can improve their level of service by providing patrons with links to the information network, in addition to increasing the amount of shelf space for book storage.

L. Human Services

All government offices providing counseling, mental health, welfare, family planning and other human services are located in the city of San Luis Obispo.

M. Air Quality

San Luis Obispo County is designated a "non-attainment" area for the California ozone and PM10 (fine particulate matter 10 microns or less in diameter) air quality standards. In response to this condition, the Board of Supervisors has certified a Resource Management System Level of Severity II for countywide air quality. Since 1982, air monitoring stations throughout the county have recorded ozone and PM10 levels in excess of the State standard. According to Air Pollution Control District data, the number of days exceeding the State ozone standard over the past decade has not varied greatly at most stations, while the number of days exceeding the State PM10 standard has remained fairly stable or declined at most stations. Over the past 11 years at the Morro Bay monitoring station, there have been relatively few days exceeding the State standards for ozone and PM10 concentrations. Ozone and PM10 levels recorded at the Morro Bay monitoring station in the Estero Planning Area and at the Nipomo and Paso Robles monitoring stations (for comparison) are shown in Tables 3-9 and 3-10.

The California Clean Air Act requires that non-attainment areas reduce their air pollution emissions by at least five percent per year, or 15 percent averaged over three years, from 1987 baseline levels. The law further requires the local Air Pollution Control District to adopt a plan to demonstrate how the required reductions will be achieved.

Table 3-9
Number of Days Exceeding State Ozone Standard

Location	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Morro Bay	1	1	0	0	0	0	0	0	1	0	0
Nipomo	0	0	1	0	0	1	0	N/A	0	0	0
Paso Robles	0	0	0	1	5	9	0	25	1	0	0

Source: *San Luis Obispo County Air Pollution Control District*

Table 3-10
Number of Days Exceeding State PM_{10} Standard

Location	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Morro Bay	0	0	2	0	0	0	1	0	0	0	0
Nipomo	0	0	1	1	1	0	N/A	0	0	0	2
Paso Robles	4	2	2	0	3	0	1	1	1	2	2

Note: PM_{10} measurements are taken once every six days, or sixty times per year. Thus, a year in which the standard was exceeded on six days would have exceeded the standard on 10% of all measured days
Source: San Luis Obispo County Air Pollution Control District

The San Luis Obispo County Clean Air Plan was adopted by the Board of the Air Pollution Control District in 1992. The Plan includes a detailed description of the pollutants affecting the county, future air quality impacts to be expected under current growth trends, and appropriate strategies to reduce ozone precursor emissions, thereby improving air quality. The county implements the transportation and land use planning strategies recommended in the Clean Air Plan by incorporating these strategies into the Land Use and Circulation Elements of the County General Plan; for example, through updates of the area plans.

An overall goal of the Clean Air Plan is to reduce the growth of vehicle trips and miles traveled in urban areas to the rate of population growth within San Luis Obispo County. Adopting the following land use and circulation policies and programs will assist in reaching this goal: planning compact communities, providing for mixed-use development, balancing jobs and housing, increasing transit use, promoting bicycling and walking, and managing traffic flow. All of these measures are included in this area plan.

III. PROGRAMS

"Programs" are recommended non-mandatory actions to achieve community or areawide objectives identified in this plan. Implementation of each program is the responsibility of the county or other public agency identified in the program itself and in the table at the end of this chapter. Because programs (some of which include special studies) are recommended actions rather than mandatory requirements, implementation of any program should be based on consideration of community needs, community support and available funds.

The following programs are grouped under headings by type of resource or service.

A. Water

Los Osos

1. **Water Management.** Based on community initiation, the county Public Works Department should work with communities, property owners and the Regional Water Quality Control Board to develop and implement a basin-wide water management program for Los Osos which addresses population levels in relation to water availability, groundwater quality, and the need for alternative liquid waste disposal plans.

2. **Alternative Water Sources.** Supplementary water such as reclaimed sewage effluent and water from existing impoundments should be used to prevent overdraft of groundwater. New impoundments for recharging underground basins should be care- fully considered along with other alternatives.

3. **Well Sites.** Locate and reserve future well sites in the Los Osos area to optimize safe withdrawals from the groundwater basin before development fills in the most favorable sites.

Cayucos

4. **Supplemental Water.** CSA 10A and applicable water purveyors should continue to pursue obtaining supplemental source(s) of water to accommodate buildout.

5. **Water Conservation.** The Cayucos water purveyors should set a goal of reducing total residential water demand by at least 20% and should cooperatively implement conservation programs involving measures such as public education, leak detection, landscape conversion, and various retrofit programs. For example, the water purveyors should jointly develop a voluntary program for retrofitting existing dwellings and businesses in order to earn additional water units and enable additional development within applicable growth management limitations.

6. **Consolidation of Water Purveyors.** The county, water purveyors, community, and LAFCo should study the possibility of consolidating all the

water purveyors in a way that would be cost-beneficial to the community as a whole.

7. **Graywater Recycling.** The county should work with the public to encourage development and use of large-scale graywater recycling projects for irrigation in new development.

8. **Consolidation - Cayucos.** The county and the community should work with LAFCo to consolidate all urban services and facilities in Cayucos into a single comprehensive service district.

Rural Area

9. **Agricultural Water Supplies.** Maintain the quantity and quality of ground water resources currently consumed by production agriculture. Where sources of adequate wastewater quality are available, develop a program with appropriate agencies to use treated wastewater for irrigation.

10. **Water Management--Chorro & Morro Basins.** The county and city of Morro Bay should jointly develop a groundwater management program that results in cooperative planning among affected agencies. The program should encourage better recharge through use of percolation basins and consider drilling of new wells and changing the frequency of well pumping.

B. Wastewater

1. **Wastewater Recycling.** Sewage disposal agencies should work with the County Public Works and Health Departments and the Regional Water Quality Control Board to develop a program to find alternative uses for treated wastewater, such as irrigation (e.g. on agricultural lands and the Morro Bay Golf Course), groundwater recharge, and environmental enhancement.

2. **Sewage Disposal--**Los Osos. The county should study the future need for a community sewer system in Los Osos in relation to the extent and density of development and its impact on groundwater quantity and quality.

C. Schools

1. **Elementary School Site--Cayucos.** The Cayucos Elementary School District and the county, Coastal Commission, and other responsible agencies should cooperate in evaluating and selecting an appropriate site for a new elementary school located within or as close as possible to the existing urban reserve line. As required by the Coastal Plan Policies, an LCP amendment will be required to expand the USL to any alternative not currently within the USL, so that services may be extended.

2. **School Closures.** When schools are planned to be closed, the applicable school districts should consult with the County Planning and Building and General Services Departments regarding future ownership and use of the sites.

3. **School Sites--Los Osos.** The county and school district should jointly study educational facility needs in Los Osos and acquire school sites before private development overly restricts choices in location.

D. Drainage

1. **Cayucos Drainage Plan.** The County Public Works Department should seek funding to implement the master drainage plan for Cayucos to prevent flooding, mudflows and associated storm damage, while maintaining natural drainage courses and taking into account groundwater recharge and cumulative drainage and geologic impacts of future development.

   PLEASE REFER TO CHAPTER 6, SECTION VII FOR PROGRAMS ABOUT RUNOFF CONTROL AND A DRAINAGE PLAN IN LOS OSOS

E. Government and Community Services

1. **Community Center--Cayucos.** The county should create a master plan and explore ways to finance expansion and use of the Veterans Memorial Building for multiple purposes, such as recreation, public assembly, and the arts.

2. **Government Services Center--Los Osos.** Government functions in Los Osos should be concentrated into a centrally located services center which could include such facilities as a community hall, library, sheriff's substation, and medical and social services.

F. Underground Utilities

1. **Undergrounding--Cayucos.** The county Underground Utilities Committee should work closely with the community of Cayucos to facilitate undergrounding of overhead utility lines.

2. **Undergrounding--Los Osos.** The county Underground Utilities Committee should evaluate and prioritize Los Osos areas for the undergrounding of overhead utility lines.

G. Recycling

1. **Recycling/Green Waste.** The county should expand recycling and greenwaste recycling programs to cover the entire Estero Planning Area, and should encourage the Cayucos Sanitary District to establish a program for curbside collection and recycling of green waste.

Table 3-11: Schedule for Completing Recommended Programs for Public Facilities, Services, Resources

The following table summarizes the preceding recommended programs to be implemented by the county or other public agencies. In the table, the first column, "Topic/Program No.," identifies the program by its number in the preceding text. The second column, "Program," identifies the subject of the program. The column under "Responsible Agencies" lists which public and/or private agencies have primary responsibility for carrying out each program. The column, "Potential Program Funding," lists potential sources of funding for each program. The column, "Time Frame," identifies whether each program is expected to be carried out over a short, medium, or long-term period, or whether the program requires an on-going effort. The column, "Target Date," lists the estimated date by which each program should be implemented. The last column, "Priority," ranks each program according to whether it has a high, medium or low priority for implementation. This will help decision makers and the public decide how to allocate limited funds. A key to abbreviations used in the table is located at the end of the table.

TOPIC/ PROGRAM NO.	PROGRAM	RESPONSIBLE AGENCIES	POTENTIAL FUNDING	TIME FRAME	TARGET DATE	PRIORITY
A. WATER						
A1.	LOS OSOS WATER MGMT	PUB. WORKS RWQCB				
A2.	ALTERNATIVE WATER SOURCES					
A3.	WELL SITES					
A4.	SUPPLEMENTAL WATER	CSA 10A, WATER PURVEYORS	CSA 10A, WATER PURVEYORS	ON-GOING	ON-GOING	HIGH
A5.	CONSERVATION-CAYUCOS	WATER PURVEYORS	WATER PURVEYORS	SHORT-TERM	2005	HIGH
A6.	CONSOLIDATION OF PURVEYORS-CAYUCOS	PUB. WORKS, WATER PURVEYORS, LAFCO	COUNTY, WATER PURVEYORS	MED-TERM	2010	MEDIUM
A7.	GRAYWATER RECYCLING	CO. HEALTH, CO. PLANNING	GRANTS	LONG-TERM	2010+	MEDIUM
A8.	CAYUCOS CONSOLIDATION	COUNTY, LAFCO	COUNTY LAFCO	SHORT-TERM	2005+	MEDIUM
A9.	AGRICULTURAL WATER SUPPLIES	PUB. WORKS, SEWAGE DISPOSAL AGENCIES	GRANTS, LAND OWNERS	MED-TERM	2010	MEDIUM

TOPIC/ PROGRAM NO.	PROGRAM	RESPONSIBLE AGENCIES	POTENTIAL FUNDING	TIME FRAME	TARGET DATE	PRIORITY
A10.	CHORRO, MORRO BASINS	PUB. WORKS, CITY OF MORRO BAY	COUNTY, CITY OF MORRO BAY	MED-TERM	2010	MEDIUM
B. WASTEWATER						
B1.	WASTEWATER RECYCLING	PUB. WORKS, CO. HEALTH, RWQCB, SEWAGE DISPOSAL AGENCIES	GRANTS, COUNTY, LAND-OWNERS	MED-TERM	2010	MEDIUM
B2.	SEWAGE DISPOSAL - LOS OSOS	COUNTY				
C. SCHOOLS						
C1.	ELEMENTARY SITE – CAYUCOS	CAY. ELEM, CO. PLANNING	CAY. ELEM.	ON-GOING	ON-GOING	HIGH
C2.	SCHOOL CLOSURES	SCHOOL DISTRICTS, CO. PLANNING, CO. GEN. SVCS.	N/A	ON-GOING	ON-GOING	MEDIUM
C3.	SCHOOL SITES – LOS OSOS	COUNTY, SCHOOL DISTRICT				
D. DRAINAGE						
D1.	CAYUCOS DRAINAGE PLAN	PUB. WORKS	COUNTY, LAND-OWNERS	MED.-TERM	2010	HIGH
E. GOVERNMENT AND COMMUNITY SERVICES						
E1.	COMMUNITY CENTER – CAYUCOS	CO. GEN. SVCS.	FACILITIES FEES, COUNTY	SHORT-TERM	2005	MEDIUM
E2.	GOVERNMENT SERVICES CENTER – LOS OSOS					
F. UNDERGROUND UTILITIES						
F1.	CAYUCOS	COUNTY UNDERGROUND UTILITIES COMMITTEE	GRANTS, ASSESSMENT DISTRICTS	ON-GOING	ON-GOING	HIGH
F2.	LOS OSOS	COUNTY UNDERGROUND UTILITIES COMMITTEE				

TOPIC/ PROGRAM NO.	PROGRAM	RESPONSIBLE AGENCIES	POTENTIAL FUNDING	TIME FRAME	TARGET DATE	PRIORITY
G. RECYCLING						
G1.	RECYCLING/ GREEN WASTE	PUB. WORKS	FEES	SHORT-MED.-TERM	2005-2010	

Key to Abbreviations	
CO. PLANNING	COUNTY DEPT. OF PLANNING AND BUILDING
CO. HEALTH	COUNTY HEALTH DEPARTMENT/ENVIRONMENTAL HEALTH
PUB. WORKS	COUNTY PUBLIC WORKS DEPARTMENT
CO. GEN. SVCS.	COUNTY DEPT. OF GENERAL SERVICES
RWQCB	REGIONAL WATER QUALITY CONTROL BOARD
LAFCO	LOCAL AGENCY FORMATION COMMISSION
WATER PURVEYORS	(CAYUCOS) CSA#10A; MORRO ROCK MUTUAL; PASO ROBLES BEACH MUTUAL
WATER PURVEYORS	(LOS OSOS) LOCSD; CAL CITIES WATER CO.; S & T MUTUAL WATER CO.
CAY ELEM	CAYUCOS ELEMENTARY SCHOOL DISTRICT
SLO COASTAL	SAN LUIS COASTAL UNIFIED SCHOOL DISTRICT

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CHAPTER 4: LAND USE POLICIES AND PROGRAMS

This chapter further defines a vision for the Estero Planning Area, discusses land use issues, sets land use policies, and recommends programs to implement those policies. The following sections discuss land use issues and policies by land use category as shown on the maps following Chapter 7:

- Areawide: describes issues affecting most or all of the planning area.
- Rural Area: discusses areas outside of urban reserve lines.
- Morro Bay Fringe Area: discusses land use issues in rural areas that may influence planning within the city of Morro Bay.
- Los Osos: discusses the area within the Los Osos urban reserve line.
- Cayucos: discusses the area within the Cayucos urban reserve line.

Policies and programs for the following special features are discussed in Chapter 6: combining designations, Los Osos habitat conservation, and the Morro Bay Estuary and its watershed.

The last section in this chapter is Land Use Programs. It recommends actions to be taken by the county or other public agencies to help implement the goals and policies of this plan (the goals and policies are also implemented by development standards in Chapter 7).

I. AREAWIDE LAND USE, AND MARINE RESOURCES POLICY

A. Distribution of Land Uses (Zoning)

The primary method of allocating land use within the planning area is through mapping of 13 land use categories. The uses that are allowed within each category are shown in Table O in Framework For Planning - Coastal Zone. Further limitations on allowable uses may be set by planning area standards in Chapter 7.

The location and distribution of land use categories and the type and intensity of development allowed within them helps carry out the goals and policies of this plan. This plan provides a sufficient amount and arrangement of land use categories (zones) to meet projected population and economic growth until at least 2020, consistent with available resources and services. The location of land use categories is shown on the official maps on file in the Department of Planning and Building. They are also shown on the informational report maps following Chapter 7, but those maps are included for illustrative purposes only--they are not the official maps.

Table 4.1 summarizes the acreage of each land use category in the planning area. Land within the city of Morro Bay is not included in the totals.

B. Development Within Resource Capacities

1. Adequate public or private resource capacities shall be available to serve proposed development. Within urban areas, adequate water supply and sewage disposal capacities shall be available to serve both existing and potential development within the community before approval of new land divisions using those services. Land divisions requiring urban service extensions beyond the USL/URL shall be prohibited.

C. Marine Resources Policy

1. Make every effort to secure permanent protection and management of the county's significant marine resources using programs and legislation such as the national estuary, state and national marine sanctuary program, and other methods.

The county's off-shore waters contain environmentally and economically important resources, which are both directly and indirectly affected by land use in the planning area. Important environmental resources include the southern range of the California sea otter, gray whale migration routes and other resources found along the Morro Bay-Pecho Coast and the north Estero Bay rocky intertidal areas. Besides environmental protection, our marine resources are important for commercial fishing, aquaculture, recreation, tourism, scientific study, and their sheer beauty.

Table 4.1: Land Use Category Acreage[1]

Land Use Categories	Rural Area	Los Osos	Cayucos	Planning Area Totals	Other Morro Bay Watershed[2]
Agriculture	31,415	-		31,415	10,713
Rural Lands	731	-	-	731	752
Recreation	5,206	83	48	5,357	590
Open Space	1,553 913	147	-	1,060	2,059
Residential Rural	34	32	-	66	-
Residential Suburban	91	919	-	1,010	-
Residential Single Family	-	1,061	180	1,241	-
Residential Multi-Family	-	115	70	185	-
Office & Professional	-	30	6	36	-
Commercial Retail	-	49	16	65	-
Commercial Service	-	23	1	24 24	2,865
Public Facilities	603	117	18	738	-
Commercial Retail, Public Facilities	8	-	-	8	-
Office & Professional, Public Facilities	3	-	-	3	-
Total Net Acreage	38,993	2,587	339	41,919	16,979
Total Gross Acreage[3]	39,474	3,091	551	43,116	17,023

1 Figures do not include land within the city of Morro Bay
2. The portion of the Morro Bay watershed that lies outside of the Estero Planning Area (see Fig. 1-1)
3. Gross acreage includes road rights-of-way

- New figures for Cayucos in the preceding table are determined using GIS. They cannot be directly compared to the old figures.
- New figures for the rural area cannot be directly compared to old figures—old figures do not reflect changes to planning area boundaries in 1990.

II. RURAL LAND USE POLICIES

1. Maintain agriculture and the rural character of the area.

2. Protect agriculture, open space and sensitive resources.

3. Maintain existing land use categories and agricultural uses in rural areas.

4. Avoid "leapfrog" development.

5. Protect ground water supplies for agriculture. Reject proposed general plan amendments that increase density or expand urban areas if resulting development would adversely affect ground water supplies, quality or recharge capability needed for agricultural uses.

The rural area includes lands outside the Los Osos, Morro Bay, and Cayucos urban reserve lines. It offers a spectacular natural setting: majestic volcanic peaks, green valleys, coastal terraces, and hillsides. The rural area is also valuable for agriculture, tourism, recreation, and watershed protection.

A. Open Space

1. Work closely with other agencies to protect and manage sensitive plants and animals, sensitive habitat and other open space features, with emphasis on entire ecosystems.

2. Slow the process of bay sedimentation, and support efforts to ensure that water quality supports recreation, agriculture, viable commercial fishing and shellfish mariculture industries, and a healthy ecosystem that harbors a diversity of wildlife.

Open Space categories in the rural area are publicly-owned lands that should generally be maintained in their natural state to preserve environmentally sensitive features and natural beauty. Most areas are available for passive, non-intensive recreational uses, but the level of public use should be compatible with the sensitivity of the land. Areas designated as open space include state-owned lands in the watershed of Whale Rock Reservoir, Morro Bay State Park within the unincorporated area, a portion of Morro Bay Estuary, and the "Estero Bluffs" State Park property between Cayucos and Villa Creek west of Highway 1. The Estero Bluffs property extends west of Cayucos for about three miles, between Highway 1 and the shoreline. The property contains valuable scenic, natural and cultural resources, and land uses should be consistent with protection of those resources. More details on the planning area's open space features are found in Chapters 3 and 6.

B. Agriculture

1. Provide incentives for landowners to maintain land in productive agricultural use; require affirmative agricultural easements where appropriate.

2. Maintain existing Agriculture land use categories in order to protect agricultural resources; do not convert agricultural land to other land use categories or revise

planning area standards so as to enable more intensive non-agricultural development; assure that residential development is necessary to or maintains Agricultural land uses to the maximum extent feasible.

The continued viability of commercial agricultural production is essential to the planning area and the county as a whole. The preceding policies will help maintain valuable agricultural and open space resources and protect the agricultural integrity of areas such as the Los Osos, Chorro, Morro, and Little Morro Valleys.

Los Osos Valley

3. Support creation of a greenbelt adjacent to the urban reserve line to clearly define the urban edge of Los Osos, prevent urban sprawl, discourage conversion of agricultural land, and protect unique and sensitive habitat, including wildlife corridors.

4. Promote uses such as high value crop and animal specialties on existing small parcels to help maintain the agricultural integrity of the area.

5. Protect scenic views, especially those of the hillsides and ridges of the Irish Hills as seen from Los Osos Valley Road without interfering with agricultural production.

In addition to retaining and encouraging agricultural production in the Los Osos Valley, this plan establishes an Irish Hills Scenic Backdrop and a Los Osos Valley Road Highway Corridor Design Area. This is consistent with the intent of the Agriculture and Open Space Element to establish scenic corridors along public roads and highways that have unique or outstanding scenic attributes. Planning area standards in Chapter 7 for those areas will also help implement preceding rural land use policies to protect the rural character of the area, open space and sensitive resources. The primary intent of the Scenic Backdrop and the Highway Corridor Design Area is to protect highly scenic views from heavily-traveled Los Osos Valley Road to the hillsides and ridges of the Irish Hills, thereby maintaining the largely undeveloped, open space character of those areas without interfering with agricultural production. In addition, the standards for those areas will help protect sensitive plant and animal habitats and watershed resources.

The Morros

6. Protect scenic vistas of the Morros.

7. Support cooperative efforts to develop a consensus-based plan for the Morros that conserves, enhances and manages its valuable resources, including agriculture.

The Morros is the chain of unique volcanic peaks, connecting ridges and associated hills that stretch from San Luis Obispo to Morro Bay and separate the Los Osos and Chorro Valleys. This chain of peaks forms spectacular scenic backdrops and natural landmarks that rise above the valley floor and help define the character of the area. This area is identified as a proposed natural area in the Agriculture and Open Space Element and in the Natural Areas Plan. (see Chapter 7, Planning Area Standards). Besides their outstanding scenic qualities, the Morros contains valuable agricultural, environmental, historic, cultural, and recreational resources.

The "Morros Planning Area" is located within the Estero and San Luis Obispo Planning Areas and extends from the ocean to the city of San Luis Obispo near Cerro San Luis. The primary study area totals about 13,000 acres. A specific plan is being prepared for the Morros Planning Area, consistent with the goals and policies of this plan. The specific plan should deal with issues such as protecting and enhancing agricultural viability, protecting natural resources, and providing recreation. A guiding principle should be to balance concern for property rights with protection of resources.

Chorro, Morro, and Little Morro Valleys

8. Protect the Chorro, Morro and Little Morro Valleys for continued agricultural use, retaining the larger parcels for cropland and grazing uses while allowing plant and animal specialties on smaller parcels.

9. Prevent urban development outside the Morro Bay city limits, and direct future growth onto developable, non-prime lands within the city.

Southern Marine Terrace

10. Protect open space and sensitive resources on the coastal terrace to the south of Cayucos.

Due to the area's sensitive habitat and scenic character, and the community's desire to maintain a hard edge around Cayucos, urban or suburban development is not appropriate. Instead, it should occur within the existing Cayucos urban reserve line.

Estero Marine Terminal Property (see Figure 4-1)

11. Require a plan for the decommissioning of marine terminal facilities, correction of any hazardous conditions, and restoration of the site to enable future use that is consistent with the Agriculture land use category.

12. Pursue improved coastal access and amenities such as a bicycle and pedestrian path connection between Cayucos and the city of Morro Bay.

13. The marine terminal and associated petroleum storage tanks on the hillsides near Highway 1 and Toro Creek Road are considered non-conforming uses and are no longer in active use. Storage tanks and other above-ground equipment should be removed, and the site should be restored and environmental hazards mitigated as needed. All subsequent development should be consistent with the Agriculture land use category. Intensive development of this area is not intended, and its open space character needs to be preserved.

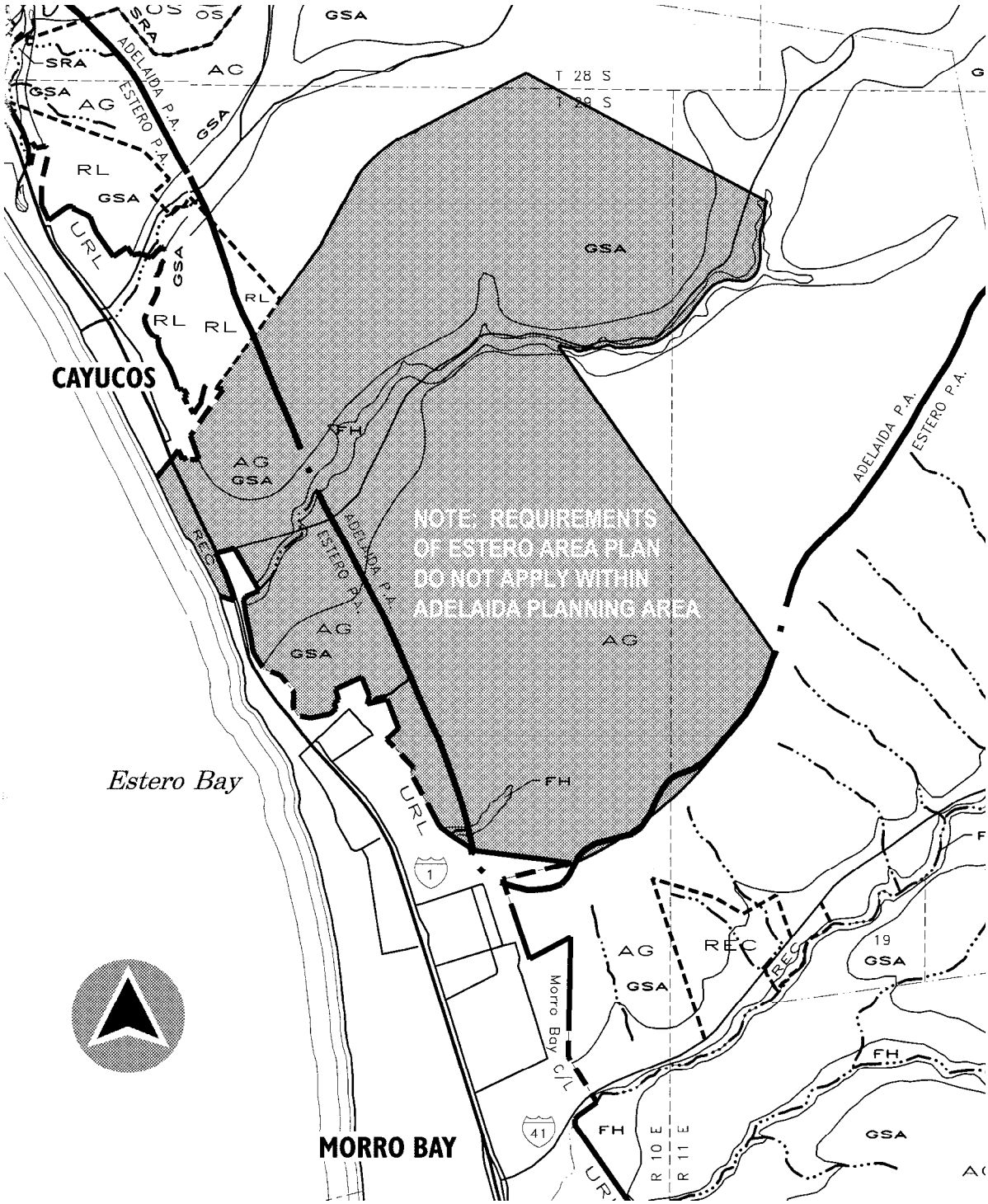

Figure 4-1: Estero Marine Terminal Ownership

C. Rural Lands

Cayucos Hillsides (see Figure 4-2)

1. Facilitate discussion and pursue agreements between owners of lots in the Cayucos hillsides, the community of Cayucos and conservation organizations in order to resolve hillside development issues.

2. Continue to acquire properties through tax defaults and either retain them in public ownership, pursue strategies such as agreements with non-profit conservation organizations to maintain the properties in open space use, or enable mergers with adjacent agricultural land that permanently retain the properties in agricultural or open space use.

The hillside~~s~~ portions of the undeveloped Morro Rock View and Morro Strand subdivisions east of Cayucos were excessively subdivided many years ago in relation to the steep slide-prone character of the slopes. These lots are included in the Rural Lands land use category and lie outside of the Cayucos urban reserve line in order to reflect the current unavailability of urban services and facilities such as community water and sewage disposal. All of these lots are subject to a high or very high potential for landslide hazards, according to the Safety Element of the County General Plan. The lack of services and facilities, together with the need for providing appropriate access and a solution to drainage, geologic and slope stability concerns, has posed obstacles to development of this area to date.

At this time, development in the hillsides is unlikely and highly problematic. However, creative solutions to concerns about development in these hillsides could be explored through a dialogue between lot owners and the community. Possible solutions include either or both of the following, which could apply to portions of or to the entire hillsides:

- Formation of a regional open space district or other entity that will fund acquisition of hillside lots over a long period of time and maintain them as open space. Formation of such a district is subject to voter approval.

- Participation in a transfer of development credits (TDC) program that allows development credits to be transferred away from hillside lots to locations that are more suitable for development near Cayucos.

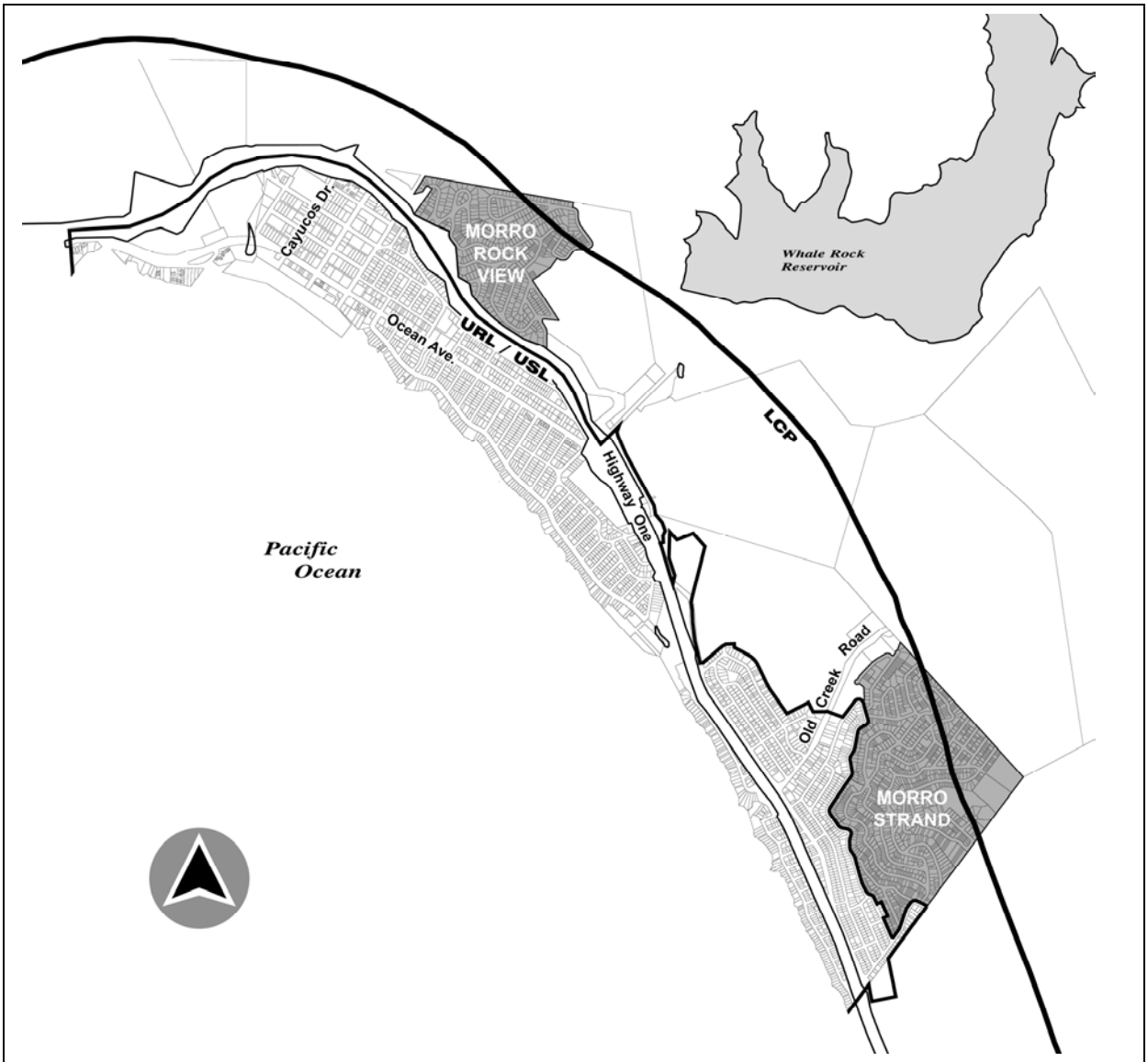

Figure 4-2: Cayucos Hillsides

Until a comprehensive solution is found to the concerns about development of the hillsides, the county should continue to retain properties acquired through tax defaults in order to reduce potential environmental impacts of development on these relatively small lots. Such properties could eventually be assembled into an open space preserve or greenbelt maintained by the county or another entity.

D. Recreation

1. Promote development of recreational and visitor-serving uses, especially lower-cost opportunities, consistent with protection of agriculture and sensitive resources.

2. Locate new intensive recreational facilities and major visitor-serving commercial development within or immediately adjacent to urban areas on sites that do not contain prime agricultural land or significant sensitive habitat.

3. Limit uses to open space, recreation and visitor-serving-related uses.

4. Pursue improved coastal access and amenities south of Cayucos, such as a bicycle and pedestrian path connection between Cayucos and the city of Morro Bay.

The outstanding natural setting of the planning area offers great potential for recreational and visitor-serving and tourist-oriented development, including lower-cost facilities. Such development can help meet the public's need for recreation and visitor services, while benefitting the economies of local communities and the county as a whole.

E. Residential Suburban

1. Do not move urban reserve lines to encompass existing Residential Suburban categories outside existing urban reserve lines.

2. Retain the existing land use categories, but do not expand them or increase allowable densities.

3. Direct suburban development to areas within the Los Osos urban reserve line that are suitable for development.

An area of mostly one-acre lots on the north side of Los Osos Valley Road between the Los Osos Valley Memorial Cemetery and Los Osos Creek excluded from the Los Osos urban area in order to maintain the integrity of the existing urban reserve line and avoid setting a precedent for urban sprawl next to prime agricultural land. Moreover, substantial undeveloped Residential Suburban areas occur in the eastern part of the Los Osos urban reserve area.

An area of one to five-acre home sites at the intersection of San Luisito Creek Road and Highway 1 is surrounded by prime agricultural lands and other lands suitable for agriculture, and expansion of this category or increases in allowable density should not be permitted.

III. MORRO BAY FRINGE LAND USE POLICIES

1. Prevent urban development outside the Morro Bay city limits, and direct future growth onto developable, non-prime lands within the city.

2. Establish a "project referral area" that includes the Morro and Chorro Creek hydrologic basins within the sphere of influence of the city of Morro Bay. Refer to the city for its review and comment proposed development subject to discretionary review.

The city of Morro Bay is located between the communities of Los Osos and Cayucos. The urban reserve line is located at the city limits. This reflects existing service constraints, as well as the availability of substantial undeveloped areas within the existing city limits that can accommodate future growth.

To ensure cooperative land use planning between the city and county, a "project referral area" is established around those lands that may have an influence on land use planning within the city's sphere of influence. Since water availability from the Morro and Chorro Creek groundwater basins is of great concern to the city, the project referral area includes those areas.

This plan should be periodically reviewed to determine if changes are needed to reflect the city general plan, should it conflict with county policies.

IV. CAYUCOS LAND USE POLICIES

Cayucos is a picturesque seaside community located approximately three miles north of the city of Morro Bay at the gateway to the scenic north coast. The Cayucos urban area is located in a spectacular natural setting, as the community lies on the coastal terrace, enjoys beautiful views of Estero Bay and the Pacific Ocean, and is closely bordered by a scenic backdrop of steep hillsides on the north and east.

The urban reserve line (URL) encompasses about 550 acres. Development should occur within the existing URL, primarily on existing lots.

Cayucos is divided into separate neighborhoods for reference purposes. These areas are named and shown in Figure 4-3.

A. General Policies

1. Provide for development that meets the needs of residents and visitors and that can be sustained by available public facilities and resources.

2. Generally do not expand the urban reserve line (URL) shown in this plan.

3. Support efforts to acquire and develop a new elementary school on an appropriate site as close as possible to the existing urban reserve line. In the event that an appropriate elementary school site is selected outside and in close proximity to the existing URL, the URL and urban services line should be extended to include that site, and the needed land use category change should be initiated.

4. Encourage "in-fill" development within the existing URL that emphasizes mixed uses.

5. Support creation of a greenbelt adjacent to the urban reserve line to clearly define the urban edge of Cayucos, prevent urban sprawl, maintain agricultural resources, protect critical habitat of sensitive plants and animals, and protect scenic qualities. Offer incentives for landowners to participate in a greenbelt program.

6. Increase opportunities for affordable housing by allowing limited residential development in office and commercial areas.

7. Retain properties acquired through tax defaults where the entire lot is located on slopes greater than 30 percent or within a Geologic Study Area combining

designation in order to reduce potential impacts of development (see Chapters 6 and 7).

8. Phase development in accordance with available water supplies.

The following table gives an example of estimates of the amount of development within the Cayucos Urban Reserve Line that could be accommodated by different amounts of water, using various assumptions. It is meant to be illustrative only, consistent with Program A7, Agricultural Water Supplies, in Chapter 3, Section III in this plan. The actual amount of development that could be accommodated will vary depending on factors such as actual water usage, water conservation programs, ratio of residential to non-residential development, and occupancy rates. This table does not separately address the district of each of the three water purveyors. For additional information on water supply, please refer to Chapter 3, Section II, Public Facilities, Services and Resources: Status, Needs, Policies.

Table 4-2: Cayucos Water Supply and Residential Development

Scenario	Time-Frame	Total Water Supply (acre-feet per year)	Dwelling Units (buildout: 2,505)
1	Short-medium	600	2,438
2	Medium-long	600	2,472
3	Long-term	710	2,894
4	Long-term	760	3,084

Assumptions:

- A 10% planning "cushion" is included in the demand figures as required by the Board of Supervisors
- Water use for existing development: 0.2643 acre-feet per dwelling per year
- Water use for new development: 0.2254 acre-feet per dwelling per year
- The ratio of residential to non-residential development will remain constant in the future such that residential development will account for about 86% of the total residential plus non-residential water demand
- Water demand for the cemetery will remain constant at 18 acre-feet per year
- "100 percent retrofitting" assumes a 20% reduction in water demand for existing residential development and a 10% reduction in water demand for existing non-residential development

Scenario 1: 70% occupancy for existing development; 91% for new development

Scenarios 2, 3, 4: 100% retrofitting; 87.25% occupancy for existing development and 91% for new development (these occupancy rates are currently seen as being the most realistic, as they are based on recent occupancy data provided by the Cayucos Area Water Organization water purveyors)

Scenarios 3,4: Supplemental water obtained; RMF density of 15 dwelling units per acre would result in a buildout of 2,796 dwelling units

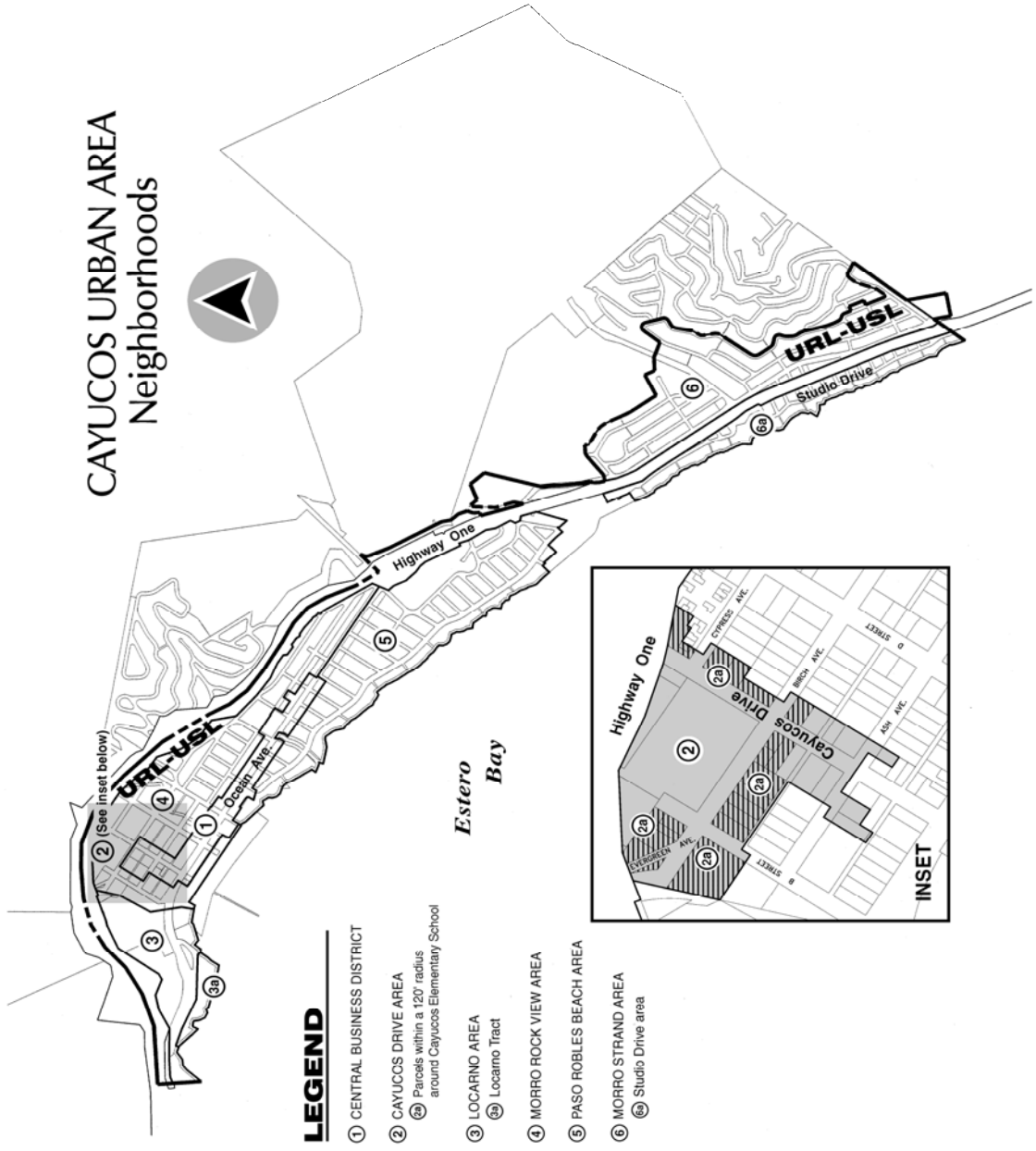

Figure 4-3: Cayucos Neighborhoods

B. Recreation

1. Develop additional neighborhood and community parks and recreational facilities to serve existing and future populations (for specific recommendations, see Section VI, Programs).

2. Develop and maintain accepted beach access ways for safe, public use.

This category includes beaches and shoreline areas, the Veterans Memorial Building and associated facilities, and Hardie Park.

Hardie Park contains the community's park facilities, but Cayucos needs additional neighborhood and community park acreage in order to adequately serve the existing and projected future populations (see Chapter 3, Section E, Parks).

The Veterans Memorial Building should be expanded and remodeled to accommodate a variety of social and cultural activities (see Chapter 3, Section III, Programs).

C. Residential Single-Family

1. Preserve and enhance the unique character of single-family neighborhoods.

2. Maintain the small-scale character of the Pacific Avenue and Studio Drive neighborhoods.

Single-family houses on small lots help give Cayucos its unique character. This character should be enhanced and preserved as new development occurs.

There has been much debate in the community over how development should be designed in order to maintain the small-scale character of the Pacific Avenue (within Paso Robles Beach) and Studio Drive neighborhoods, which are identified as community small-scale design neighborhoods. This issue came to the forefront as larger, two-story homes were built over the years, somewhat changing the character of these neighborhoods. In response, this plan includes standards regarding heights, lot coverage and structural areas, setbacks, and other design measures (see Chapter 7, Section V. Cayucos Urban Area Standards, RSF category). These standards give owners more options to achieve the desired small-scale character, while balancing neighborhood concerns over large structures that block views, and property owner concerns about the ability to build reasonably-sized homes.

Planning area standards and design guidelines are also included for areas that are outside of the small-scale design neighborhoods in order to encourage development that is in scale with the neighborhood, encourage designs that create visual relief and interest, and discourage crowded, massive-appearing buildings. These guidelines and standards respond to community concerns, especially in hillside areas, about massive buildings on relatively small lots, and about high, uninterrupted, and stark exterior walls.

D. Residential Multi-Family

1. Promote multi-family development that is compatible with surrounding development in the area between Cayucos Drive and E Streets northeast of the central business district.

Residential Multi-Family categories are located throughout the community. One such area is located between Cayucos Drive and 'E' Streets on the northeast side of the central business district. That is one of the few areas of the community where lots and ownerships are large enough for multi-family development. Such development should be encouraged there, where residents can walk downtown and to the beach. However, multi-family development should be designed to be sensitive to existing single-family

homes. Construction of moderate-income housing is encouraged in order to replace the loss of affordable housing due to conversion of older, smaller housing stock into higher-priced homes.

Multi-family densities have been reduced in this plan so that the available water supply will come closer to sustaining the buildout population. However, provisions are built into this plan to allow higher multi-family densities when sufficient supplemental water is obtained. The recommended densities balance the Housing Element goals of providing increased opportunities for multi-family housing with Coastal Act goals and policies to assure that the projected future population can be accommodated by the available water supply. In that way, the recommended densities are consistent with the Housing Element.

E. Central Business District--General Policies

The core of the central business district (CBD) is the Commercial Retail land use category located along Ocean Avenue between B Street and 4th Street. However, the CBD also includes other areas in the Office and Professional and Commercial Service categories. The following policies apply to the CBD in general:

1. Concentrate office and commercial development within the existing CBD boundaries.

2. Generally maintain the boundaries of the CBD as shown in this plan.

3. Generally maintain the amount and location of office and commercial zoning as shown in this plan.

4. Facilitate a pedestrian-friendly environment.

5. Provide additional parking, especially between B and E Streets, using a variety of means.

6. Provide new opportunities and incentives for incidental residential development within the CBD that does not diminish the visitor-serving emphasis of the area.

One general concern in the CBD is poor pedestrian access. Pedestrian access is to be improved by a) orienting buildings to the street; b) providing safe and convenient pedestrian connections between businesses, activity centers and parking; and c) making pedestrian areas and other public spaces more attractive.

A major concern downtown is inadequate and inconvenient parking, especially on holidays, weekends and during the summer. More parking is needed--especially between B and E Streets--for visitors to the beach, merchants, and the customers and employees of businesses. This plan proposes a downtown enhancement plan and programs to provide additional parking. Some ways to do so are to encourage formation of a parking district, establish short-term parking, encourage privately-owned public parking, provide additional public parking on public streets, and encourage businesses to allow public use of their parking lots during non-business hours (see Section VI, Programs).

This plan encourages limited residential development in the CBD (mixed-use development) in order to promote downtown activity, while providing a balance between

visitor-serving and community-serving uses and meeting the intent of the visitor-serving designation. Such development can also increase choice in housing and provide opportunities for more affordable housing. Planning area standards in Chapter 7 help assure that residential development will be located so as not to diminish opportunities, parking and access for visitor-serving uses, which are still given priority in the CBD. For example, potential residential development within the central business district should not cause a net reduction in lodging and visitor-serving opportunities, because this plan limits residential buildout to the level that could occur anyway if only care-takers residences were developed, as allowable per the Coastal Zone Land Use Ordinance. In addition, this plan limits residential development to the upper floor(s) only, and generally precludes residential additions to and conversions of lodging establishments. The increased parking requirement for mixed-use residential development in this plan should help improve the parking situation for both visitor-serving and community-serving uses.

F. Office and Professional

Cayucos Drive Area

1. Allow single-family and multi-family residential uses as principal uses, and establish development and design standards to assure compatibility between residential and non-residential uses.

2. Ensure compatibility with Cayucos Elementary School when reviewing the type and design of proposed development along Birch Street.

The area in the vicinity of Cayucos Drive between Ocean and Birch Avenues contains both office and residential uses. Residential single-family and multi-family uses should be allowable as principal uses in order to allow more development options, maintain and enhance the character of this area as a mixed-use neighborhood, encourage housing near downtown, encourage opportunities for more affordable housing, and eliminate the non-conforming status of a number of existing residences. New development needs to be compatible with a residential and pedestrian scale, compatible with the Cayucos Elementary School, and consistent with safety of school children. Allowable uses across the street from the school on Birch Avenue are limited accordingly.

G. Commercial Retail

General Policies

1. Retain and do not expand the extent of the existing commercial categories.

2. Maintain the existing small scale of development.

3. Provide a balance of community-serving and visitor-serving businesses and uses.

4. Maintain existing visitor-serving priority areas ("V" combining designation), but provide opportunities for incidental residential development that meets the intent of the visitor-serving designation.

5. Require development to be consistent with a common development theme.

Neighborhood Commercial

6. Assure that neighborhood commercial development is compatible with the scale of surrounding residential development.

Cayucos has three distinct types of commercial areas: a central business district (CBD), neighborhood commercial areas, and tourist-oriented areas. A balance should be sought between visitor-serving and community-serving uses so that the residential and visitor-serving segments of the community can be successful and mutually beneficial (see the discussion in preceding Section E., Central Business District-General Policies). Some expansion of tourist-commercial uses can occur in the CBD.

The scale of existing commercial development in Cayucos is much like the residential development: it is personal and oriented to the individual. This scale should be maintained through height limits, pedestrian orientation and other design measures.

Maintaining a consistent design theme in the downtown area could help retain the historic identity of Cayucos. New development should be consistent with common facade treatments that reflect western, Victorian or nautical/seaside themes.

H. Commercial Service

1. Ensure that the type and design of proposed development is compatible with Cayucos Elementary School and adjacent land use categories.

This category reflects several existing service commercial uses located on the northeast side of the central business district in an approximately one-acre area. Future development must be compatible with existing and future residential development, compatible with the elementary school and consistent with the safety of school children. Allowable uses across the street from the elementary school are limited accordingly.

I. Public Facilities

This category includes the elementary school, school bus shelter, CDF and Cayucos fire stations, cemetery, water treatment plant site, and post office. Programs for a new elementary school are found in Chapter 3, Public Facilities, Services, and Resources. The locations of proposed public facilities are noted on the combining designation map for Cayucos following Chapter 7.

V. LOS OSOS LAND USE POLICIES

The natural setting of Los Osos is a place of unique beauty. The Los Osos urban area lies at the westerly end of the picturesque and agriculturally productive Los Osos Valley. Los Osos is bounded by the environmentally important Los Osos Creek and riparian corridor to the east and southeast, and the older coastal dunes to the north, south, and southwest. The creek and dune-covered hills form a natural edge to and greenbelt for the community. Morro Bay and its tidelands, an estuary of national importance, lie to the north. The scenic Irish Hills on the south, rugged Montaña de Oro State Park on the southwest, and popular Morro Bay State Park on the northwest form natural, scenic backdrops.

Although generally referred to as Los Osos, the area consists of several loose-knit neighborhoods, including Baywood Park, Los Osos, and Cuesta-by-the-Sea.

The urban reserve line encompasses approximately 2,590 acres (four square miles) and allows for substantial future growth through in-filling of existing developed areas and expansion onto adjacent vacant lands.

The Los Osos area is divided into neighborhoods to show local facilities needs such as schools, parks, and convenience shopping. These neighborhood units are named simply to provide a convenient aid to location in the text discussion of land uses.

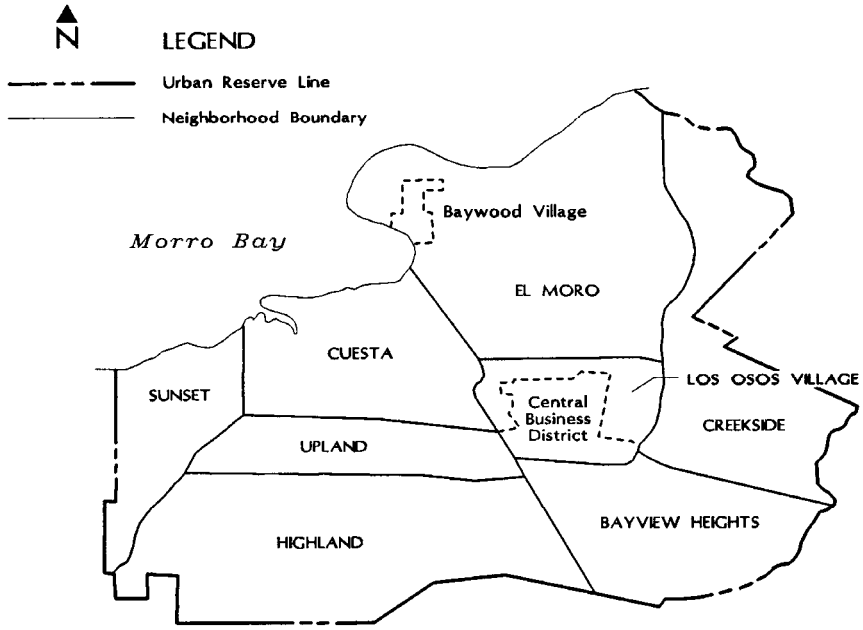

Figure 4-4: Los Osos Neighborhoods

A. Open Space

An important area in Los Osos designated Open Space is Los Osos Oak Forest, a 60 acre state park reserve with a looping footpath for observation of the pygmy oaks and other natural features. A smaller portion of the oak forest includes the dense stand of pygmy oaks preserved in open space lots within Tract 527. (This is a high fire hazard area that is not open to public access.) Another area is the northeasterly fringe area of Los Osos where Los Osos Creek enters Morro Bay.

All other Sensitive resource areas (notably including the bay frontage and Cuesta-by-the-Sea marshes) are now designated for passive recreation would be redesignated Open Space if acquired by government or preserved by open space easements.

B. Recreation

Recreation land in Los Osos may be divided into active and passive recreational areas. Active recreation areas include community parks, special recreation activities and tourist lodging facilities. Passive recreation areas have limited or no access and are intended for protection of their natural biotic and scenic resources.

South Bay Park is a typical community park with picnic, sports, and playground facilities. As the community grows, another community park with picnic facilities, walking paths through both landscaped and significant native vegetation areas, and similar facilities befitting the hilly terrain and capitalizing on the scenic overlook of Morro Bay should be developed in the Highland area.

Neighborhood parks should be developed adjacent to future schools and Baywood Elementary School. This will provide recreation facilities throughout the community and allow for joint use of each facility. Additional neighborhood parks should be developed in the area west of 1st Street and south of Santa Ysabel Avenue and in the area south of the existing mobilehome parks south of Ramona Avenue.

The development of a recreational trails system, providing routes for bicycle and pedestrian-oriented activities to link parks and other scenic area is essential.

Significant tree groves of oaks, willows, pines, cypress, and eucalyptus within Los Osos should be studied for potential public park sites before private development occurs. Native and introduced trees include oaks, willows, pines, cypress, and eucalyptus. Use of such areas may range from small parkland areas with walking and bicycle access only to fully developed neighborhood or community parks.

Among specialized recreation facilities is the 9-hole Sunset Terrace Golf Course. The 18-hole golf course in Morro Bay State Park is within a relatively short driving distance from Los Osos.

A variety of outdoor activities, primarily related to public access to the ocean shoreline, is provided in the nearby Montaña de Or and Morro Bay State Parks.

Other areas indicated for recreation are the bay frontage including the Cuesta-by-the-Sea, Sweet Springs, and portions of the Santa Ysabel peninsula. Each of these areas supports unique habitats must be preserved with minimal disruption of the ecological system. These areas are included in the Sensitive Resource Area combining designation and are encouraged for preservation by either public acquisition or open space easements. Once this occurs, the areas would be redesignated as Open Space during the course of future general plan amendments.

C. Residential Rural

A small area has been designated Residential Rural in the northern portion of Los Osos. This area is covered with a dense stand of pygmy oaks sloping toward the bay and the marshlands. This area is being considered for acquisition by the State Department of Parks and Recreation and would be redesignated Open Space if acquired. If acquisition does not occur, any development proposed should be through resubdivision of the area

and clustering of the units in the least sensitive portion of the site. (Otto property Whitehole)

The eastern fringe along Los Osos Creek is designated Residential Rural. Parcel sizes are generally larger and areas of agricultural use are found within this area. To provide protection for the agricultural uses and the riparian vegetation along the creek, parcel breakdown should be no smaller than five acres.

D. Residential Suburban

Large suburban home sites are available in the eastern portion of the community known as the Creekside Area. This area is generally bounded by South Bay Boulevard on the west, Los Osos Creek on the east and Los Osos Valley Road on the south; small areas adjoining this area lie east of South Bay Boulevard and immediately south of Los Osos Valley Road. Growth in the area has been slow. The area is characterized by a rural atmosphere and parcel sizes of one acre and larger. Significant natural features in this area include pygmy oak groves and riparian habitats along the creek. This area serves as a buffer between the more intensive urban community and adjacent agricultural areas Incidental light agricultural uses are generally compatible with suburban residential uses; some land has the potential for productive agricultural uses, depending on the topography and water availability.

The undeveloped western portion of the Sunset and Highland areas are also designated for Residential Suburban use. Lot sizes are generally large, and access is limited to much of this area. Portions of the area support large stands of eucalyptus groves which add significantly to the character. In addition, much of this area is immediately adjacent to the habitat for the Morro Bay Kangaroo Rat, an endangered species.

A third area identified for Residential Suburban use is the southern hillsides of the community. The steeper portion located south of the proposed extension of South Bay Boulevard will develop at suburban densities. It is anticipated that the development will be clustered on the more gentle slopes of the area with the upper steeper slopes being preserved in their natural state.

A fourth area designated for Residential Suburban use In the undeveloped area north of Santa Lucia Avenue (Santa Venetia Ave.) and east of 11th Street. This area is substantially covered with pygmy oaks and sensitive site design will be necessary. A standard requiring resubdivision of the property and design as a Planned Development is included. (Otto property Whitehole).

E. Residential Single Family

Single family residential uses occupy more land than any other land use in Los Osos and include a wide variety of residential neighborhoods ranging from the older tract areas developed in the late 1800's with undersized 25 foot wide lots, to hillside homes with lots ranging from 10,000 square feet to one acre. Each presents a unique neighborhood feeling that blends to form the community character of Los Osos. Significant environmental resources are found throughout the community and serve as a scenic backdrop surrounding the periphery.

Growth is occurring through both in-filling of existing tracts on a lot-by-lot basis and lot divisions and larger subdivisions. The timing and ultimate size of the community's growth must be directly related to available water resources and other urban services. The following is a discussion of specific neighborhoods shown in Figure 4-4.

El Moro

The El Moro neighborhood is the largest in terms of both land area and population. Its 704 acres are bordered on the north by Morro Bay and on the south by the village area. Most of the area was subdivided in the late 1800's into lots of slightly more than 3,000 square feet with 80 foot street rights-of-way laid out in a grid pattern. Development has occurred sporadically, primarily in single family uses, and most building has occurred on multiple lots. A mixture of housing styles and sizes gives the present character to the community. Small, older homes, many of which were initially built for second homes or retirement, are scattered throughout the area. Future growth will involve in-filling of vacant lots, so the present mixture of housing types will continue; however, larger homes are being built on these small lots, often resulting in a cramped, overcrowded feeling. Of particular concern in some of this area is the lack of street trees or other features that tie the neighborhood together. A street treatment program to break the grid pattern would improve neighborhood appearance and character.

Highland

This area lies in the southerly portion of the planning area and is only partly developed. Cabrillo Estates contains nearly all of the current population on lots exceeding 10,000 square feet. All remaining parcels in the Highland area are five acres or more in size. The Morro Palisades Development Plan involves 205 acres in the southeastern portion of the Highland area.

The Highland area is the only part of the planning area with significant steep slopes. Topography changes continually from the area's northerly boundary where slopes range from 0-10% to slopes in excess of 30% along the southerly boundary. The landscape of the neighborhood is dominated with vegetation. Much of the flatter area is covered with chaparral and scrub oaks, while the steepest areas are comprised of dense stands of California live oak with scattered eucalyptus and other varieties of trees. These natural vegetation areas should be retained through clustering of lots. The residential single family area is generally located north of the proposed extension of South Bay Boulevard. Minimum lot size for this area would be one half acre.

Bayview Heights

Most of the existing single family residential uses are suburban residential in character. Minimum lot sizes in this area will ultimately range from one-half acre to one acre. The present rural atmosphere should be maintained. Access to newly created parcels has been the primary concern in the area. The pattern of rights-of-way dedication has not been consistent; similarly, the lot pattern has not been consistent.

Cuesta Area

The Cuesta area lies north of Los Osos Valley Road and contains approximately 369 acres. Almost 30% of the area is subdivided into 3,000 to 4,000 square foot lots, another

16% is in parcels of approximately one acre, and the remainder of the area is essentially unsubdivided but planned for development under an approved development plan. Uses are almost entirely individual single family lots with the exception of Morro Shores Mobile Home Park. The approved Morro Palisades Development Plan envisions a mixture of both single and multiple family uses as well as recreational and commercial uses in the southern portion of the planning area along Los Osos Valley Road.

Parcel sizes of slightly more than one acre are predominant in the Martin Tract area situated north of Los Osos Valley Road between Pecho Road and Broderson Avenue. The plan recommends lots ranging from 10,000 to 20,000 square feet. Provision of an adequate circulation pattern in this area is essential.

Upland

This neighborhood is located just south of the Cuesta area and west of the Village area. It is the smallest neighborhood in land area with 210 acres but one of the larger in population. Lot sizes range from 5,000 to 10,000 square feet and are almost entirely developed. Views of the bay are enhanced by the terrace layout of the lot pattern.

Sunset

This neighborhood lies along the westerly perimeter of the planning area and is comprised of 219 acres. Much of the area is relatively undeveloped. Existing uses are chiefly single family residential with some multiple family adjacent to the privately owned 9-hole golf course.

Among the chief concerns in the area are tideland and marshlands along the neighborhood's northerly boundary and Kangaroo rat habitat on the west. In addition, significant stands of eucalyptus cover approximately 35 acres in the middle of the area. Development plans for these areas should incorporate protection of sensitive features through clustering of uses.

F. Residential Multi-Family

Recent high population growth rates are attributed in large part to less expensive housing costs due to single family building site availability. As this availability diminishes, the demand for multiple family units may increase. Only 25 acres are presently in multiple family residential use and is concentrated in areas identified for continuation in the same use. This plan provides for expansion of this use, but high development densities should be avoided to help protect water quality in the underlying groundwater basin. Smaller properties are restricted to low intensity multiple family residential use because of lack of space for adequate septic systems. Densities could be increased if the community is eventually sewered. Proposed multiple family residential uses are designated in the following areas:

Los Osos Village

This area lies adjacent to the central commercial or office and professional areas. In the areas with substandard lots, aggregation should be encouraged to produce adequate building sites and allow for separation buffering from adjacent areas. The areas east of

Vista del Morro provide larger building sites where clustering of units can produce on-site open space.

The long-range development plan covering the area between Ramona Avenue and Los Osos Valley Road indicates a mixture of single and multiple family residential uses, each clustered around a common area. Multiple family areas are located north of the neighborhood commercial areas and community park. The development plan proposes a park to serve the area, as well as a system of pedestrian and bicycle links between and within clusters of development.

El Moro

This area lies adjacent to the neighborhood commercial area along Santa Ysabel and east of Second Street. Much of this development will be in duplexes interspersed with single family residences, similar to the existing pattern. Whenever possible, substandard lots in the El Moro area should be aggregated to provide adequate building sites and to permit screening and avoid rows of garages and parking areas.

G. Office and Professional

Office and professional uses are presently scattered throughout the community but are mostly located in the downtown commercial center. Four areas are identified for concentration of these uses. The first is immediately north and east of the central business area which will serve as a buffer between retail commercial and multiple family residential uses. The second is immediately west of the community park, adjacent to the proposed neighborhood commercial area at the intersection of Los Osos Valley Road and Ravenna Avenue extension.

A third node of Office and Professional uses is provided along El Moro Avenue as an extension of the Baywood commercial center. A fourth area identifies the existing Baywood Community Building, however, use is limited to the existing types of community services.

H. Commercial Retail

Commercial land uses will become increasingly important as community growth occurs. Existing commercial uses occupy about 17 acres of land throughout the community. The plan proposes 60 acres for retail commercial uses with additional allowance for small neighborhood shopping centers.

Los Osos Village

General commercial uses are concentrated in the downtown or village area of Los Osos. Commercial development in the village has proceeded at a slow pace over the years. The village has good existing and potential circulation characteristics, served by Los Osos Valley Road, Ninth Street and South Bay Boulevard. An internal loop system may be developed around the central Village area using Santa Ynez Avenue, Los Olivos Avenue and Vista Del Morro Drive.

While larger commercial establishments such as supermarkets, financial institutions, department stores and theaters are important components, smaller-scale uses such as

specialty shops, eating places and shops offering personal services certainly complement the area. Building design and landscaping should be oriented toward a plaza-like, people-oriented center.

Baywood Village

Existing uses in the Baywood Village are characteristic of the kinds of uses appropriate as neighborhood commercial. These uses presently occupy about three acres; the plan proposes about 12 acres. The natural and scenic attributes of the make it particularly suitable not only for convenience shopping needs of nearby residents, but also for tourist-oriented needs including specialty shops, restaurants and motels or hotels. Lots are almost exclusively 25 by 125 feet in size and pose constraints to development flexibility. Complementary to the character of the area, a neighborhood park is recommended to be linked with the commercial district.

The absence of large ownerships will likely cause piecemeal and small-scale development to occur. While this may be somewhat in keeping with the neighborhood concept, it also creates circulation and parking difficulties. A program to assure orderly and attractive development of Baywood Village should include adequate parking and a unifying design theme.

I. Commercial Service

Service commercial and light industrial uses are presently scattered throughout the commercial areas. These uses should be concentrated into an area of approximately 22 acres immediately northeast of the Los Osos retail commercial area.

Care must be taken to provide for more intensive traffic including supply and service trucks that frequent service commercial areas. On-site parking and loading facilities must be used to expedite traffic flow. Uses should be limited to the more essential community commercial services and uses which do not require large sites. For example, large new or used car and mobilehome sales lots, vehicle and freight terminals, and major warehousing and storage facilities would be inappropriate to the coastal community character.

J. Public Facilities

Only those public services and facilities that have a direct effect on land use and are publicly managed are considered. The public facilities needed for Los Osos are based on policies by many public agencies. Standards for these facilities may be found in Chapter 3, Public Facilities, Services and Resources. The public facilities proposed for Los Osos are noted on the Combining Designations map for Los Osos at the end of Chapter 7.

Governmental Center

Government facilities should be incorporated into a complex with such features as a community hall, library, sheriff's substation, human services center, and similar service-oriented operations. Consideration should be given to locating the complex together with the new library site adjacent to the community park.

Schools

Existing schools are Monarch Grove Elementary School north of Los Osos Valley Road, Baywood Elementary on Ninth Street in Baywood Park, and Los Osos Junior High School on the east side of South Bay Boulevard.

The general location of one additional elementary school site is indicated symbolically in the area north of Buckskin Drive in the creekside area. The site will be needed as the community approaches its maximum size under this plan. A high school site, if needed in the future, would be favored south of the junior high school.

VI. PROGRAMS

"Programs" are recommended non-mandatory actions to achieve community or areawide objectives identified in this area plan. Implementation of each LUE program is the responsibility of the county or other public agency identified in the program itself and in the table at the end of this chapter. Because programs (some of which include special studies) are recommended actions rather than mandatory requirements, implementation of any program should be based on consideration of community needs, community support and available funds.

Land use programs for the Estero Planning Area are grouped under the headings Land Use and Parks, and also by general area and/or subject. Programs about the Morro Bay Estuary and its watershed are listed in Chapter 6. Programs regarding trails and coastal access are listed in Chapters 5 and 8.

A. Land Use, Rural Estero Area & Adelaida Planning Area

Except for Program 2, the following programs apply to portions of the Estero Planning Area outside of urban and village reserve lines, and are listed by subject.

Agriculture

1. **Agricultural Preserves.** The county should continue to encourage eligible property owners of eligible lands to participate in the agricultural preserve program.

Adeladia Planning Area

2. **Adelaida General Plan/LUO Amendments**. The county should process an amendment to the Adelaida Area Plan and the Land Use Ordinance to accomplish the following:

   a. Establish a new Sensitive Resource Area (SRA) combining or similar designation and accompanying planning area standards to protect the viewshed as seen from Highway 1 in the vicinity of Cayucos.

   b. Delete the Energy or Extractive Area (EX) combining designation for the Standard Oil Company Tank Farm.

c. Establish a referral area, within which certain commercial, industrial or other projects that have potential to release contaminants within the watershed of Whale Rock Reservoir are referred to the County Environmental Health Division for review and recommendations.

d. Add planning area standards for the Estero Marine Terminal ownership that correspond with those contained in the Estero Area Plan.

B. Land Use, Cayucos and Vicinity

1. Town Square. The county should work with the community and business and property owners to investigate the possibility of developing a town square or central park in the central business district.

2. Seawalls.

a. Permits. The county should find ways to simplify the permit process for seawalls, such as establishing criteria for approval and creating an easy-to-understand checklist of key requirements for applicants.

3. Tax Defaults.

a. Within the Urban Reserve Line. In order to reduce potential impacts of development, the county should retain properties acquired through tax defaults where the entire lot is located on slopes greater than 30 percent or within a Geologic Study Area combining designation (see Chapters 6 and 7).

b. Outside the Urban Reserve Line. In order to reduce potential environmental impacts of development, the county should retain properties acquired through tax defaults in the Morro Strand and Morro Rock View subdivisions outside of the urban reserve line.

4. TDC Program. The county should consider implementing a community-based transfer of development credits (TDC) program that encourages shifting development potential from areas with important environmental and open space features to areas within the urban reserve line that are appropriate for higher intensity development.

5. Specific Plan or Development Plan West of Cayucos Creek. The county should encourage owners of properties west of Cayucos Creek shown in Figure 4-5 to participate in preparation of a specific plan or Development Plan for that area. The specific plan or Development Plan should integrate land uses on the north side of North Ocean Avenue and provide for connections between those uses. It should provide for recreation opportunities, and provide for convenient bicycle and pedestrian connections to the central business district, including improved access across Cayucos Creek.

6. Downtown Enhancement. The County Department of Planning and Building should work with the community to form a business improvement district (B.I.D.) or other assessment district, seek funding for, and facilitate implementation of a

phased series of improvements to a portion of the downtown. A B.I.D. or other assessment district should be responsible for on-going maintenance of landscaping, lighting, street furniture, and other amenities, as well as for other business district functions. A B.I.D. or other assessment district may need to assist in funding improvements, and such improvements should be funded through sources that do not compete with funding for road maintenance and transportation capacity enhancement. The objectives of the downtown improvements are to:

- increase the amount of parking
- improve streets, sidewalks, access, and safety
- make the downtown more pedestrian-friendly
- enhance the appearance of the area
- promote activity, especially business activity

The improvements must maintain the existing character of the community as a beach town having a small-scale appearance, and must include appropriate drainage improvements. The improvements should include the following, listed in priority order:

Phase 1: Provide a large net increase in the existing number of formally designated public parking spaces within a one-block radius of Ocean Front Street through means such as:

a. Reconfiguring the parking arrangement in the public parking lot adjacent to the Veterans Memorial Building for greater efficiency (a later phase could include attractive landscaping and lighting)

b. Creating angled parking areas along the blocks of D and E Streets that are immediately northeast of North Ocean Avenue within the central business district

c. Creating a parking area at the seaward terminus of E Street

d. Creating angled parking spaces along North Ocean Avenue leading to B Street and along B Street to Ash Street consistent with wetland and other sensitive resource protection standards.

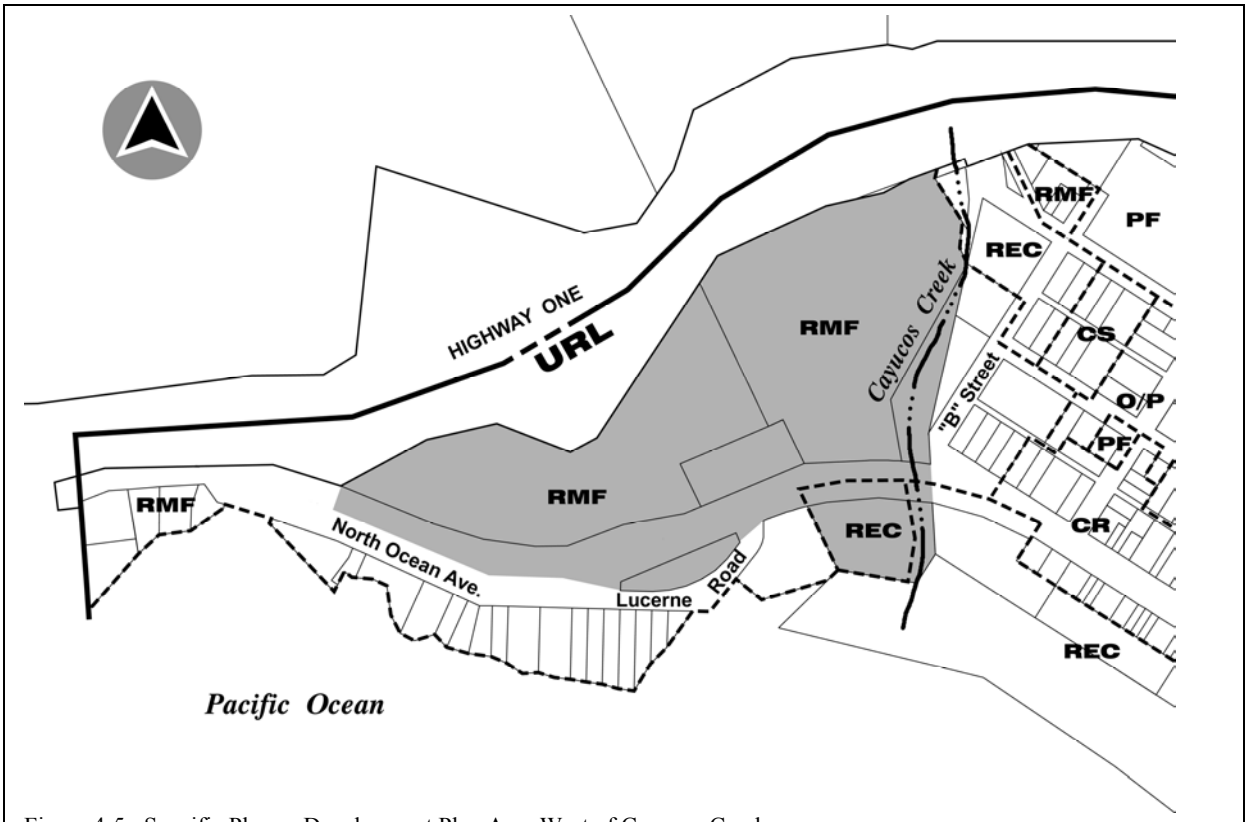

Figure 4-5: Specific Plan or Development Plan Area West of Cayucos Creek

Phase 2: Reconfigure Ocean Front Street and the parking area southeast of D Street to create a pedestrian promenade that could become a premier attraction and destination of the Estero Bay and North Coast areas. Create a public place where people wish to visit, window shop, dine, and spend time. Encourage businesses to orient their entrances to Ocean Front Street. Install drainage improvements as appropriate. Consider including the following features:

a. A wide pedestrian walkway adjacent to the beach with seating areas, small-scale, low-maintenance landscaping, and small-scale lighting

b. A sidewalk adjacent to the buildings

c. A new seawall that incorporates handicapped-accessible observation areas overlooking the beach

d. Replacement of the existing public restrooms with new ones that could be located in the vicinity of D Street and/or attached to the outside of the Veterans Memorial Building

Phase 3: Make various improvements along North Ocean Avenue in order to improve pedestrian access and safety, including "calming" traffic, and make the area more attractive, while reinforcing the community's historic character and identity. Improvements could include the following:

a. Widened sidewalks, with seating areas and landscaping

b. Textured crosswalks, especially at the intersection with Cayucos Drive

c. Islands with community identification signs at the each end of the area shown in the enhancement plan concept

d. Subtle "bulb-outs" at intersections to slow-down or "calm" traffic

Phase 4: Install a trail from Hardie Park to the Veterans Memorial Building and make a connection to the proposed promenade (see Phase 2)

Additional opportunities for enhancing the downtown area, together with potential constraints and issues that would need to be considered, are illustrated and described in Figure F-4 in Appendix F.

7. Geologic Study. The county should encourage preparation and subsequent implementation of the recommendations of a study of the cumulative geologic impacts of future development in hillsides areas within the urban reserve line. The study should include recommendations to avoid and correct geologic and associated hazards such as flooding, and strategies to implement those recommendations, consistent with the Safety Element.

C. Land Use, Los Osos

1. Interim Resource Management. The following procedures should be initiated:

a. The Planning Department, in cooperation with the local purveyors of water and the county Public Works Department, is to provide the Board of Supervisors and Planning Commission with a semi-annual report on water usage and development activity in the Los Osos area. This shall include reevaluation of estimated agricultural water use and project urban growth. Development applications are to be categorized by coastal priority and non-priority uses.

b. The Board of Supervisors, after receiving a recommendation from the Planning Commission, is to make findings as to whether development of priority uses will be affected by any proposed development.

c. If the Board finds that proposed development will result in water demand approaching 1800 acre-feet per year for the Los Osos Basin or that proposed coastal priority uses will be affected by water restrictions, then all development applications are to be elevated to Development Plan review with preference given to priority uses.

Commercial Retail

2. CBD Plan. The Board of Supervisors should appoint advisory groups from chamber of commerce, commercial property owners and tenants for local guidance in the improvement, design, and development of the Los Osos and Baywood Village areas. The advisory group and the county Planning Department should work toward preparation of village plans to define design objectives and

development standards for siting structures, exterior building materials, signing, landscaping, parking, lighting, and street furniture. The CBD plans should also provide for include the following features:

a. Pedestrian access within the villages and connections with adjacent residential and recreation areas.

b. Undergrounding of utilities along Los Osos Valley Road in Los Osos Village, and along 2nd Street between Santa Ysabel Avenue and El Moro Avenue in Baywood Village.

c. Establishment of assessment districts to provide for common parking areas, landscaping, and other features as identified in the development of the plans.

Residential Multi-Family

3. Multi-Family Housing. Strong consideration should be given during the update of this area plan to including additional land in the Residential Multi-Family land use category in order to increase opportunities for multi-family, rental and affordable housing. In particular, consideration should be given to making the following land use category changes as shown in Figure 4-6. [Amended 1991, Ord. 2443]:

a. Change 9.3 acres from Office and Professional to Residential Multi-Family on the east side of Fairchild Way south of Santa Ynez Avenue and on the north side of Santa Ynez Avenue east and west of Fairchild Way. [Amended 1991, Ord. 2443]

b. Change 3.1 acres from Commercial Service to Office and Professional on the west side of Fairchild Way south of Santa Ynez Avenue. [Amended 1991, Ord. 2443]

Residential Single Family

4. Circulation System Design - El Moro. The county Planning and Public Works Departments should work with the community to conduct a special study in El Moro to improve circulation and neighborhood character, including the following:

a. Develop a street design to utilize the 80 foot rights-of-way more effectively and provide for storm drainage runoff, pedestrian and bikeway access, and street tree planting and maintenance. Standard curb and gutter treatment should be avoided for much of the area.

b. Establish pedestrian and bicycle links interconnecting residential areas, schools, and recreation areas.

c. Work with property owners and LAFCo to initiate formation of special assessment districts to carry out programs.

d. Initiate a program for undergrounding of utilities for the area north of Santa Ysabel and west of 2nd Street. Evaluate other visual areas for future undergrounding.

Residential Suburban

5. **Circulation System Design.** The county should encourage extension of stub streets where necessary for access to developing parcels and for eventual linkage to form loop patterns.

6. **Habitat Protection - Sunset Area.** The state Department of Fish and Game should continue to study the need and feasibility for public acquisition of significant habitat areas in the Sunset Area (Figure 4-4)

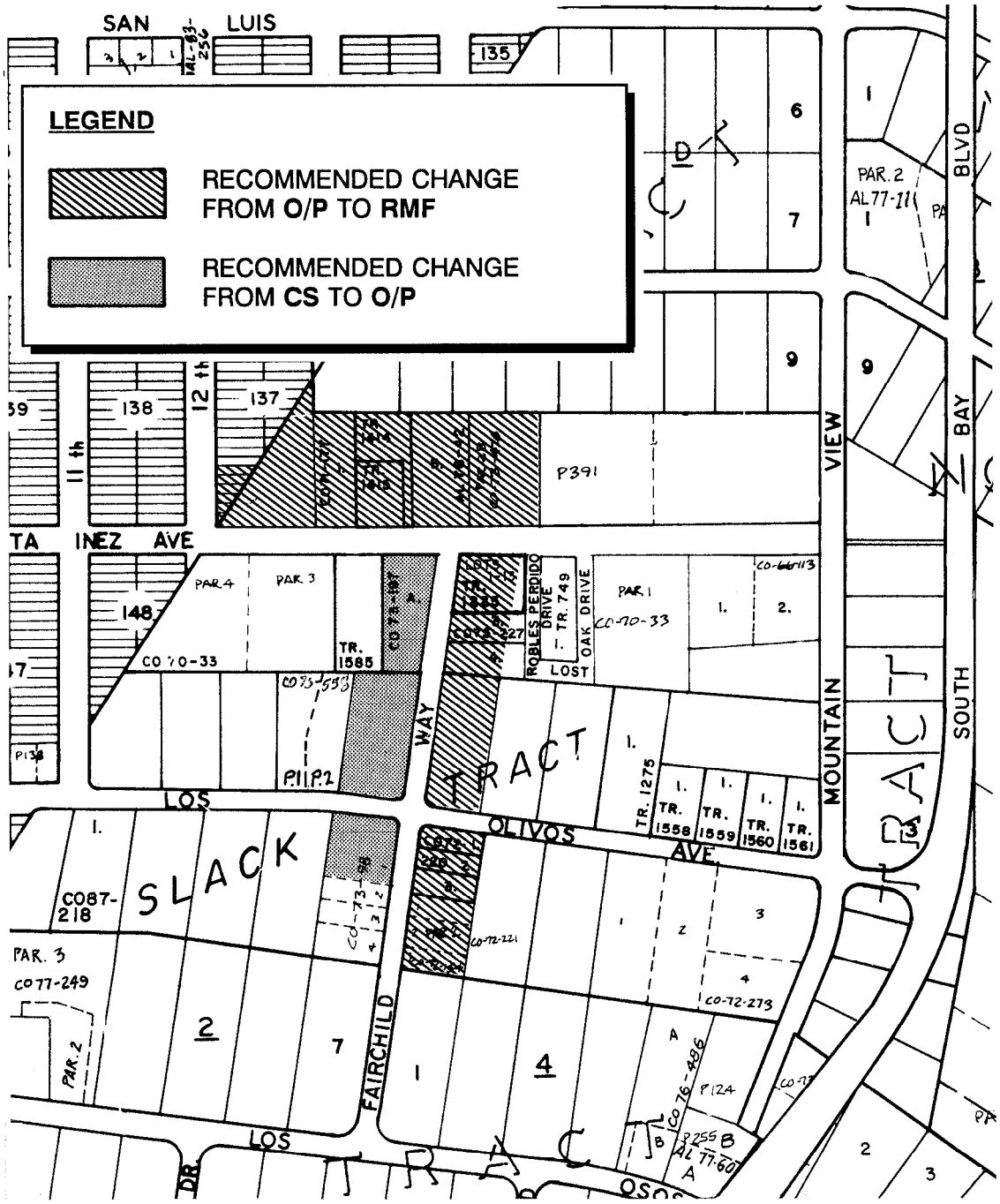

Figure 4-6: Recommended Land Use Category Changes to Increase Multi-family Housing Opportunities

D. State Parks

1. **Montaña de Oro and Morro Bay State Parks.** The State Department of Parks and Recreation should solicit and take into consideration timely community review of proposed improvements at or expansion of Montaña de Oro or Morro Bay State Parks.

2. **Old Creek and Willow Creek.** The State Department of Parks and Recreation should improve the state park at Old Creek and Willow Creek consistent with protection of creek and wetland habitats. Improvements should include adequate parking, restrooms and trails.

3. **Morro Strand State Beach Improvements**. The State Department of Parks and Recreation should complete the following improvements, consistent with protection of sensitive wetland habitat:

   a. A paved parking area south of Old Creek.

   b. Picnic tables and restrooms.

   c. Interpretive signs describing the Old Creek lagoon and riparian habitat.

E. County Parks, Cayucos and Vicinity

1. **Recreation Facility Design**. The county should offer recreational programs and activities that serve all age groups, with particular emphasis placed on facilities and organized activities for senior citizens and school-aged youths.

2. **Cayucos Parks.** The county should provide a total of about 28 acres of neighborhood and community parkland in Cayucos. The following or equivalent sites should be considered in order to meet this objective:

   a. Cayucos Neighborhood Parks. The county should develop two neighborhood parks in Cayucos. At least one of those parks should be located on the east side of Highway 1, such as the proposed park site located adjacent to Highway 1, near the cemetery.

   b. Coastal Bluff Park and Coastal Access Between Cayucos and Morro Bay. The county or other applicable agency should acquire and develop a park on the coastal bluff between Cayucos and Morro Bay, south of Studio Drive, and should acquire and improve coastal access between Cayucos and Morro Bay, as follows:

      (1) The park should be primarily for pedestrian use, and could include an interpretive display(s) about the coastal environment and the federally-listed Western snowy plover.

      (2) An off-highway bike path should be built connecting Cayucos and Morro Bay.

      (3) The sandy beach between Cayucos and Morro Bay should be acquired or offered for dedication.

      (4) Possible dedication and funding for development of a park site should be explored in connection with proposed private development on the larger ownership.

(5) Development should protect and enhance sensitive habitat, including habitat for the federally-listed Western snowy plover. Environmental review for improvements should include consultation with the U.S. Fish and Wildlife Service. Public access may need to be seasonally limited to protect the snowy plover.

3. **Joint Use of School Facilities.** If a new school is developed, the county and the Cayucos Elementary School District should develop a joint powers agreement for public use of school facilities.

F. County Parks, Los Osos and Vicinity

1. **Boat Launching Ramp**. The county should work with the community toward acquisition and development of a site for a small boat launching ramp at Cuesta-by-the-Sea.

2. **Parksite Reservation - Bayshore.** The county should work with the community to identify and reserve a community park site for passive recreation along the south shore of Morro Bay.

3. **Parksite Reservation - Los Osos** The county should work with the community to develop neighborhood park facilities near Baywood Elementary School, Los Osos Junior High School and Baywood peninsula.

The following table summarizes the preceding recommended programs to be implemented by the county or other public agencies. In the table, the first column, "Program No.," identifies the program by its number in the preceding text. The second column, "Program," identifies the subject of the program. The column under "Responsible Agencies" lists which public and/or private agencies have primary responsibility for carrying out each program. The column, "Potential Program Funding," lists potential sources of funding for each program. The column, "Time Frame," identifies whether each program is expected to be carried out over a short, medium, or long-term period, or whether the program requires an on-going effort. The column, "Target Date," lists the estimated date by which each program should be implemented. The last column, "Priority," ranks each program according to whether it has a high, medium or low priority for implementation. This will help decision makers and the public decide how to allocate limited funds.

Table 4-3, Schedule for Completing Recommended Programs

Program No.	Program	Responsible Agencies	Potential Funding	Time Frame	Target Date	Priority
A. Land Use, Rural Area & Adelaida						
A1.	Ag Preserves	Co. Planning, Co. Ag.	County	On-Going	On-Going	High
A2.	Adelaida General Plan Amendments	Co. Planning	County	Short-Term	2005	High
B. Land Use, Cayucos & Vicinity						
B1.	Town Square	Co. Planning	Assmt.Dst., Developer	Long-Term	2010+	Medium
B2.	Seawalls: Lcp Amendments	Co. Planning	County	Short-Term	2005	Medium
B3.	Tax Defaults	Co. General Services	County	On-Going	On-Going	High
B4.	Tdc Program	Co. Planning	County	Short-Term	2005	Medium
B5.	Specific Plan Or Development Plan West Of Cayucos Creek	Co. Planning	County	Long-Term	2010+	Medium
B6.	Cayucos Downtown Enhancement	Co. Planning	Grants	Med-Term	2005-2010+	High
B7.	Geologic Study	County	Land-Owners	Med-Term	2010	High
C. Land Use, Los Osos						
C1.	Interim Resource Management	Co. Planning, Pub. Works				
C2.	Cbd Plan	Co. Planning				
C3.	Multi-Family Housing	Co. Planning				
C4.	Circulation System Design – El Moro	Co. Planning, Pub. Works				
C5.	Circulation System Design	County				
C6.	Habitat Protection—Sunset Area	Fish And Game				
D. State Parks						
D1.	Montana De Oro & Morro Bay State Parks	State Parks	State	On-Going	On-Going	High
D2.	Old Creek And Willow Creek	State Parks	State	Long-Term	2010+	Medium
D3.	Morro Stand State Beach Improvements	State Parks	State	Long-Term	2010+	Medium
E. County Parks, Cayucos, And Vicinity						
E1.	Recreation Facility Design	Co. Parks	County, Facilities Fees	On-Going	On-Going	High
E2.	Cayucos Parks	Co. Parks, State Parks, Other Applicable Agencies	Facilities Fees, Grants, Developer	Long-Term	2010+	Medium-High
E3.	Joint Use Of School Facilities	Co. Parks, Cayucos Elementary School	County, Schools	Long-Term	2010+	High

Program No.	Program	Responsible Agencies	Potential Funding	Time Frame	Target Date	Priority
		District				
		F. County Parks, Los Osos & Vicinity				
F1.	Boat Launching Ramp	County				
F2.	Park Site Reservation – Bay Shore	County				
F3.	Park Site Reservation – Los Osos	County				
Co. Ag.		Co. Dept. Of Agriculture/Agricultural Commissioner				
Co. General Services		County Department Of General Services				
Co. Parks		County Dept. Of General Services, Parks Division				
Co. Planning		County Department Of Planning And Building				
Fish And Game		California Department Of Fish And Game				
Locsd		Los Osos Community Services District				
Pub. Works		County Dept. Of Public Works				
San Luis Coastal		San Luis Coastal Unified School District				
Conserv. Orgs.		Conservation Organizations				

CHAPTER 5: CIRCULATION ELEMENT

I. INTRODUCTION

Land use and transportation planning support each other and need to be closely linked. The planned circulation system--roads, pedestrian routes, bikeways, and other means of transportation--needs to take into account the planned amount and location of future development. At the same time, planning for future development must consider transportation needs and capacities. Accordingly, this plan describes existing and proposed major transportation routes and public facilities that are closely coordinated with land use.

This chapter implements the goals, objectives and policies of the Circulation Element in Coastal Framework for Planning. That element, together with this chapter, constitutes the circulation element for the Estero Planning Area. This chapter includes information and provisions from the following sources:

- The *Los Osos Circulation Study*, first adopted by the Board of Supervisors in 1994 (updated annually)

- The 2001 *Regional Transportation Plan*, (RTP) adopted by the San Luis Obispo Council of Governments

- The *County Bikeways Plan*, adopted by the Board of Supervisors in 1994, and subsequently amended.

- The *County Trails Plan*, adopted by the Board of Supervisors in 1991
- The proposed *Parks and Recreation Element* of the county General Plan
- The revised *Draft Environmental Impact Report for the Estero Area Plan Update*, 2003

The provisions of the *County Bikeways Plan* and the *County Trails Plan*, as they may be amended in the future, are incorporated into this Land Use and Circulation Element as though they were fully set forth here.

This chapter deals with circulation issues, including those relating to coastal access. For more information on coastal access, please refer to Chapter 8, Coastal Access, in this Plan.

II. COUNTYWIDE CIRCULATION GOALS

The following countywide circulation goals are taken from Chapter 5 in Coastal Framework for Planning. They provide a general framework for the circulation goals, policies and programs for the Estero Planning Area. This chapter refines and elaborates on the countywide goals.

1. Provide for a land use pattern and rate of population growth that will not exceed the financial ability of the county and its residents to expand and maintain the circulation system.

2. Plan transportation system improvements to provide for, but not exceed, the demand of visitors and permanent residents in the year 2010. These improvements should be consistent with the land use patterns allowed by both the land use element and the cities' general plans, so that growth is not facilitated or induced in inappropriate amounts or locations.

3. Coordinate the transportation systems between different modes of travel, sensitive to the needs and desires of citizens in a manner that will provide optimum benefit for the investment of public funds.

4. Recognize public transit and car pooling as very important components of the county's strategy to provide adequate circulation and to reduce dependency on the automobile.

5. Encourage new development to provide public transit access and pedestrian and bicycle pathways from residential areas to shopping areas, businesses and public facilities.

6. Develop and coordinate transportation programs that reinforce federal, state, regional, and local agency goals.

7. Design a transportation system that provides for safe travel within attainable, feasible economic and technical means.

8. Design transportation facilities with the intent to preserve important natural resources and features, promote the aesthetic quality of the region, and minimize environmental changes.

9. Develop and enhance a system of scenic roads and highways through areas of scenic beauty without imposing undue restrictions on private property, or unnecessarily restricting the placement of agricultural support facilities.

10. Encourage policies for new development to finance adequate additional circulation and access as a result of increased traffic it will cause.

III. ESTERO CIRCULATION GOALS

A. Cayucos and Rural Areas

1. Plan transportation system improvements to provide for, but not exceed, the demand of visitors and permanent residents in the year 2030. These improvements should be consistent with the land use patterns allowed by both the land use element and the cities' general plans, so that growth is not facilitated or induced in inappropriate amounts or locations.

2. Establish an efficient circulation system and pattern of land uses that minimize the number of automobile trips.

3. Encourage alternatives to single-occupant automobile travel, such as pedestrian and bicycle travel, transit, carpooling, and tele-commuting.

IV. ESTERO CIRCULATION POLICIES

A. Cayucos and Rural Areas

1. **Maximize public access to and along the coast by:**

   a. Developing all feasible vertical and lateral pedestrian access to and along the shoreline, consistent with public access goals and policies of this plan;

   b. Developing a coastal trail from Los Osos to Cayucos, consistent with the County Trails Plan, and a bicycle path connecting Morro Bay and Cayucos.

   c. Developing all other feasible pedestrian circulation systems in the coastal zone, consistent with other public access goals and policies of this plan;

   d. Providing a regional bikeway system; and

   e. Providing conspicuous signs for all public access.

2. Offer incentives to encourage walking and bicycling.

3. Plan for public transit and car pooling as very important components of the county's strategy to provide adequate circulation and to reduce dependency on the automobile.

4. Plan new development to provide public transit access and pedestrian and bicycle pathways from residential areas to shopping areas, businesses and public facilities.

5. Require new development to finance adequate additional circulation and access as a result of increased traffic it will generate.

6. Allow use of permeable and environmentally-friendly surfaces, where appropriate, as an alternative to conventional pavement.

7. Incorporate water quality design and treatment BMPs into roadway and other public right-of-way improvement projects.

B. Rural Areas

1. Maintain a Level of Service (LOS) D or better on Highway 1 west of Cayucos.

2. Maintain Los Osos Valley Road east of the urban reserve line as a two-lane highway with operational improvements.

3. Maintain Pecho Valley Road as a two-lane, county-maintained road in its entire length with operational improvements.

4. Pursue development of a bicycle path connecting Cayucos and Morro Bay.

C. Cayucos

1. Require that public utilities serving new development be installed underground between distribution lines and proposed buildings and between buildings. Support programs to place existing overhead public utility distribution lines underground.

2. Support pedestrian accessibility within the central business district; provide curbs, gutters, and wide sidewalks.

3. Provide needed street maintenance and improvements on county-maintained roads, including improving drainage and paving unpaved roads.

4. In order to preserve public access to the shoreline and public recreation areas, preserve all rights-of-way and offers of dedication for roads and other accessways.

V. CIRCULATION ISSUES

The following discussion is based largely on information found in the *Los Osos Circulation Study* and the *Draft Environmental Impact Report for the Estero Area Plan Update.*

A. Existing Deficiencies

Rural

The following deficiencies exist in rural portions of the planning area:

1. **State Highway 1.** There are limited opportunities for passing on the two-lane portion west of Cayucos. The portion of this highway within the planning area and outside of urban areas is required by statute to remain a two-lane, scenic road. Recently, a left-hand turn lane project at Harmony was approved to address highway safety concerns on this stretch.

2. **State Highway 41.** There are steep grades, a narrow roadway, substandard shoulders, and a lack of passing lanes between Morro Bay and Atascadero.

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.

2. **Parking.** There is a shortage of parking in the central business district, especially on holidays, weekends, and during the summer**.**

Los Osos

The following circulation deficiencies exist:

1. **Los Osos Valley Road between 9th Street and Pine Avenue.** Existing capacity deficiencies exist along this segment of Los Osos Valley Road.

2. **Ramona Avenue.** Roadway alignments and intersections at 4th and 9th Streets are no longer efficient for the traffic volume.

3. **Doris Avenue between Rosina Drive and South Court.** The unimproved segment of this road prevents a direct connection between the residential area

of Cuesta-by-the-Sea and Monarch Grove Elementary School. A project to complete this connection is being planned.

Other deficiencies and perceived problems 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 may also need to be addressed, and include the following:

4. **Los Osos Valley Road, Los Osos Creek to 9th Street.** Traffic moves too fast, the street is too wide for pedestrians to cross safely, and the wide street disrupts the character of the community.

5. **Traffic Speed.** Traffic routinely exceeds posted speed limits on many streets, such as Santa Ysabel Avenue, South Bay Boulevard, Los Osos Valley Road, Bayview Heights Drive, and Rodman Drive. The best solution may be a greater emphasis on enforcement of traffic speed laws.

6. **Unpaved roads.** Many unpaved roads cause inefficient traffic patterns, create excessive dust and discourage pedestrian and bicycle travel.

7. **Pedestrian and Bicycle Facilities.** Pedestrian and bicycle travel are discouraged by many factors, but the primary one is a lack of an adequate and convenient system of pedestrian and bicycle facilities that connect residential areas, schools and commercial areas. Class I bikeways should be developed, or Class II bikeways need to be located on streets with minimal traffic in order to encourage bicycle use by school-age children, commuters, shoppers, senior citizens, and others.

8. **Regional Transit Service.** Ridership on buses is low for many reasons. They include infrequent service and other service deficiencies, poor access to bus stops, lack of sheltered bus stops, a poorly located park-and-ride lot, and a lack of incentives to use transit. Since over 75 percent of workers living in Los Osos and Cayucos commute to jobs in other communities, providing a high level of transit service is an important need.

Examples of specific measures to correct or improve the preceding deficiencies are described in Section VI., Circulation Improvements.

VI. CIRCULATION IMPROVEMENTS

Planned transportation improvements are illustrated by the circulation maps at the end of this chapter. One map shows existing and proposed roads that are classified by their function as principal arterial, arterial, and collector roads. The other map shows major existing and proposed pedestrian and equestrian trails and bikeways. It also shows the locations of existing and proposed coastal access. For a complete identification of proposed roads and bikeways, please refer to the *Los Osos Circulation Study* and the *County Bikeways Plan.*

In order to meet the needs of the community as it grows, a set of integrated transportation improvements is identified. These improvements are designed to serve the amount of vehicular traffic that is projected to occur in the future at buildout under this plan.

In order to provide a balanced mix of all modes of transportation, this plan provides for improving not only streets and intersections, but also public transit, pedestrian routes, bikeways, and equestrian trails. For example, the plan emphasizes completing the existing road network, improving existing streets and intersections, substantially expanding bikeways and pedestrian trails, providing equestrian trails, and improving both transit service and access to transit.

A. Roads

This subsection describes some of the major planned road improvements, organized by community and by the type or function of the roadway. The planned improvements will help complete the transportation network and accommodate the expected amount of growth under this plan. For requirements and details on improvements in Los Osos, refer to the *Los Osos Circulation Study*, which contains a complete, prioritized listing of planned roadway and bikeway improvements, planned intersection improvements, and conceptual illustrations of roadway cross sections for improvements to be funded with road impact fees.

Projects funded by road impact fees are prioritized first by the date that a capacity deficiency is expected to occur, second by safety near schools and third by other safety issues. For projects funded by the county roads budget, safety is the first consideration, followed by maintenance.

The priority order of recommended transportation improvements in the *Los Osos Circulation Study* should be followed to the maximum extent possible given availability of funding. However, when deviations from the priority list are proposed, the county should consult with and obtain recommendations from the applicable local advisory committee(s).

1. Principal Arterials

Principal arterial roads are freeways, expressways or principal county roads that connect major population centers and other points of traffic generation. They have controlled access and are not intended for local trips.

a. Rural

Los Osos Valley Road.
In the rural portion of the planning area, this road should be maintained as a two-lane road with a passing lane Although traffic volumes will increase in the future, the community desires to maintain the existing rural character of this route, while pursuing improved transit service and other strategies to reduce peak hour traffic.

State Highway 1 South and East of Cayucos. No improvements are required.

b. Cayucos

Highway 1. No improvements are required for Highway 1 through Cayucos.

2. Arterials -

Arterial roads carry traffic between principal arterial roads and between population centers, or they may just carry large volumes of traffic within an urban or rural area. They are not intended to provide primary access to residences and are best used for controlled access to areas of retail and service commercial uses, industrial facilities and major community facilities.

a. Rural

State Highway 41. The *2001 Regional Transportation Plan* recommends installation of passing lanes and channelization between Morro Bay and Atascadero.

South Bay Boulevard. This road provides a direct link between Morro Bay and Los Osos. It should be maintained in accordance with the high scenic values of Morro Bay, the marshlands, and the hills and peaks of the Morros. Proposed improvements include:

- Consider road improvements that improve the level of service but avoid wetlands and other sensitive resources and do not otherwise induce growth inconsistent with the Area Plan.

b. Cayucos

Ocean Avenue. This road should continue to be improved with sidewalks in the CBD, as development occurs, and should be improved with bike lanes along its full length.

3. Collectors

Collector roads enable traffic to move to and from local roads, arterial roads and activity centers. They are the principal roads of residential areas and carry relatively high volumes of traffic. Residential driveway access should be limited according to traffic volumes, parcel sizes and sight distances.

a. Rural

Old Creek Road serves a rural and agricultural area, and should therefore be maintained as a rural collector without significant improvements.

b. Cayucos

No improvements are recommended for the collectors within Cayucos.

c. Los Osos

Ravenna Avenue.

4. Local Roads

Local roads are used primarily for access to adjacent properties. *The Los Osos Circulation Study* recommends improvement of various local roads to complete the established grid street system, especially in the El Moro area.

B. Bicycle, Pedestrian and Equestrian Facilities

This plan places great importance on development of alternative means of travel. Some of the major proposed improvements are shown on the circulation maps at the end of this chapter. Those maps also depict existing and proposed coastal access. For more details, refer to the *County Bikeways Plan* and the *County Trails Plan*. The current recommendations of those plans are generally reflected in the following discussion, but those recommendations may change as those plans are periodically updated.

1. Bikeways

There are three major types of bikeways: Class I, Class II and Class III bikeways. Class I "bicycle paths" are completely separated from roadways, and are sometimes in an exclusive corridor. In Los Osos, these paths will also be designed for pedestrians. Class II "bicycle lanes" are found alongside vehicle lanes in the roadway. Class III "bicycle routes" are low volume streets that are suitable for cyclists and are designated by signs only.

a. Rural

Several Class I bikeways are proposed, including one along Highway 1 from Cayucos to the eastern planning area boundary at Camp San Luis Obispo. A Class I bikeway should be installed along Highway 1 west of Cayucos, and if feasible, between Los Osos and Cayucos.

b. Cayucos

A Class I bikeway and bicycle/pedestrian bridge is proposed to connect Studio Drive to Pacific Avenue. Class II bicycle lanes are proposed along Highway 1 and several roads. Class III bicycle routes are proposed on several other streets.

2. Pedestrian Facilities

This plan emphasizes the importance of providing coastal access, and making communities pedestrian-friendly, especially within the central business district of Cayucos. This can be accomplished through land use planning and design (see Chapter 7), and by providing for interconnected systems of sidewalks, trails and other pedestrian routes. Pedestrian trails are also addressed in the following section, Equestrian/Hiking Trails.

In Cayucos, sidewalks will be provided with new residential land divisions, and with new commercial/office development. In certain Residential Multi-Family categories, this plan waives sidewalk, curb and gutter requirements for new development where those requirements would not be appropriate. For example, sidewalks would not be appropriate where Residential Multi-Family categories are nearly fully developed with single-family residences, or where it is otherwise unlikely that a continuous sidewalk would ultimately be completed.

Several recreational trails are proposed in Cayucos, including trails that would improve access to the coast. Other proposed improvements along the shoreline would enhance coastal access.

3. Multi-Use Trails

The circulation maps at the end of this chapter show the locations of some key proposed multi-use trails, which include equestrian/hiking trails. Additional proposed trails may be shown and described in the *County Trails Plan*, which also includes a rating system to determine priorities for developing trails.

In the rural area, multi-use trail corridors are proposed in the following locations: along the publicly-owned Estero Bluffs property west of Cayucos, and extending to the Planning Area boundary and beyond so as to form part of a proposed regional and statewide coastal trail; around Whale Rock Reservoir; along Little Morro Creek through the Planning Area to Cerro Alto, connecting the Cities of Morro Bay and Atascadero; along the coast connecting Los Osos and Cayucos--another section of the proposed statewide coastal trail; along Los Osos Valley Road through the Planning Area, connecting Los Osos with the City of San Luis Obispo; and between Wild Cherry Canyon near Avila Beach and Montaña de Oro State Park. The trails should be located within these corridors, but specific routes have not been determined.

Trails should be designed and constructed to protect environmentally sensitive habitat; in particular, creek beds should be protected from equestrian use during low-flow periods. Trail planning should include management plans, with provisions for interpretive facilities where appropriate, to assure that trails will be managed, monitored and maintained to protect environmentally sensitive habitat.

C. Public Transit

Public transit is an essential part of the transportation system. An effective public transit system reduces automobile dependency by offering viable alternatives to automobile travel, including the use of several means of transportation for a given trip.

In Cayucos, the highest priority transit measure is to develop a park-and-ride lot. Another measure is to improve bus service between Cayucos and neighboring communities, including San Luis Obispo.

The following are among the recommended transit improvements in Cayucos and the region:

1. **Increase the Frequency and Hours of Service, Areas Served, and Destinations Served.** Examples include providing: daily express buses throughout the day to Morro Bay, Cuesta College, Cal Poly, and San Luis Obispo; and service to currently unserved neighborhoods. Bus routes should be carefully determined so that future road work can take potential traffic calming measures into account during design.

2. **Improve the Performance of Transit Service. Examples include:**

   a. Identify key focus points with regional transit access for large buses with passenger amenities (schedule and route information, shelters, benches) and minimize the costly deployment of regional transit buses along local, narrow streets without sidewalks

   b. Provide a permanent park-and-ride, lot mostly for ridesharing

   c. Provide a future transfer node between the South Bay and Morro Bay Dial-A-Ride vans to minimize the need for multiple transfers to and from regional buses

   d. Integrate local transit with school buses

3. **Assure Safe and Convenient Access to Bus Stops.** Examples include providing bus shelters, wheelchair ramps, lighting, secure bike racks at the park-and-ride lot, and landscaped walkways to bus stops.

Other recommendations, many of which apply throughout the region, include improving public transportation awareness and education, improving passenger comfort and convenience, and improving reliability.

VII. OTHER TRANSPORTATION FACILITIES

A. Harbor

The Morro Bay harbor supports commercial fishing~~,~~ and recreational boating. It is the only developed harbor of refuge between Santa Barbara and Monterey. Short and long-term solutions need to be found to the problems of siltation and hazardous surf, while considering possible effects on tidal flow in the Morro Bay estuary. The Estero marine terminal is discussed in Chapter 4.

B. Energy Transmission Lines

The Estero Planning Area has a larger share of energy transmission lines than any other planning area because of the oil pipeline terminal at Estero Bay and the electric power transmission lines radiating out from Duke Energy's Morro Bay power plant and Pacific Gas and Electric Company's Diablo Canyon generating plant~~s~~. Pipelines need to be monitored to ensure against air and water pollution. Consideration should be given to possible hazards from electromagnetic fields from electrical transmission lines when proposed residences, public facilities and schools are sited.

VIII. OTHER STRATEGIES TO REDUCE AUTO DEPENDENCY

Transportation Demand Management (TDM)

Traffic congestion and its environmental effects are increasing. At the same time, we are beginning to recognize that it is increasingly infeasible, both economically and environmentally, to simply continue building more roads and adding more lanes to solve the problem. As a result, more attention is being given to various measures to reduce the demand for automobile travel. Such measures are called transportation demand management, or TDM. TDM is important, because if TDM measures are not implemented, the other circulation improvements recommended in this plan will not be as effective.

Many TDM measures need be implemented not only where people live, but also where they work. Thus, to be most effective, TDM must be implemented at a regional level. Nevertheless, many actions can be taken at the local level, and are included in this plan.

The following are examples of types of TDM measures. Some may be most effective if implemented throughout the region.

1. **Marketing and Commuter Information Programs** provide information about carpools, vanpools, and other alternatives to single-occupant automobile travel.

2. **Transit and Ridesharing Incentives** make carpooling, riding the bus, walking, and bicycling more attractive. Incentives may include preferential carpool or vanpool parking, various employer subsidies for vanpooling and transit use, and other financial incentives.

3. **Transit Service Improvements** can make transit use more attractive. Examples are increasing the number of daily bus trips and the frequency of service, adjusting routes to better serve riders, improving reliability of bus schedules, making it safer and more convenient to get to bus stops, and reducing fares.

4. **Parking Management Programs** apply primarily at major employment centers such as San Luis Obispo and Cal Poly University. They discourage single-occupant automobile travel by limiting the supply of free parking.

5. **Alternative Work Schedules** can reduce peak-hour traffic. They include four-day work weeks, flexible schedules that accommodate carpools, staggered work hours, and telecommuting.

6. **Land Use** and circulation policies, standards and programs are included in this plan to help reduce auto dependency and offer more transportation choices. Examples include emphasizing infill development within compact communities, offering incentives for mixed use development, providing for minimum multi-family densities, and encouraging pedestrian-oriented development through development and design standards.

   Consideration should be given to the following land use planning measures, which can also help reduce auto dependency:

   a. Reduce parking requirements and establish maximum amounts of parking as alternatives to auto travel become more available.

   b. Increase opportunities for neighborhood shopping by creating additional neighborhood-serving Commercial Retail categories in convenient locations.

IX. CIRCULATION PROGRAMS

"Programs" are recommended non-mandatory actions to achieve community or areawide objectives identified in this area plan. Implementation of each LUE program is the responsibility of the county or other public agency identified in the program itself and in the table at the end of this chapter. Because programs (some of which include special studies) are recommended actions rather than mandatory requirements, implementation of any program should be based on consideration of community needs, community support and available funds.

The following circulation programs for the Estero Planning Area are grouped by location and by subject.

A. Areawide

1. **Transportation Demand Management (TDM).** The San Luis Obispo County Council of Governments, working together with the County Public Works and Planning and Building Departments, should develop and implement

a transportation demand program that includes measures such as: marketing and commuter information programs, transit and ridesharing incentives, transit service improvements, parking management programs, and alternative work schedules.

2. **Highway 1 Beautification and Modernization**. The County Department of Planning and Building should continue to coordinate with the San Luis Obispo County Council of Governments and Caltrans in order to seek funding for and implement highway beautification and modernization projects that are consistent with the State Scenic Highway and All American Byway designations.

B. Rural Area

1. **Bicycle/Pedestrian Paths.** The county and the San Luis Obispo Council of Governments should seek funding for and construct a Class I bicycle/pedestrian path along Highway 1 west of Cayucos, and where feasible, between Los Osos and Cayucos.

C. Cayucos

Street Improvements, Parking

1. **Ocean Front**. Parking should be prohibited on the inland side of Ocean Front with proper signs.

2. **South Ocean Avenue.** The county should explore ways to improve pedestrian and bicycle safety on South Ocean Avenue between 7th and 13th Streets without installation of conventional sidewalks.

3. **Parking.** The county should support provision of more parking for downtown, beach and recreation areas by doing the following:

   a. Encouraging commercial property owners to form and operate a parking district in order to acquire and/or construct a public parking lot; consider funding through in-lieu fees on business expansion.

   b. Encouraging a privately-owned public parking lot (with a charge for parking) adjacent to downtown, providing the lot meets the criteria in the following standard 3c.

   c. Requiring that any publicly or privately-owned parking lot: a) take access from side streets or alleys where feasible, b) not create a dust problem, c) be divided into sections, rather than covering a single large expanse, d) provide safe pedestrian connections to walkways and shops, and e) include landscape screening from streets and residences (see Figure 5-4).

   d. Establishing a parking time limit to prevent employees and vendors from using parking spaces needed by customers of downtown businesses.

e. Encouraging property owners to dedicate to the county and improve rights-of way along North Ocean Avenue leading to B Street and on B Street to Ash Street. The streets should be paved and improved with curbs, gutters and sidewalks for access to the beach in a manner that avoids impacts to Cayucos Creek. As much angle parking as possible should be provided on both sides of B Street.

f. Creating angled parking areas along the blocks of D Street and E Street that are immediately northeast of Ocean Ave.

g. Encouraging businesses with on-site parking to make those spaces available for public parking when the businesses are closed.

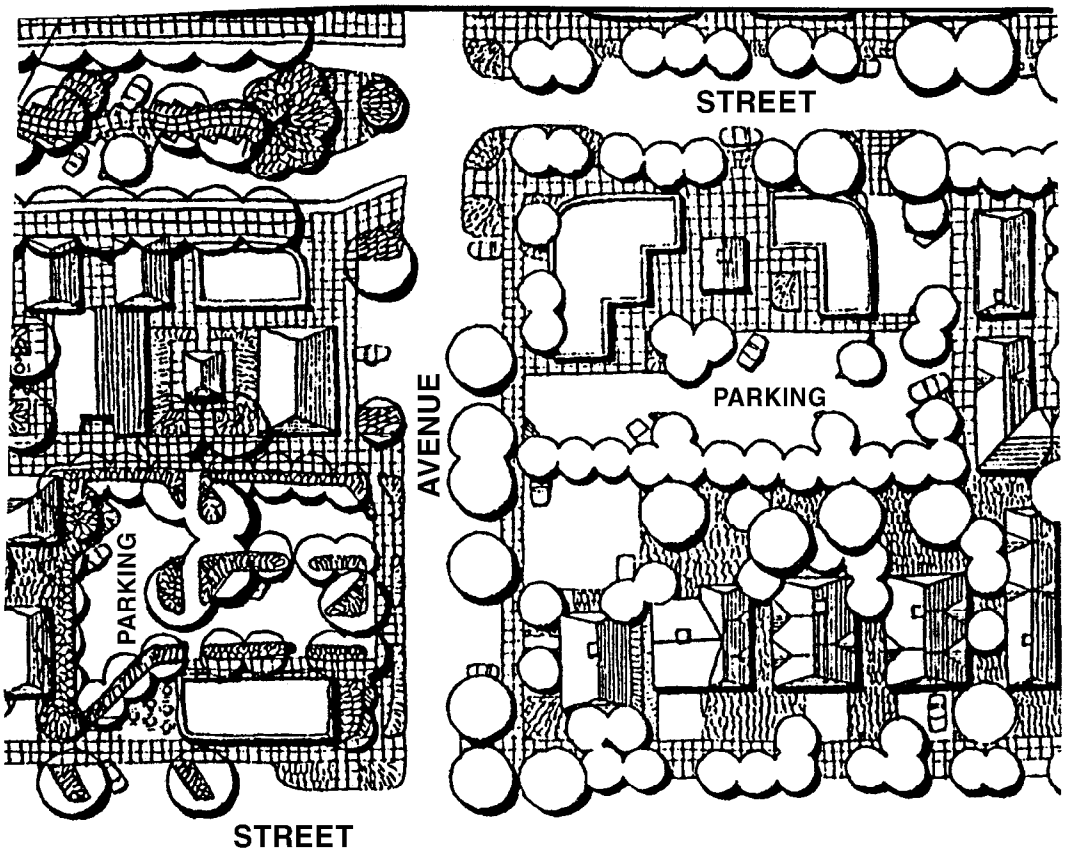

Figure 5-1: Parking Lot Design

Transit and Bicycles

4. **Park and Ride.** The county, the San Luis Obispo County Council of Governments and Caltrans should cooperate to facilitate provision of a park-and-ride lot.

5. **Bus Service.** The county and the San Luis Obispo Regional Transit Authority should work with the community to identify and facilitate improvements of bus service to neighboring communities, including San Luis Obispo.

6. **Bikeways** The county should install a pedestrian and bikeway system, including bikeway improvements recommended in the *County Bikeways Plan,* to connect recreation areas with residential and commercial areas.

Coastal Access

7. **Hardie Community Park Trail.** The county should acquire an easement and develop a pedestrian/bicycle trail linking Hardie Park with the beach. This will link two important community recreation areas and help relieve parking problems.

8. **Beach Access.** The county should continue to develop and maintain public walkways to the beach along Studio Drive and Pacific Avenue.

9. **Acceptance of Dedications.** The county should continue to accept new offers of dedication to the public for beach access from Pacific Avenue and Studio Drive.

10. **Shoreline Access Parking.** The county should acquire and improve off-street parking on the east side of Studio Drive near Nagel, Crawford, Cody or Haines Streets.

11. **Improvement of Publicly-Owned Sites.** The County should develop existing publicly-owned sites with improvements such as the following: (see Figure 5-2; addresses are those of adjacent properties and are for general location only)

    - 3430 Studio Drive: Development could include walkways, bicycle racks, bollards, signs, staircases, overlooks, and landscaping

    - 2616, 2827 and 3336 Studio Drive: Future development could include walkways, bicycle racks, bollards, signs, staircases, overlooks, and landscaping. Environmental impacts must be adequately mitigated.

    - 290 Pacific Street. Development could include a walkway, bicycle racks, bollards, signs, a staircase, overlook, and planting.

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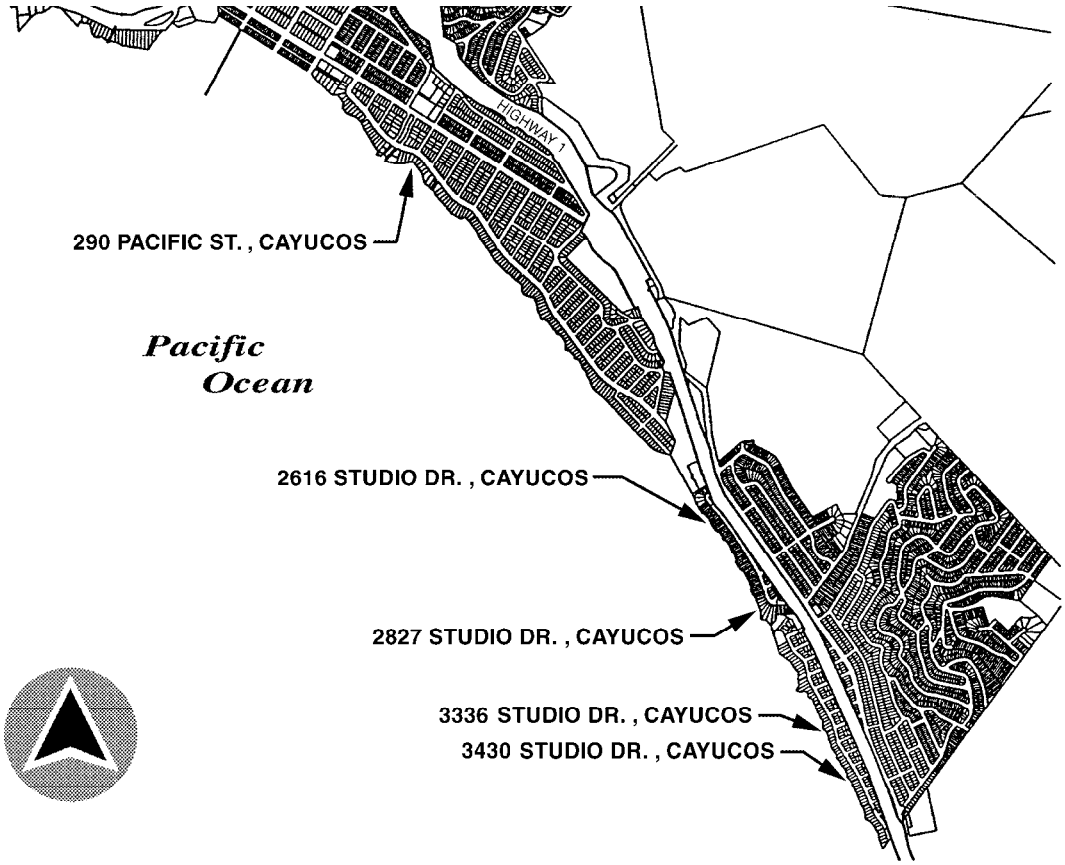

Figure 5-2: Improvement of Coastal Access -- Cayucos

D. Los Osos

Trails

1. **Trails.** The county should work with the community and affected property owners to develop a riding and hiking trails program with major emphasis on a trail route across the Los Osos hillsides to Montaña de Oro State Park and scenic routes within and on the fringe of the community linking public recreation areas.

Coastal Access

2. **Beach Access.** The county should retain all present public street accesses to the bayfront.

3. **Prescriptive Rights Study.** The county should request the Attorney General to complete a study of public prescriptive rights in the Cuesta Inlet area.

4. **Street End Improvement - El Morro.** The county should accept the implied offers to dedicate on 3rd -10th Streets between Santa Ysabel and the bayfront. These street ends should be improved as cul-de-sacs for vista-points.

5. **Street End Improvement - Tract 40.** The county should accept the implied offers to dedicate public access (within the right-of-way of the paper street) at First Street, Bay Street, and the ten foot easement between Block 3 & 4, Lot ll and l.

6. **Street End Improvements - Cuesta-by-the-Sea.** The county should accept the implied offers to dedicate (within the right-of-way of the paper street) at Broderson, Pine, Fearn, Doris, Nancy Pecho, Sunny Hill Avenue and the causeway at the end of Mitchell Drive.

7. **Access Improvements - Santa Ysabel.** The county will complete the coastal conservancy access grant for public access improvements for Lot APN No. 38-692-12 and the extension of Santa Ysabel. The project will provide the following improvements approved in the grant: parking area, signs, trail, trash receptacles and railing for wetland protection.

8. Public road abandonments that impact public access to the shoreline shall require a coastal development permit.

The following table summarizes the preceding recommended programs to be implemented by the county or other public agencies. In the table, the first column, "Program No.," identifies the program by its number in the preceding text. The second column, "Program," identifies the subject of the program. The column under "Responsible Agencies" lists which public and/or private agencies have primary responsibility for carrying out each program. The column, "Potential Program Funding," lists potential sources of funding for each program. The column, "Time Frame," identifies whether each program is expected to be carried out over a short, medium, or long-term period, or whether the program requires an on-going effort. The column, "Target Date," lists the estimated date by which each program should be implemented. The last column, "Priority," ranks each program according to whether it has a high, medium or low priority for implementation. This will help decision makers and the public decide how to allocate limited funds.

Table 5-1, Schedule for Completing Recommended Circulation Programs

Program No.	Program	Responsible Agencies	Potential Program Funding	Timeframe	Target Date	Priority
A. Areawide						
A1.	Transportation Demand Management	SLOCOG, Co. Plng., Pub. Works	County, Grants	On-Going	On-Going	Medium
A2.	Highway 1 Beautification and Modernization	Caltrans, SLOCOG, Co. Plng.	State	On-Going	On-Going	Medium
B. Rural Area						
B1.	Bicycle/Pedestrian Paths	SLOCOG, Caltrans, Co. Parks	Grants	Med.-Term	2010	Medium

Table 5-1, Schedule for Completing Recommended Circulation Programs

C. Cayucos						
C1.	Ocean Front Parking	Pub. Works	County	Short-Term	2005	Medium
C2.	South Ocean Ave. Safety	Pub. Works	Grants	Med-Term	2010	Medium
C3.	Increased Downtown Parking	Co. Plng., Pub. Works	Assmt. Dst., Developer	Short-to-Med.-Term	2005-2010	High
C4.	Park & Ride Lot	Caltrans, SLOCOG, Pub. Works	Fees, Grants	Med.-Term	2010	High
C5.	Bus Service Improvements	SLORTA, Pub. Works	Fees, Grants	Med.-Term	2010	Medium
C6.	Bikeways	Pub. Works, Co. Parks	Grants	On-Going	On-Going	Medium
C7.	Hardie Park Trail	Co. Parks	Grants	Med.-Term	2010	Medium
C8.	Beach Access	Co. Parks	County	On-Going	On-Going	High
C9.	Accepting Beach Access Dedications	Board of Supervisors	Not Applicable	On-Going	On-Going	High
C10	Shoreline Parking	Co. Parks	County	Long-Term	2010+	Medium
C11.	Improvements of Publicly-owned Sites	Co. Parks	County	Med-Term	2010	Medium
D. Los Osos						
D1.	Trails	County				
D2.	Beach Access	County				
D3.	Prescriptive Rights Study	State Attorney General				
D4	El Morro Street End					
D5.	Tract 40 Street End	County				
D6	Cuesta-By-The-Sea Street End	County				
D7	Santa Ysabel Improvements	County				

Co. Planning	County Department of Planning and Building
Pub. Works	County Department of Public Works
Co. Parks	County Department of General Services, Parks Division
SLOCOG	San Luis Obispo County Council of Governments
SLORTA	San Luis Obispo Regional Transit Authority

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CHAPTER 6: ENVIRONMENTAL AND CULTURAL RESOURCE POLICIES AND PROGRAMS

I. INTRODUCTION

This chapter identifies special features of the environment, discusses relevant issues, sets policies, and recommends programs to implement the relevant goals and policies of this plan. The first section generally describes biological and geological resources in the Planning Area. The following sections discuss issues and policies:

- Combining Designations: describes sensitive and scenic areas and other special features of the environment that are identified by combining designations.

- Morro Bay Estuary and its Watershed: establishes policies; discusses protection and management of the Morro Bay Estuary by addressing the estuary itself and its entire watershed.

The last section in this chapter is Programs. It recommends actions to be taken by the county or other public agencies to help implement the goals and policies of this plan (the goals and policies are also implemented by development standards in Chapter 7).

II. BIOLOGICAL AND GEOLOGICAL RESOURCES

A. Biological Resources

Several major plant communities are present in the Estero Planning Area. Most prevalent is the non-native grassland community, which occurs in almost 60 percent of the area. Coastal sage scrub communities, located primarily at low elevations along steep slopes with shallow soil, account for about 9 to 10 percent of the area. The occurrence of these and other plant communities in the Estero Planning Area is shown in Figure 6-1.

The Estero Planning Area is home to a wide variety of fish, amphibians, reptiles, birds, insects and mammals, including rainbow and steelhead trout; frogs and salamanders; lizards, snakes and turtles; hawks, owls, egrets and blackbirds; and opossums, rabbits, squirrels, coyotes, raccoons, foxes, bobcats, mountain lions, deer, rodents, bats, sea otters and seals, to name a few. A detailed list may be found in the EIR for the Estero Update.

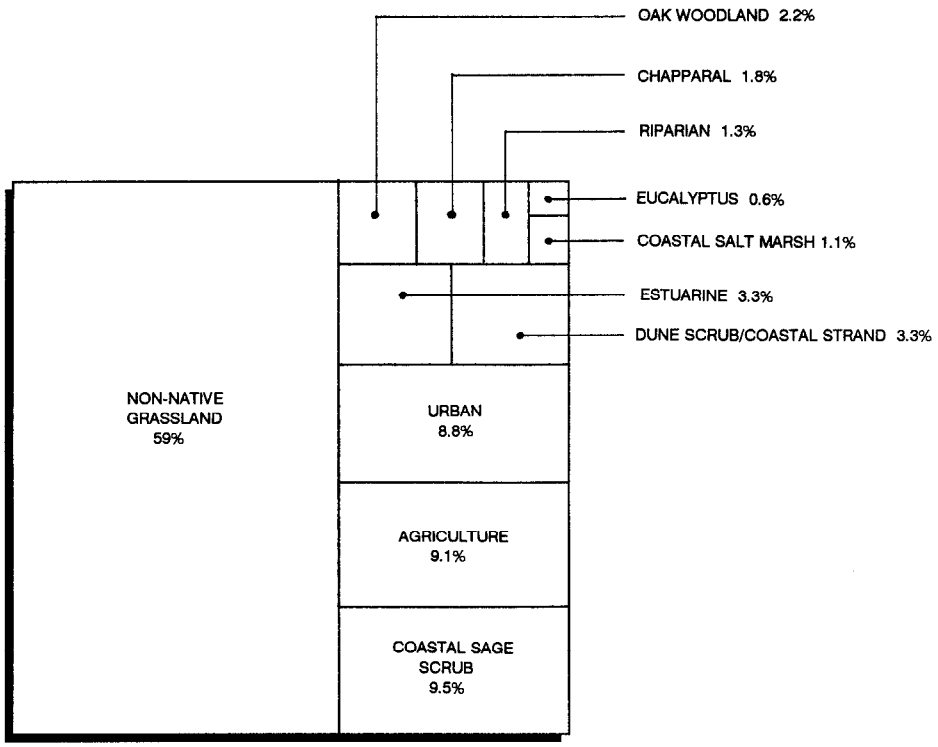


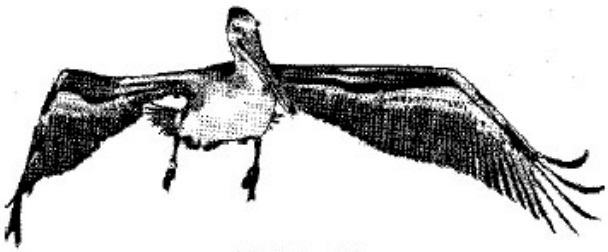
Figure 6-1: Occurrence of Plant Communities. Agriculture and Urban Development
Estero Planning Area

Chorro Creek Bog Thistle

Several sensitive habitats, and plant and animal species are known to occur in the Estero Planning Area. The term "sensitive species" includes plants and animals officially listed by a regulatory organization or agency such as the California Department of Fish and Game, and those considered to be of local concern by recognized monitoring agencies.

Highly sensitive habitats include the riparian woodland and riparian scrub, freshwater marsh and coastal salt marsh, dune scrub and coastal sage scrub, chaparral and oak woodland. The Chorro Creek bog thistle, salt marsh bird's beak and Indian Knob mountainbalm are plant species listed as "endangered" by both state and federal agencies. Endangered animals include the American peregrine falcon, California brown pelican, California clapper rail, Morro Bay kangaroo rat, tidewater goby and Morro shoulderband snail.

Protecting and managing large, contiguous areas of open space, including wildlife migration corridors, is an essential element in any program to protect endangered species. Migration corridors such as drainage courses and adjacent upland habitats provide critical linkages between islands of open space.



California Brown Pelican

B. Geological Resources.

Most of San Luis Obispo County, including the Estero Planning Area, is underlain by a 180 million year old mixture of consolidated igneous, metamorphic and sedimentary rocks. Somewhat younger sedimentary formations overlie these bedrock formations in some parts of the region. Along the coastal plain and within stream valleys the older bedrock formations are overlain by more recent alluvium and terrace deposits. The Estero Planning Area is located in a seismically active region that includes several active earthquake faults, as shown in Figure 6-2. The Hosgri fault zone, part of the San Simeon - Hosgri Fault zone, is located offshore of the planning area. This zone has the potential for earthquakes up to a magnitude 7.5 on the Richter Scale. The Los Osos Fault runs along the Los Osos Valley at the base of the Irish Hills. It has the potential for seismic events of a magnitude as high as 6.75 on the Richter Scale. The San Andreas Fault zone, about 40 miles east of the planning area, has the potential for magnitude 8.5 events. The Nacimiento and Rinconada Fault zones are also located near the planning area, but are considered to have less significant hazard potential. In addition to earthquakes, geologic hazards associated with fault zones include ground rupture, liquefaction of alluvial soils - generally in low-lying areas - and landslides on steeper, unstable slopes.

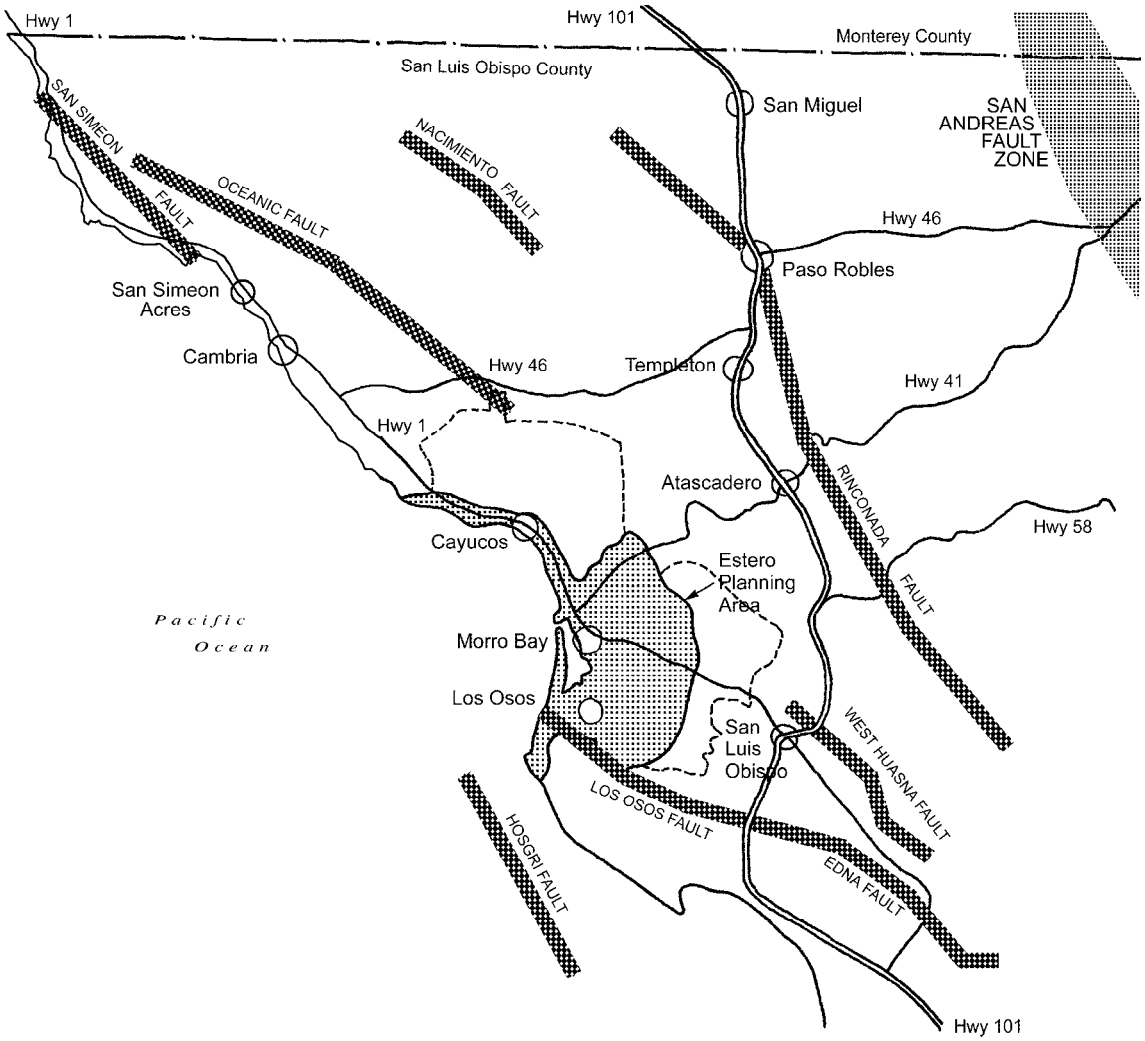


Figure 6-2: Earthquake Faults

III. COMBINING AND OTHER DESIGNATIONS

Sensitive, scenic and other special features of the environment are identified by combining designations-- special overlay categories applied in areas of the county with hazardous conditions or special resources. In these areas, more detailed project review is needed to avoid adverse environmental impacts or effects of hazardous conditions on proposed projects. The following areas are subject to special combining designations. In some cases, specific standards have been adopted for an area where a combining designation is applied. These standards are found in Chapter 7 (Planning Area Standards) and are applicable to development proposals in addition to the standards of Chapter 23~~2~~.07 of the Coastal Zone Land Use Ordinance. The following combining designations are shown on the combining designation maps at the end of Chapter 7 and on the official maps, Part III of the Land Use Element, on file in the County Department of Planning and Building.

A. Local Coastal Program (LCP)

Coastal Zone (LCP). The coastal zone encompasses the three urban areas and a large portion of the surrounding rural areas. The LCP combining designation identifies specific programs to ensure that access to the shoreline is provided in accordance with the policy of the Local Coastal Plan.

B. Geologic Study Area (GSA)

1. **Hillside Areas (GSA).** Many of the hillsides in the planning area are subject to high landslide risk, as identified in the Safety Element of the general plan. Of particular note are the hillsides above Morro Bay and Cayucos.

2. **Bluff Erosion (GSA).** Bluff erosion poses a concern for siting new development along portions of the coastline. Development should generally be located to withstand 100 years of bluff erosion without the need for a shoreline protection structure that would substantially alter the landform, affect public access, or impact sand movement.

3. **Cayucos Liquefaction (GSA).** Portions of the Cayucos urban area along creeks, some bluffs and the shoreline are subject to a high potential for liquefaction, as identified in the Safety Element of the general plan.

   NOTE: Based on information contained in a Fault Evaluation Report prepared by the California Department of Mines and Geology (FER-200, 1989), the Los Osos fault zone traverses the southern portion of the Los Osos Valley, 1,000-foot wide zone on either side of the fault trace has a higher potential for ground rupture during an earthquake.

C. Flood Hazard (FH)

Los Osos, Chorro, Morro, Toro, Willow, Old, Cayucos, <u>Little Cayucos</u>, and Villa Creeks and Tributaries (FH). These flood-prone natural drainage courses should be maintained in their natural state to protect native vegetation and wildlife habitats. Flood hazard areas in Cayucos should be used for recreation where feasible. A trail should be developed along Cayucos Creek connecting Hardie Park and the beach; Old Creek west of Highway 1 should be a part of Morro Strand State Beach.

D. Historic Site (H)

1. **Canet Adobe (H).** This adobe was built in 1840 and is situated on Rancho San Bernardo. One existing wing is typical of early California architecture. Also located here is an early cemetery of historical interest.

2. **Spooner Residence (H).** This visitor center for Montaña de Oro State Park was built as the residence for the family of Alden B. Spooner, who farmed the surrounding area then known as the El Pecho Ranch. Parts of

the house now standing were built in 1905. The house is the last remnant of the Spooner period of the ranch's history.

3. **Los Osos Schoolhouse (H).** This schoolhouse was built in 1872 and used until 1954. It is of similar design to other schools of the period. It was moved to the site of the South Bay Community Park and now serves as a meeting hall for private social gatherings or small civic groups.

4. **Captain James Cass House Complex (H).** The two-story wood structure was the house of the founder of Cayucos in 1876 and is an example of architecture in the transitional period between the Pioneer and American Colonial Revival styles. The Cass house complex includes the adjacent barn, tank house and cooler building.

5. **Cayucos Pier (H).** The pier was built in 1874 by James Cass, an English sea captain who established a shipping business there and founded the town of Cayucos.

E. Sensitive Resource Area (SRA)

The following sensitive resource areas identify a variety of important natural resources. SRAs include many ecologically important areas, such as wetlands, marshes, sand dunes, natural plant communities, habitat for rare and endangered plants and animals, and sensitive watershed. Most of these areas are also designated as Environmentally Sensitive Habitats. Areas with ecologically sensitive features that are listed in Chapter 7, Section III of this plan are considered SRAs, even if they are not so designated on the official maps of the Land Use Element. Also included in the SRAs are areas enabling scenic vistas to and along the coast that help assure public visual access to the coast. The SRA standards in Chapter 7 of this plan are consistent with and help implement the policies of the Agriculture and Open Space Element.

Every year, residents and visitors make millions of vehicle trips on roads and highways that pass in view of highly scenic areas such as Morro Bay estuary, the Morros, the coastline, and coastal hills. Many of those trips are made by tourists who make a significant contribution to the local economy. The scenic views of these areas and their ecological function should be maintained in order to maintain this area as a desirable place to live and visit.

Coastline

1. **Ocean Shoreline SRA and Critical Viewsheds.** These sensitive, largely undeveloped ocean shoreline areas include the coastal terraces and shoreline between Point Estero and Cayucos, between Cayucos and the city of Morro Bay, and along Montaña de Oro State Park. Also included the Morro Bay Sand Spit (discussed separately in this section). In general, concerns include maintaining open views of the shoreline and ocean from Highway 1, providing additional public recreation and maintaining maximum public access to the immediate shoreline.

The SRA and Critical Viewshed west of Cayucos consists of the entire coastal terrace on the ocean side of Highway 1, extending from the Cayucos urban reserve line west to the Planning Area boundary. The purpose of the SRA standards for this area is to protect views of the shoreline, bay and ocean, and to protect marine mammals and sensitive plants.

Morro Bay Estuary and Shoreline

The purpose of the SRA standards for the following SRAs is to protect wetlands and other sensitive habitat, and to provide required public access. The estuary and shoreline support rare, endangered and threatened plant and animal species. A list of these species is kept on file in the Department of Planning and Building.

2. **Morro Bay Estuary (SRA).** The Morro Bay Estuary is the most important wetland on California's south central coast. It is a shallow lagoon which drains Chorro and Los Osos Creeks, and supports several biotic communities including coastal salt marsh, tidal mudflats, and coastal scrub. The bay supports a wide variety of habitats and many sensitive and endangered plants and animals, including many protected species of migratory birds. It is an essential link in the Pacific Flyway, providing one of the state's largest waterfowl habitats south of the San Francisco Bay. For example, the migratory Brant goose forages on highly significant eelgrass beds. The bay is also one of the country's top areas for birds, according to annual bird counts.

3. **Morro Bay Sand Spit (SRA).** This ridge of sand dunes (a continuation of the Hazard Canyon Dunes) separates most of Morro Bay from Estero Bay and plays an important role in Morro Bay's physical and biological environment. It supports an abundance of plant species.

4. **Morro Bay Shoreline (SRA).** The Morro Bay tidelands and adjoining shoreline areas are important to the ecology of the bay, and are also highly scenic. Marshlands are particularly important as a source of food and refuge for marine life and also provide feeding and nesting areas for a variety of waterfowl and shorebirds. Critical areas include the following:

    a. **Sweet Springs and Cuesta-by-the-Sea Marsh (SRA).** Cuesta-by-the-Sea Marsh is a saltwater marsh adjacent Cuesta-by-the-Sea. Sweet Springs marsh is an unusual combination of a tidal salt marsh and a freshwater spring. Both are adjacent to (and flow into) Morro Bay. These areas are used as a feeding and resting area by many species of shorebirds and waterfowl.

    b. **Los Osos Estuary (SRA).** This is a small estuary off Morro Bay at the mouth of Los Osos Creek near South Bay Blvd. Biotic communities represented here are a freshwater marsh, a salt water marsh, coastal scrub, and an estuarine community. The area provides habitat for many species of mammals, birds and fish, including endangered species.

c. **Baywood Peninsula (SRA).** This area is a narrow fringe of dune sands with planted Monterey cypress and pine trees rising above the bay and providing an exceptional close-hand view of the bay.

d. **Fairbank Point Property (SRA).** Since 1948, an important nesting and resting site for herons has been located on this site near the marina, adjacent to Morro Bay State Park.

Los Osos and Vicinity

5. **Morro Bay Kangaroo Rat Habitat (SRA).** The Morro Bay kangaroo rat is an endangered species and has a very localized range of 1.7 square miles on the south shore of Morro Bay. The remaining population is estimated at 3,000 animals, and habitat is generally restricted to the coastal scrub community. This restricted range makes the Kangaroo Rat highly susceptible to the impact of man.

6. **Los Osos Oaks State Reserve (SRA).** The Los Osos forest is an 86-acre state park reserve containing outstanding examples of California pygmy oaks--stunted coast live oaks, growing in a stabilized dune area. Other oaks are also present, making this area an outstanding example of an oak woodland. The forest also includes a strip of open space preserved by the developer of Tract 527, but it is not open to public access.

7. **Los Osos Creek (SRA).** The lower eight miles of the creek is an anadromous fish stream (primarily steelhead), and adjacent riparian areas are rich in wildlife. Environmental concerns include contamination and excessive siltation of both the creek and the bay by development or other adverse uses occurring too close to the creek and its tributaries.

8. **Eto and Warden Lakes (SRA).** These are two of the few remaining isolated freshwater marshes in the county. Both lie within the Los Osos Creek drainage. The freshwater marshes, along with the associated riparian habitat, are important sites for migratory birds.

9. **Hazard Canyon and Vicinity (SRA).** The threatened Morro manzanita occurs only in the area between Baywood Park and Hazard Canyon. In addition, two of the six known stands of the endangered Indian Knob mountainbalm occur in Hazard Canyon. Many other endemic plant species are found in the dunes near the mouth of the canyon. This area is an excellent example of the successive stages of dune stabilization. Much of this area is within Montaña de Oro State Park.

10. **Montaña de Oro Grassland (SRA).** The marine terrace between Islay and Coon Creeks is a mosaic of the Stipa grassland community and the northern coastal scrub and coastal sage scrub. The terrace also supports numerous wildflowers.

11. **Coon Creek (SRA).** Several natural plant communities occur in this area. The most interesting is the Bishop pine forest located on steep slopes just outside Montaña de Oro State Park. This is a large conifer forest where

specimens of the Bishop pine may have been first collected scientifically and used to describe the species. Coast live oak is intermixed with the conifer forest. The county's only native population of Ceanothus griseus is found in this area (Source: California Native Plant Society).

Cayucos and Vicinity

12. **Los Osos Dune Sands Habitat (SRA).** The southern shore of the Morro Bay estuary, extending to the southern slopes of the first range of the Irish Hills and to Los Osos Creek, is comprised of sandy soils--primarily "Baywood fine sands," as identified by the Natural Resources Conservation Service in the Soil Survey of San Luis Obispo County, Coastal Part (see Figure 6-3). These sands also underlie some areas outside of Los Osos, and occur in the city of Morro Bay. The areas underlain by these sands outside of Los Osos are included in the Sensitive Resource Area combining designation and are also an Environmentally Sensitive Habitat (Terrestrial Habitat).

    These sands provide the soil characteristics that support globally rare habitat in a unique composition of the following biological communities, as described in detail in the Environmental Impact Report for the Estero Area Plan Update. The habitats of Los Osos have been disturbed from time to time for agriculture, silviculture and development. However, they usually recover quickly and result in high quality vegetative cover.

    - Coastal foredune communities usually occur adjacent to open, sandy beaches and barren active dunes near the coast. They often integrate with dune scrub communities on more stabilized dunes away from the coast and in areas with well established dune hummocks. Coastal foredunes usually contain a low diversity of species, with plants that are tolerant of repeated burial by shifting sands and that usually have small and somewhat succulent leaves.

    - Central dune scrub communities are generally located inland from the coastal foredune communities. They are primarily established on recent-to-ancient coastal sand dunes. Away from the coast, these communities typically integrate with chaparral, coast live oak woodland or coastal sage scrub communities. Central dune scrub generally contains a high diversity of species, with plants that are characterized by semi-woody shrubs. Coastal dune scrub habitat is one of the most endangered habitats in California (Morro Bay National Estuary Program, Comprehensive Conservation and Management Plan, 2000).

    - Central (Lucian) sage scrub communities occur extensively in the Estero Planning area at low elevations on the coast and along steep slopes with shallow soil. They typically integrate with dune scrub or maritime chaparral communities. The plants that occur in the central sage scrub communities are characteristically aromatic, low growing and drought-tolerant.

- Central maritime chaparral communities have a limited distribution in the Estero Planning Area and are most often established on well-drained, sandy substrates within the zone of summer fog incursion. They tend to form a mosaic with central dune scrub, coastal scrub and coast live oak communities. Stiff, woody shrubs dominate in central maritime chaparral.

Together, these communities support a diversity of native plant species and a number of rare, endangered or threatened species of plants and animals, including the Morro manzanita, Indian Knob mountainbalm, Morro shoulderband snail, and perhaps the last known population of the endangered Morro Bay kangaroo rat. Many species in these habitats are found nowhere else in the world.

In order to protect the Los Osos Dune Sands, planning area standards are included in Chapter 7 of this plan. The standards recognize that the most valuable habitat surrounds the more developed portion of Los Osos.

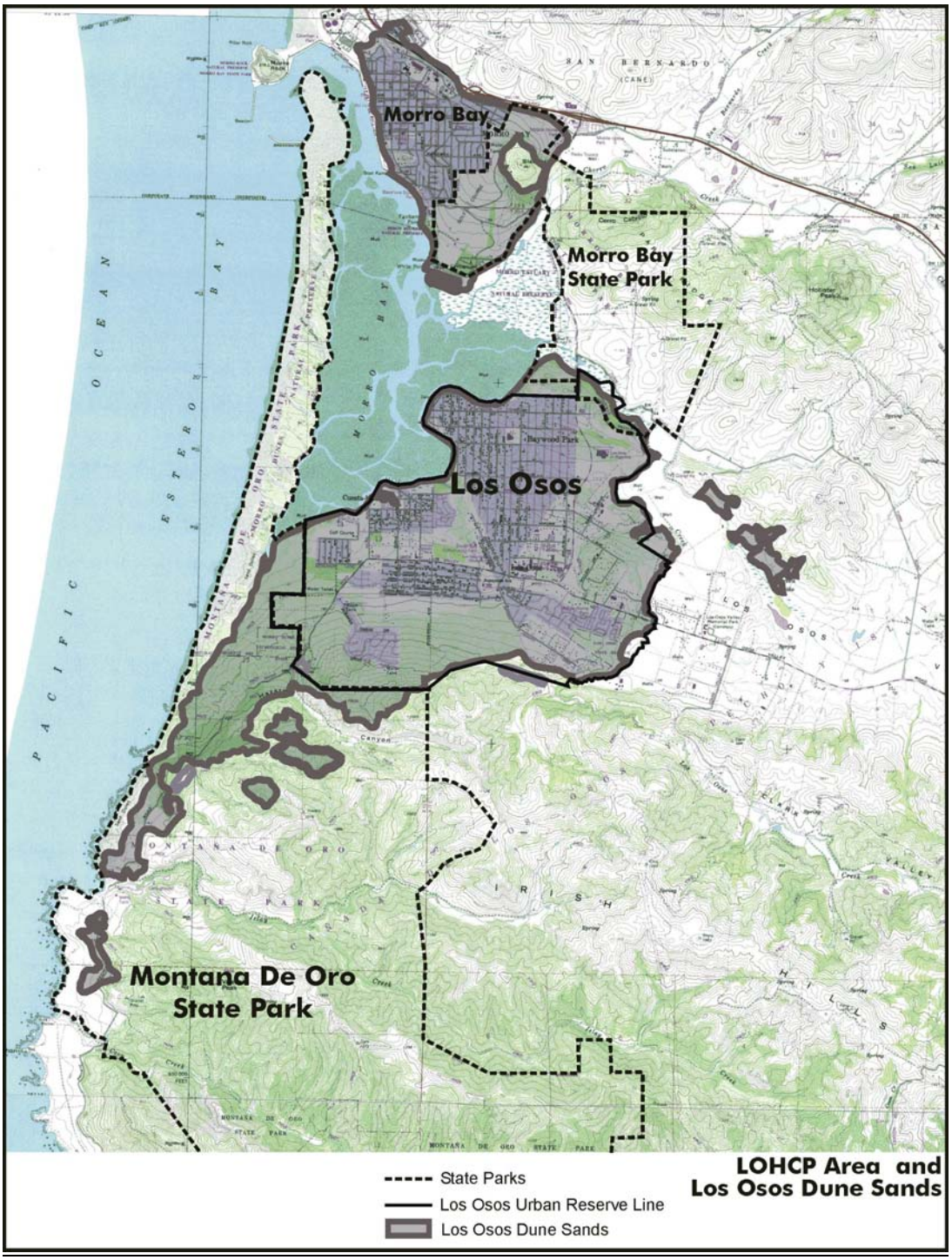


Figure 6-3: Los Osos Dune Sands

13. **Cayucos Monarch Butterfly Habitat (SRA).** This overwintering site in Cayucos has been frequented by very large numbers of butterflies for a number of years. It is second only to the Pismo Beach area site in population and one of the significant sites in the entire state. The

butterflies cluster in a small area on a mixture of eucalyptus and cypress trees growing along a creek bed close to a residential area. This site needs to be enhanced with tree plantings and managed for the long-term continuance of the habitat. The SRA includes an adjacent buffer area where new development needs to be designed to minimize effects on the butterflies and their habitat, and where strategic tree plantings can enhance the habitat.

14. **Coastal Terrace SRA and Critical Viewshed West of Cayucos.** The Coastal Terrace SRA and Critical Viewshed west of Cayucos is located on the coastal terrace south of Highway One that extends from the Cayucos urban reserve line westward to the planning area boundary. The purpose of this SRA and Critical Viewshed is to protect views of this scenic coastal area as seen from Highway 1, public beaches and the ocean, and to protect sensitive plants.

15. **Whale Rock Reservoir Watershed (SRA).** This area encompasses the immediate watershed of Whale Rock Reservoir owned by the State. Rangeland uses surrounding the state-owned land should provide sufficient protection of the watershed.

Other Rural Areas

16. **The Morros SRA and Critical Viewshed, Including Cerro Cabrillo, Hollister Peak and Associated Hills (SRA).** These unique volcanic peaks stretch from San Luis Obispo to Morro Bay and separate the Chorro and Los Osos Valleys. This chain of peaks forms spectacular scenic backdrops and natural landmarks that rise above the valley floor and help define the character of the area.

    The SRA covers Cerro Cabrillo, Hollister Peak and associated hills from the tops of these peaks, hills and connecting ridges down to the 300-foot elevation. These areas correspond to the visually prominent peaks and backdrops that are visible from Highway 1, Los Osos Valley Road, Turri Road, and South Bay Blvd. The SRA standards in this plan are intended to protect scenic vistas from those roads.

17. **Camp San Luis Obispo Relict Grasslands (SRA).** Along the northern boundary of this former military reservation are several relict stands of grasslands, typical of the original central valley prairie. The dominant grass is Purple Needle grass.

F. Highway 1 - Cayucos Critical Viewshed (not an SRA).

This Critical Viewshed covers areas inland of and generally visible from Highway 1, between the highway and the first prominent ridgeline or ridge top approximately between Toro Creek Road and Villa Creek. These steep, open hillsides are bisected by narrow valleys and provide a scenic backdrop to views of the bay and coastline. The purpose of this Critical Viewshed is to protect scenic views that help define the character of this area.

This Critical Viewshed includes most of the Cayucos hillsides the relatively small, subdivided lots in the Morro Rock View and Morro Strand subdivisions situated above Cayucos and outside of the Cayucos urban reserve line. There are numerous legal lots in that area that have the potential to be developed. Accordingly, the visual standards for Critical Viewsheds in the Coastal Zone Land Use Ordinance are not intended to keep those hillsides pristine or deter development. Instead, the standards will help assure that the visual effects of any development will be minimized through the siting and design of roads, grading and structures.

IV. AREAWIDE WATER QUALITY

Polluted stormwater runoff is also known as nonpoint source pollution, and includes natural sources. It is the major contributor of pollution to affected streams, lakes, marine waters, groundwater basins, wetlands, and estuaries in California, and is an important contributor of pollution to harbors and bays (California Clean Water Act, Section 305(b) Report on Water Quality, 1998). Of the seven priority problems identified in the Morro Bay National Estuary Program's *Comprehensive Conservation and Management Plan for Morro Bay*, four involve nonpoint source pollution: sedimentation, bacteria, nutrients, and heavy metals/toxic pollutants.

The following policies address the control of nonpoint source pollution. Implementation of these and other policies, together with the implementing programs in this plan and the standards in the Coastal Zone Land Use Ordinance, will help prevent and control polluted runoff, thus leading to improved coastal water quality and enhanced coastal resources and uses.

Please refer to the following Section V for policies regarding nonpoint source pollution within the Morro Bay estuary and its watershed. Additional policies for protecting water quality within coastal watersheds are found in the *Coastal Plan Policies* in the chapter titled Coastal Watersheds. In the Estero Planning Area, the policies regarding nonpoint source pollution are implemented by programs that are described in the following Section VI.

Detailed performance standards for grading and drainage in new development are found in the Coastal Zone Land Use Ordinance. Those standards, together with standards for protection of environmentally sensitive habitats--especially for buffer areas between development and sensitive areas--will help protect the quality of coastal waters.

A. Policies, Cayucos and Rural Area

1. Maintain, and where feasible, restore the quality and biological productivity of coastal waters, streams, wetlands, estuaries, and lakes in order to protect human health and maintain optimum populations of marine and other wildlife.

2. Control, and where feasible, prevent nonpoint source pollution resulting from private and public development and land management practices.

3. Avoid, and if not feasible, minimize impacts to watershed from erosion, runoff, pollution, and water diversions by new public and private development.

4. Minimize erosion, siltation and water pollution by promoting sound land management practices and minimizing the amount of impervious surfaces on public and private lands.

5. Support agriculturalists and other landowners that participate in education and assistance programs and other voluntary and cooperative programs that encourage sustainable land management practices (Best Management Practices) that reduce erosion, sedimentation and nutrient levels in the watershed.

6. Encourage agriculturalists and other landowners to take steps to reduce pesticide use, explore use of integrated pest management, consider environmental impacts in choosing pesticides, and use other measures that can reduce contamination of surface and groundwater from pesticides.

7. Promote use and maintenance of engineered, vegetated treatment systems such as constructed wetlands, vegetated swales or vegetated filter strips where they will reduce nonpoint source pollution from private and public development.

V. MORRO BAY ESTUARY AND ITS WATERSHED

A. Policies, Cayucos and Rural Area

1. Slow the process of bay sedimentation. Keep Chorro and Los Osos Creeks and other watercourses free of excessive sediment and other pollutants to maintain fresh water flow into the estuary, nurture steelhead and support other plant and animal species.

2. Implement provisions of Total Maximum Daily Loads (TMDLs) as they are developed for Chorro Creek, Los Osos Creek and the Morro Bay estuary consistent with Regional Board requirements.

3. Support efforts to ensure a level of water quality in the bay that supports recreation, viable commercial fishing and shellfish mariculture industries, healthy eelgrass beds, and thriving fish and shellfish populations.

4. Promote a voluntary, cooperative, educational, and incentive-based approach to protect Morro Bay and its watershed.

5. Where feasible, implement applicable provisions of the *Comprehensive Conservation and Management Plan for Morro Bay* published by the Morro Bay National Estuary Program through special programs, land use planning strategies, review of development proposals, and public education.

6. Where appropriate, continue to obtain open space easements for sensitive wetlands and bayfront areas, and encourage other agencies and conservation organizations to obtain open space and conservation easements and fee title to these areas.

7. Support efforts to find a consensus-based resolution to the conflicts between hunting and other human uses of and adjacent to the bay.

8. Use a watershed approach to land use planning, such as initiating a change to the planning area boundaries of the Estero and adjacent planning areas to make them correspond to the boundaries of the Morro Bay watershed.

9. Reduce bay sedimentation by reducing the potential for a large, damaging fire through good fuel management practices such as livestock grazing and prescribed fire. Land use should be consistent with the ability to implement those practices.

B. Background

The Morro Bay estuary is a unique resource of national importance. In 1995, Morro Bay became a National Estuary, a distinction given to only 28 estuaries nationwide. Morro Bay is also the first State Estuary, having earned that honor in 1994, and consists of about 2,300 acres of tidal lands and open water bordered by the community of Los Osos, the city of Morro Bay, and Morro Bay State Park.

The Morro Bay watershed is essential to the health of the bay. It consists of about 48,000 acres of agricultural, forest and urban lands where streams and other runoff eventually flow to the estuary and mix with saltwater from the ocean. The watershed contains a wealth of natural resources, from croplands and grazing lands to forests, streams, and other valuable wildlife habitats. The watershed is also the home and work place of many people, from Los Osos and the city of Morro Bay to Cuesta College, Camp San Luis Obispo, the California Mens Colony, and surrounding rural areas.

The Morro Bay Estuary supports the most significant wetland system on the south central coast. The estuary, together with its watershed, supports a variety of valuable natural and human resources and activities:

- Crop production on fertile bottom lands and grazing on hillsides, and aquaculture
- An established commercial fishing industry
- Spawning grounds for fish and marine life
- Habitat for shorebirds, waterfowl, migrating birds, and more than 24 threatened or endangered plants and animals

- Tourism and recreation, such as fishing, boating, kayaking, golfing, and tourist attractions
- Electric power generation

Morro Bay and its watershed are a rare national treasure. Its scenic wonder is enjoyed by residents and visitors alike, its natural habitats support abundant wildlife, and its resources provide a livelihood for many people and for industries that are vital to the local economy. All of these things, however, depend on maintaining the health of the estuary.

Morro Bay is still relatively unspoiled. However, evidence shows that the estuary is threatened by the effects of an unnaturally fast rate of sedimentation. Other water quality concerns and loss of habitat also threaten the bay. These threats are recognized by the many agencies and groups that have an interest in the bay and its watershed.

A watershed management plan to guide the future of the estuary has been prepared with the participation of government agencies, interest groups and landowners that have an interest in the bay. The intent of that plan is to help achieve goals such as slowing sedimentation of the bay, maintaining water quality, maintaining the functioning of the watershed and its diversity of habitats, reestablishing healthy steelhead habitat, and promoting public awareness and involvement in watershed management issues.

The boundaries of the Morro Bay watershed extend beyond the Estero Planning Area into portions of the Salinas River and San Luis Obispo and San Luis Bay Planning Areas. The upper portions of the watershed extend up the Los Osos and Chorro Valleys and Cuesta Ridge (see Figure 6-4).

Land use and development activity in the upper portions of the watershed have a great effect on downstream areas within the Estero Planning Area--and ultimately on the Morro Bay estuary. These downstream effects involve water supply, erosion, pollution, and habitat, for example. Accordingly, land use planning and decisions need to consider the affects of activities in the upper watershed on the rest of the watershed and on the Morro Bay estuary.

The effects of a wildfire, natural or human-caused, on the watershed is dramatic. The 1994 Highway 41 fire burned all of the chaparral vegetation in Morro Bay's upper watershed (9,700 acres or 35 percent of the Chorro Creek watershed). The following winter, runoff from heavy El Ni¤o rainstorms caused major rill and gully erosion on the steep, barren slopes of Cuesta Ridge. A sediment transport study conducted in 1998 estimated that the resulting "pulse" of sediment entering tributaries to Chorro Creek was a "5,000 year event" *(Morro Bay Estuary Watershed Fire Management Plan Draft, 2002).*

While preventing all fires is both impossible and environmentally unsound, reducing the potential for a wildfire that consumes huge blocks of the watershed is important. The method to do this is generally prescribed fires that provide a younger age class of vegetation that is less volatile, making suppression easier.

The existing agricultural and rural character of the rural portions of the watershed should be maintained so that prescribed fires and other fuel reduction projects such as livestock grazing can be employed, creating large zones of reduced fuels. Fire suppression activities can also create erosion problems following a wildfire. A developed area will require more suppression activities such as creating fire breaks to protect development.

In recognition of the watershed as a single, inter-related system, the update of this plan has taken into consideration the entire Morro Bay watershed. The upper portions of the watershed outside of the Estero Planning Area totaling about 17,400 acres (about 27 square miles) were identified as a "secondary study area." Land uses and environmental constraints in this secondary study area were studied in connection with the goals, policies, standards, and programs of this plan. Ideally, the Estero Planning Area boundaries should correspond to the limits of the Morro Bay watershed. That would make it easier to take a comprehensive watershed approach to land use planning.

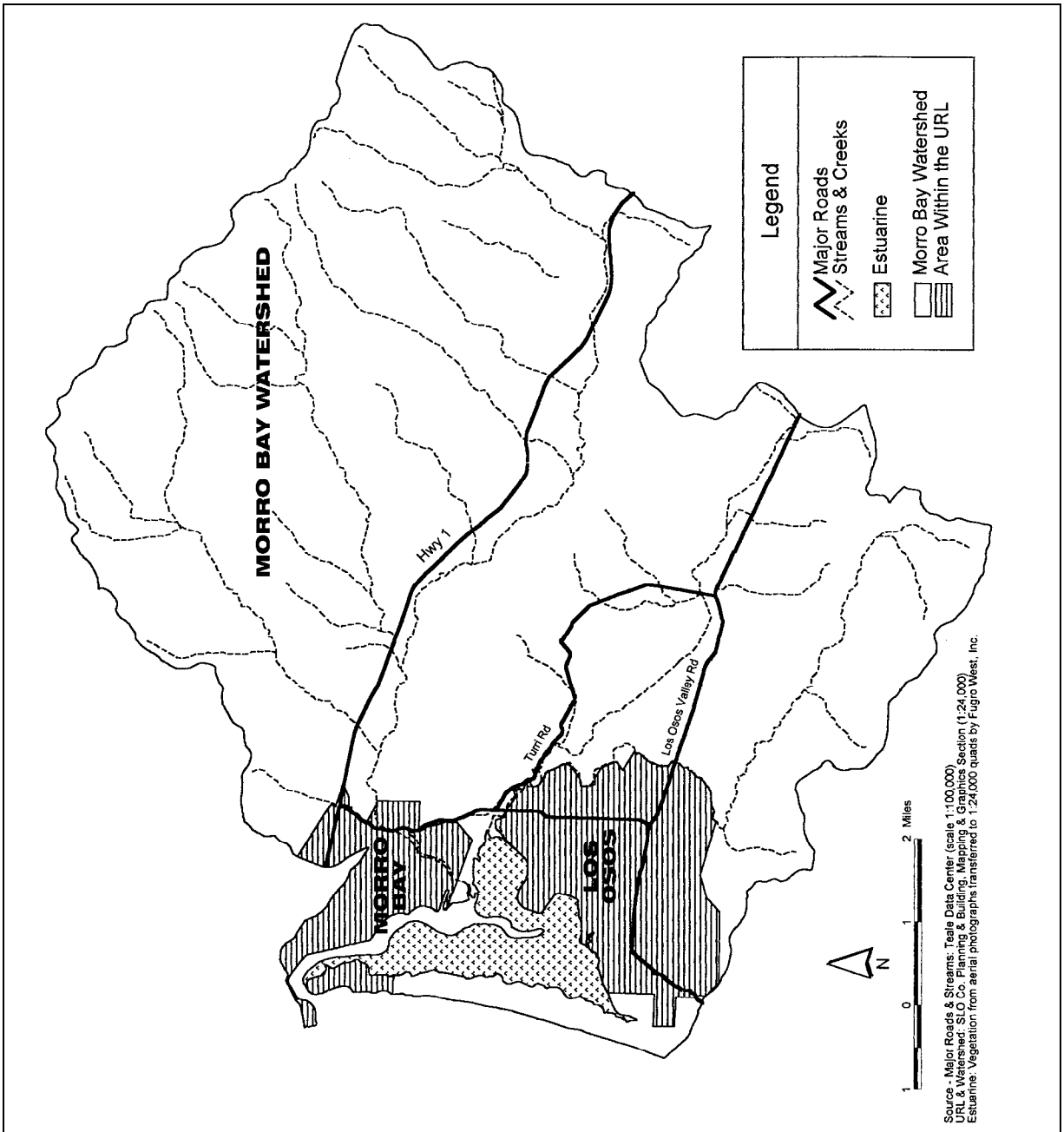


Figure 6-4: Morro Bay Watershed

VI. PROGRAMS

"Programs" are recommended non-mandatory actions to achieve community or areawide objectives identified in this area plan. Implementation of each LUE program is the responsibility of the county or other public agency identified in the program itself and in the table at the end of this chapter. Because programs (some of which include special studies) are recommended actions rather than mandatory requirements, implementation of any programs should be based on consideration of community needs, community support and available funds.

The following programs are grouped under the headings Specific Combining Designations, Other Sensitive Habitat, Morro Bay Estuary and its Watershed: Protection and Management.

A. Specific Combining Designations

Sensitive Resource Areas (SRA):

1. **Camp San Luis Obispo Relict Grasslands Protection.** California Polytechnic State University should make every effort to ensure that grazing does not adversely impact this grassland, and should avoid planting introduced and competitive grass species in or adjacent to the identified grassland.

2. **Cayucos Monarch Butterfly Habitat Protection, Enhancement and Management.** The county should support acquisition in fee or by easement of this significant habitat. The county should also encourage preparation of a habitat management plan to assure the long-term continuance of the habitat. The plan should include strategic planting to enhance the habitat.

Historic Site (H)

3. **Cayucos Pier.** The county should work with the State to develop interpretive facilities to identify and explain the historic significance of the Cayucos Pier.

Geologic Study Area (GSA): Coastal Bluffs, Cayucos and Vicinity

4. **Seawalls.** The County Planning and Building Department should seek grant funding for and prepare a program to avoid permanent armoring of the shoreline and minimize impacts to the shoreline in developed areas using a long-term, comprehensive approach. The program should include preparation of an areawide shoreline erosion and bluff management plan focusing on annual bluff erosion rates and sand supply; bluff retreat and setbacks; emergency armoring procedures; and shoreline protection structure design, engineering, monitoring, and maintenance. The management plan should help determine whether it would be appropriate to allow construction of seawalls where seawalls already exist on the abutting

properties on each side. If so, the county should initiate an amendment to the Local Coastal Program, after consultation with the Coastal Commission, to accordingly revise the Coastal Plan policy and implementing Coastal Zone Land Use Ordinance provisions regarding construction of shoreline structures.

B. Other Sensitive Habitat

1. **Protection and Management of Sensitive Habitats.** The county should work closely with public agencies and conservation organizations to protect and manage sensitive resources.

   a. **Strategies.** Strategies to protect and manage sensitive habitats may include encouraging acquisition in fee or by easements (such as conservation easements) by public agencies or conservation organizations, obtaining easements in connection with development projects, and implementing programs such as transfer of development credits and mitigation banking.

   b. **Location and Types of Habitat.** The county should pursue protection and management of the following sensitive habitats (not in priority order) through a variety of strategies that may include easements and agreements for property under private ownership and management, and acquisition by conservation organizations or public agencies:

      - Eto and Warden Lakes
      - Villa Creek Lagoon and sandy beach--while limited public access should be provided and monitored due to the sensitive nature of this area, wetlands should be protected and not be disturbed by trails or other improvements
      - Ecologically significant areas containing riparian habitat, oak woodland, coastal sage scrub, dune scrub, coastal strand, or maritime chaparral communities
      - Areas adjoining the Los Osos Oaks State Reserve that contain outstanding examples of pygmy oaks.

   c. **Characteristics of Sensitive Habitat.** Where feasible, the county should seek to protect contiguous areas of sensitive habitat that:

      - Support or could support rare, threatened or endangered species
      - Include a range of vegetation types and slopes to provide heterogeneity
      - Are sufficiently large to support ecosystem processes.

- Include buffer areas that separate habitat from incompatible uses
- Include continuous wildlife corridors

2. **Plover Habitat Mapping.** The County Department of Planning and Building should work with the U.S. Fish and Wildlife Service, the California Department of Fish and Game, the State Department of Parks and Recreation, and other applicable organizations to identify shoreline areas that provide existing or potential habitat for the Western snowy plover as Sensitive Resource Areas and Environmentally Sensitive Habitats. The land use categories of these areas should be re-evaluated, and planning area standards should be established as appropriate.

C. Water Quality, Cayucos and Rural Area

1. **Street Sweeping.** The County Public Works Department should establish a program to sweep streets just before each rainy season in order to reduce the amount of debris, bacteria and other pollutants entering creeks, the Morro Bay estuary and the ocean.

2. **Roads and Bridges.** The County Public Works Department should identify opportunities to reduce runoff, sedimentation and the volume and concentration of pollutants entering surface waters from county bridges and paved and unpaved roads. Measures to control sediment and other pollutants may include vegetated filter strips, grassed swales, detention basins, constructed wetlands, infiltration trenches, and sediment traps.

3. **Sediment Reduction on County-owned Lands.** The county should install and maintain sediment traps where appropriate in order to reduce sediment transport to coastal waters. The county should develop and implement other Best Management Practices to reduce sedimentation that can be used according to varying conditions and needs. The county should seek technical assistance from and coordinate with agencies such as the Natural Resources Conservation Service, Coastal San Luis Resource Conservation District and the California Department of Fish and Game.

4. **Creek Restoration on County-owned Lands.** Where streambank erosion is a concern, the county should implement creek restoration projects and other management measures to improve streambank morphology and stability, enhance riparian habitat and improve water quality. The county should seek technical assistance from and coordinate with agencies such as the Natural Resources Conservation Service, Coastal San Luis Resource Conservation District, the California Department of Fish and Game, U.C. Cooperative Extension, the County Farm Bureau, and the Regional Water Quality Control Board.

5. **Fertilizer and Pollutant Runoff from County-owned and Managed Lands.**

   a. The county should develop and implement a variety of Best Management Practices to decrease fertilizer runoff from county-owned

and managed properties such as the Dairy Creek and Morro Bay Golf Courses.

b. The Parks Division of the Department of General Services should provide receptacles for disposal and pick-up of pet waste in recreation areas heavily used by pets.

D. Morro Bay Estuary Water Quality

1. **Live-aboard Boats.** The County Division of Environmental Health should provide technical assistance to the City of Morro Bay, the U.S. Coast Guard and the California Department of Fish and Game in their enforcement and educational efforts to decrease levels of bacteria from live-aboard boats.

2. **Abandoned Boats.** The Sheriff's Dive Team should assist in efforts to remove illegal moorings and abandoned, derelict boats and vessels in the back bay to reduce the potential for bacterial pollution in the vicinity of shellfish harvest areas.

3. **Pump-Out Facilities.** The County Division of Environmental Health should assist in efforts to improve accessibility of pump-out facilities to boat owners, and in providing educational materials to boaters about the impacts of waste discharge and the locations of pump-out facilities.

E. Morro Bay Estuary and its Watershed: Protection and Management, Cayucos and Rural Area

The county and other appropriate agencies and organizations should protect and manage the estuary and its sensitive habitats, with emphasis on minimizing sedimentation of the estuary.

1. **Public Acquisition.** The State Department of Parks and Recreation and Department of Fish and Game should continue to give high priority to their program of acquisition of bayfront areas.

2. **Public Access.** Appropriate agencies should manage public access to minimize impacts on the Morro Bay shoreline and estuary by taking actions that include the following:

   a. The Morro Coast Audubon Society should monitor the impacts of access on the Sweet Springs Preserve and manage access to protect habitat.

   b. The county should adopt ordinances to prohibit off-road vehicle use along the bay, and to prohibit overnight camping along the shoreline of the bay, except in designated county or state campgrounds.

3. **Monitoring and Restoration.** The State Department of Parks and Recreation and other applicable agencies should monitor and restore sensitive habitats as follows:

   a. Monitor the impacts of deposition of soils on the Morro Bay sandspit.

   b. Continue the program to revegetate the sand spit to control sedimentation of the bay; encourage the city of Morro Bay to pursue a similar program for the portion of the sand spit within the city limits.

   c. Monitor the impacts of urban runoff on water quality at the Sweet Springs preserve.

   d. Restore disturbed areas to reestablish the former natural vegetation communities such as coastal dune scrub and maritime chaparral.

   e. Establish ongoing programs to control the spread of exotic species in sensitive habitats.

4. **Planning Area Boundaries.** The county should initiate a change to the Estero Planning Area and adjacent planning areas to make the planning area boundaries correspond to the boundaries of the Morro Bay watershed. This can facilitate management of water quality and other impacts of land use within the entire watershed on the Estero Planning Area, especially the Morro Bay Estuary.

F. Local Coastal Plan

1. **State Tidelands.** The county should request that the State Lands Commission undertake a survey of the extent of the State tidelands in the Cuesta Inlet area.

The following table summarizes the preceding recommended programs to be implemented by the county or other public agencies. In the table, the first column, "Program No.," identifies the program by its number in the preceding text. The second column, "Program," identifies the subject of the program. The column under "Responsible Agencies" lists which public and/or private agencies have primary responsibility for carrying out each program. The column, "Potential Program Funding," lists potential sources of funding for each program. The column, "Time Frame," identifies whether each program is expected to be carried out over a short, medium, or long-term period, or whether the program requires an on-going effort. The column, "Target Date," lists the estimated date by which each program should be implemented. The last column, "Priority," ranks each program according to whether it has a high, medium or low priority for implementation. This will help decision makers and the public decide how to allocate limited funds.

Table 6-1, Schedule for Completing Recommended Programs

Program No.	Program	Responsible Agencies	Potential Program Funding	Timeframe	Target Date	Priority
A. Specific Combining Designations						
A1.	Grassland Protection	Cal Poly	State	On-Going	On-Going	Medium
A2.	Monarch Butterfly Habitat	Co. Planning	State, Fish & Wildlife	On-Going	On-Going	High
A3	Cayucos Pier Facilities	Co. Parks, State	Facilities Fees, State	Med.-Term	2010	Medium
A4.	Seawalls: Coastal Erosion Study; LCP Amendments	Co. Planning	County	Med.-Term	2010	Medium
B. Other Sensitive Habitat						
B1.	Protection & Management	Co. Planning, Others	Grants, Developers and Others	On-Going	On-Going	High
B2.	Plover Habitat Mapping	Co. Planning	County Grants	Short-Term	2005	Medium
C. Areawide Water Quality						
C1.	Street Sweeping	Pub. Works	County, Grants	Short-Term	2005	Medium
C2.	Roads, Bridges	Pub. Works	County, Grants	Med.-Term	2010	Medium
C3.	Sediment Reduction	Pub. Works, Gen. Services	County, Grants	Short-Term	2005	Medium
C4.	Creek Restoration	Pub. Works, Gen. Services	County, Grants	Med.-Term	2010	Medium
C5.	Pollutant Runoff	Co. Parks	County, Grants	Short-Term	2005	Medium

Table 6-1, Schedule for Completing Recommended Programs

D. Morro Bay Estuary Water Quality						
D1.	Live-Aboard Boats	Env. Health	County, Grants	On-Going	On-Going	Medium
D2.	Abandoned Boats	Sheriff	County, Grants	Medium-Term	2010	Medium
D3.	Pump-out Facilities	Env. Health	County, Grants	Short-Term	2005	Medium
E. Morro Bay Estuary and its Watershed: Protection and Management						
E1.	Acquisition	Public Agencies, Conservation Organizations	Public Agencies, Others	On-Going	On-Going	High
E2.	Public Access Management	Public Agencies, Audubon Society	Public Agencies, Audubon Society	On-Going	On-Going	High
E2b.	Off-Road Vehicle, Overnight Camping Ordinances	Co. Planning	County	Short-Term	2005	Medium
E3.	Habitat Monitoring and Restoration	State Parks, Other Agencies	State	On-Going	On-Going	High
E4.	Planning Area Boundaries	Co. Planning	County	Short-Term	2005+	High

Audubon Society	Morro Coast Audubon Society
Co. Planning	County Department of Planning and Building
Pub. Works	County Department of Public Works
Gen. Services	County Department of General Services
Co. Parks	County Department of General Services, Parks Division
Env. Health	County Division of Environmental Health
Fish & Wildlife	U. S. Fish and Wildlife Service
State Parks	State of California Department of Parks and Recreation

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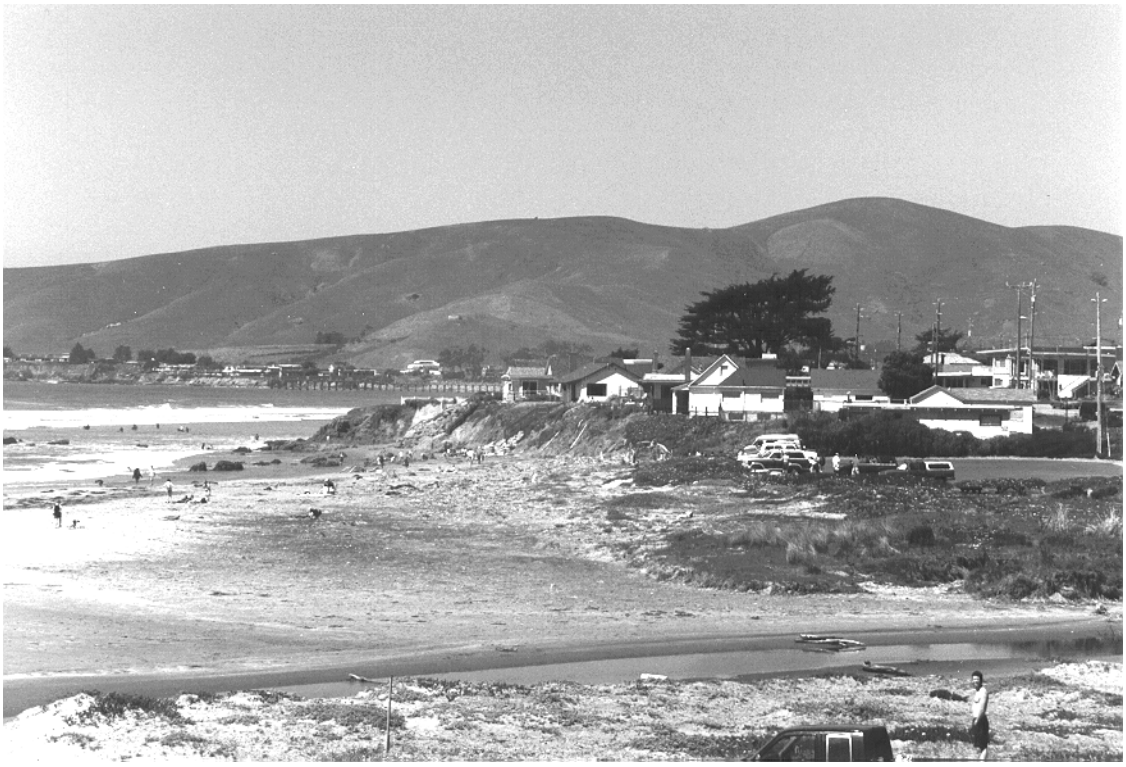
CHAPTER 7: PLANNING AREA STANDARDS



I. INTRODUCTION

The local planning area standards in this chapter are intended to protect and enhance the planning area's abundant natural resources and scenic beauty. At the same time, they provide opportunities to improve jobs, services, recreation, and tourism. The standards implement the vision, goals and policies described in the preceding chapters.

Planning Area standards are mandatory requirements for development, and are intended to respond to concerns in particular areas or communities. Planning area standards can range from special setbacks in one neighborhood, to limits on the kinds of land uses normally allowed by the Land Use Element (Table O, and Coastal Table O, Part I) because of certain community conditions.

Planning area standards apply to certain activities, development, and establishment of new land uses. They must be satisfied before a land use can be established.

Planning area standards apply to development in addition to provisions of the Local Coastal Program Policy Document and the Coastal Zone Land Use Ordinance (CZLUO). Where planning area standards conflict with the CZLUO, these standards control. Any density bonus shall meet the standards of the CZLUO and the Coastal Plan policies of the LCP, unless such density bonus is specifically set forth in the area plan standard. In any case where this area plan designates a property in the Open Space or Recreation land use categories; in the Sensitive Resource or Historic Area combining designations; or where the LUE identifies a need for open space preservation through easement, contract or other

instrument; such designation does not in and of itself convey or imply any right of public use, access, trespass or violation of privacy.

Land dedications and other exactions identified in this plan are intended to mitigate the impacts of specific development proposals, and to insure consistency with the Local Coastal Program. In some circumstances, the county may conduct a nexus and proportionality study to provide the practical and legal basis for the proposed exactions. Dedications and exactions will be pursued consistent with Section 30001.5 of the California Coastal Act considering the need to:

1. Assure the orderly, balanced utilization and conservation of coastal zone resources taking into account the social and economic needs of the people of the state; and

2. Maximize public access to and along the coast and maximize public recreation opportunities in the coastal zone consistent with sound resource conservation principles and constitutionally protected rights of private property owners.

3. Protect, maintain, and where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and artificial resources.

4. Assure priority for coastal-dependent and coastal-related development over other development on the coast.

Estero planning area standards are organized under several headings describing locations in the planning area where they apply. Standards are grouped first by the entire planning area, second by area or community, then by land use category, and finally under headings naming a specific area or location where the standard must be satisfied.

In addition to planning area standards, this chapter also includes guidelines. Guidelines provide further direction on how to implement the goals and policies of this plan. Guidelines are advisory, but are to be used in evaluating projects such as land divisions, Minor Use Permits and Development Plans. A variety of approaches may satisfy the intent of the guidelines.

II. CHAPTER ORGANIZATION

This chapter contains the following major sections:

I. INTRODUCTION

II. CHAPTER ORGANIZATION

III. AREAWIDE STANDARDS. These standards apply throughout the planning area or within identified areas.

IV. RURAL AREA STANDARDS. These standards apply to locations within the rural area located outside of the communities (urban areas) of Los Osos and Cayucos.

V. CAYUCOS URBAN AREA STANDARDS. These standards apply within the urban area (within the urban reserve line) of Cayucos.

VI. LOS OSOS URBAN AREA STANDARDS. These standards apply within the urban area (urban reserve line) of Los Osos.

Types of Standards (applies to items IV., V., and VI. above)

Rural **Areawide** standards apply in all rural land use categories or in specified rural areas.

Combining Designations standards apply to lands in the specified combining designations. For example, in Cayucos, they are the Geologic Study Area (GSA) and Sensitive Resource Area (SRA) designations.

Land Use Category standards apply to all land within the specified land use categories, unless a sub-heading identifies specific areas or properties where the standard applies. Standards may apply within the following land use categories:

Agriculture	Open Space	Residential Suburban
Commercial Retail	Recreation	Rural Lands
Commercial Service	Residential Rural	Public Facilities
Industrial	Residential Multi-Family	
Office and Professional	Residential Single Family	

Example Outline of Planning Area Standards

V. CAYUCOS URBAN AREA STANDARDS (major section)

COMMERCIAL RETAIL: The following standards apply only to lands within the Commercial Retail land use categories

A. Central Business District (subsection)

1. Building Height, Mass, Scale, and Pedestrian Orientation. (standard)

a. Measurement of Height. (standard**)**

b. Building Height. (standard)

Guidelines **(guideline)**

- *Reduce building mass as seen from streets by*…(guideline)

III. AREAWIDE STANDARDS, EXCLUDING LOS OSOS

The following standards apply throughout the Estero Planning Area, or in the specific locations or land use categories listed, but not in the Los Osos urban area. They are intended to protect natural and cultural resources, encourage high quality residential development, and provide an efficient transportation system that encourages walking, bicycling and other types of transportation.

A. Resource Protection

1. **Clustered or Concentrated Development**. Wherever standards in this chapter call for clustering or concentrating development to protect identified sensitive features, land divisions, Minor Use Permits and Development Plans shall comply with the following (refer also to the Los Osos combining designation standards for Baywood Fine Sands in following Section VI):

   a. **Reports.** When required by the Coastal Zone Land Use Ordinance or the Planning Director, a biological or other applicable report that addresses identified sensitive feature(s) shall be prepared by a qualified professional approved by the Environmental Coordinator. The report shall make recommendations regarding compliance with the following standards b through i., in addition to any applicable requirements of the Coastal Zone Land Use Ordinance.

   b. **Development Location**. Development in land divisions, lot-line adjustments, and other development projects shall be located away from identified sensitive features on or adjacent to the site, and in areas most suitable for development. Development on all proposed building sites shall result in no adverse impacts to environmentally and other sensitive areas, including avoidance of the required setbacks, buffers and fuel modification zones, as verified by the required biological report.

   c. **Setbacks**. Development shall include sufficient setbacks/buffers to protect environmentally sensitive areas (see the following standard A2); at a minimum, the setbacks from environmentally sensitive habitats required in this plan and in Chapter 23.07 of the Coastal Zone Land Use Ordinance, as applicable.

   d. **Extent, Intensity of Development**. The number of dwelling units, intensity of development and site coverage shall be consistent with protection of identified sensitive features on or adjacent to the site.

   e. **Protection of Sensitive Features**. Identified sensitive features shall be protected through building controls, mitigation agreements, easements, participation in a transfer of development credits (TDC) program, or other means, consistent with applicable legal requirements to allow reasonable use of the site.

   f. **Arrangement of Open Space.** Where feasible, open space areas or parcels shall consist of larger, contiguous areas rather than smaller, disconnected pockets of open space. Where feasible, in order to protect biological resources and wildlife migration corridors, open space areas or parcels shall connect to adjacent open spaces areas.

   g. **Cluster Options**. Land divisions shall be designed to comply with preceding standards a - f by using any of the following options. Concentrated development, which results from use of options (2) through

(4), shall fully and permanently protect identified sensitive features without causing adverse environmental impacts:

(1) Cluster land division standards in Chapter 4 of the Coastal Zone Land Use Ordinance.

(2) Cluster land division standards of the Coastal Zone Land Use Ordinance, but with an open space parcel(s) smaller than required.

(3) Conventional land division standards in Chapter 4 of the Coastal Zone Land Use Ordinance.

(4) Any applicable standards for common interest developments and Planned Developments in the Coastal Zone Land Use Ordinance.

2. Environmentally Sensitive Areas--Clustered Development and Habitat Protection Required.

a. Cluster or concentrate development on the least sensitive portions of the site in order to protect and sustain environmentally sensitive areas and the following sensitive features:

(1) Sensitive Resource Areas and Environmentally Sensitive Habitats as defined in the Land Use Element and Local Coastal Plan.

(2) Ecologically significant areas of oak woodland, coastal strand, coastal sage scrub, dune scrub, and maritime chaparral communities--whether or not identified as Sensitive Resource Area combining designations--as defined in the Final EIR for the Estero Area Plan Update and as confirmed in a biological report for proposed development.

(3) All riparian habitat corridors, including riparian woodland and riparian scrub communities as defined in the Final EIR for the Estero Area Plan Update--whether or not they border "blue-line" streams as indicated on U.S.G.S. quadrangle maps--as confirmed in a biological report for proposed development.

(4) Rare, endangered or threatened species as listed by federal or state agencies or as defined in the State CEQA Guidelines.

(5) Other significant stands of vegetation, such as Bishop pine, eucalyptus, and cypress--whether or not identified as Sensitive Resource Area combining designations--that do not need to be removed due to hazardous condition or restoration/enhancement of native habitat.

b. All development within 100 feet of the preceding sensitive features shall comply with the applicable standards for ESH in the Coastal Plan Policies and in Chapter 23.07 of the Coastal Zone Land Use Ordinance, except as otherwise specified in this plan.

c. Development shall not significantly disrupt or cause significant adverse environmental impacts to the preceding sensitive features, and shall not diminish the long-term sustainability of the biological resources.

d. Development on all proposed building sites shall result in no adverse impacts to environmentally and other sensitive areas, including avoidance of the required setbacks, buffers and fuel modification zones, as verified by the required biological report. Land divisions, lot-line adjustments, and development shall be designed so that fuelbreaks and vegetation or fuel modification areas that are needed to reduce fire hazards do not disrupt or cause adverse impacts to the sensitive features listed in preceding paragraph a. Fuelbreaks and vegetation or fuel modification areas shall be located on the development side of required setbacks from sensitive features, and shall be in addition to the required setbacks, as shown in Figure 7-1.

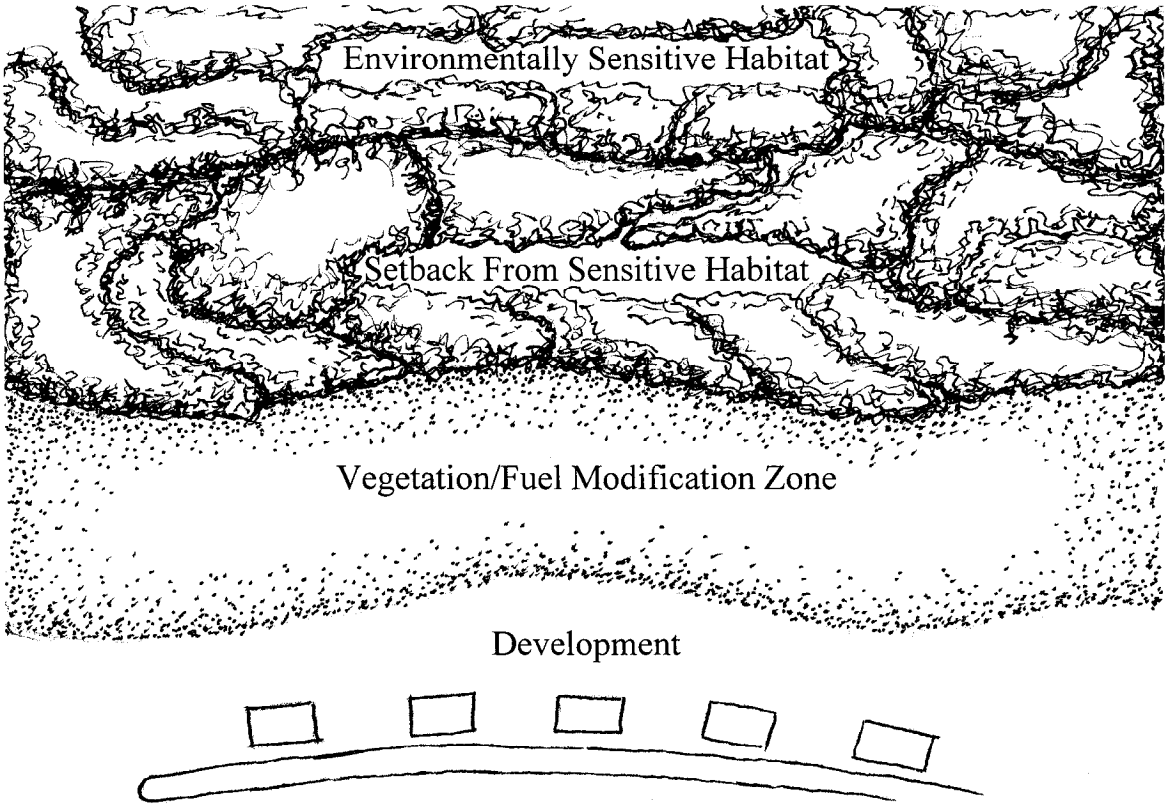


Figure 7-1: Fuel Modification Areas

B. Land Division and Development Design

1. Overriding Land Division Requirements. New land divisions shall be prohibited unless all of the following criteria are satisfied:

a. Development on all proposed building sites results in no adverse impacts to environmentally and other sensitive areas (including as defined in

preceding standard A2) including avoidance of the required setbacks, buffers and fuel modification zones, as verified by the required biological report.

b. Building sites shall not be located on slopes or ridgetops so that structures are silhouetted against the sky as viewed from public roads, public beaches, the ocean, or the Morro Bay estuary.

c. Development Potential. The residential densities for new land divisions and development specified in this plan and in the Local Coastal Program are a maximum, and shall be reduced as needed to protect the environmentally sensitive areas as defined in preceding Section IIIA of the Areawide Standards.

2. Development Location

a. **Environmentally Sensitive Habitat: Site Disturbance**. The following standards apply where it is not feasible to locate a building site without causing adverse impacts to environmentally sensitive areas (as defined in preceding standard A2) and the required setbacks therefrom, as verified by the required biological report.

(1) The maximum total, aggregate amount of site disturbance shall be limited to avoid and mitigate adverse environmental effects to the maximum extent feasible, except as otherwise provided in the Los Osos combining designations standards for Los Osos Dune Sands in following Section VI., consistent with applicable legal requirements to allow a reasonable use of the site to avoid a takings of property.

(2) Site disturbance includes disturbance of the following areas in connection with non-agricultural activities: areas covered by structures, roads, utility trenching and pavement; areas on which grading or removal of native vegetation occurs. Site disturbance does not include activities that are consistent with the restoration and maintenance of native plant habitats as guaranteed by project approval.

C. Circulation

1. **Consistency with Circulation Element.** All proposed public and private development and circulation improvements shall be consistent with the policies and provisions of Chapter 5 of this plan--the Circulation Element--including recommended roadway, pedestrian, intersection, traffic calming, bikeway, and other improvements.

D. Water Quality

1. **Municipal Well-Head Protection--Referrals.** Applications for land divisions, Minor Use Permits and Development Plans within one mile of a municipal well shall be referred to the County Environmental Health Division for review and recommendations in accordance with Chapter 23.06 of the Coastal Zone Land Use Ordinance. Locations of municipal wells include, but are not limited to those shown in Figure 7-2.

E. Coastal Access and Recreation.

Opportunities for public access to and along the coast shall be maximized as follows:

1. New development shall be required to provide Public access and improvements to and along the coast, and shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization.

2. Public access and improvements to and along the coast shall be consistent with the Circulation Element (see Chapter 5 in this plan) and the coastal access goals and policies in Chapter 8 of this plan.

3. Public access shall be consistent with protection of sensitive habitat and agriculture.

4. Any existing free public access to recreational areas shall be maintained.

5. New publicly-developed coastal access and recreation shall include requirements for resource monitoring and management, and provision of interpretive facilities at points of attraction, consistent with Chapter 23.04 of the Coastal Zone Land Use Ordinance.

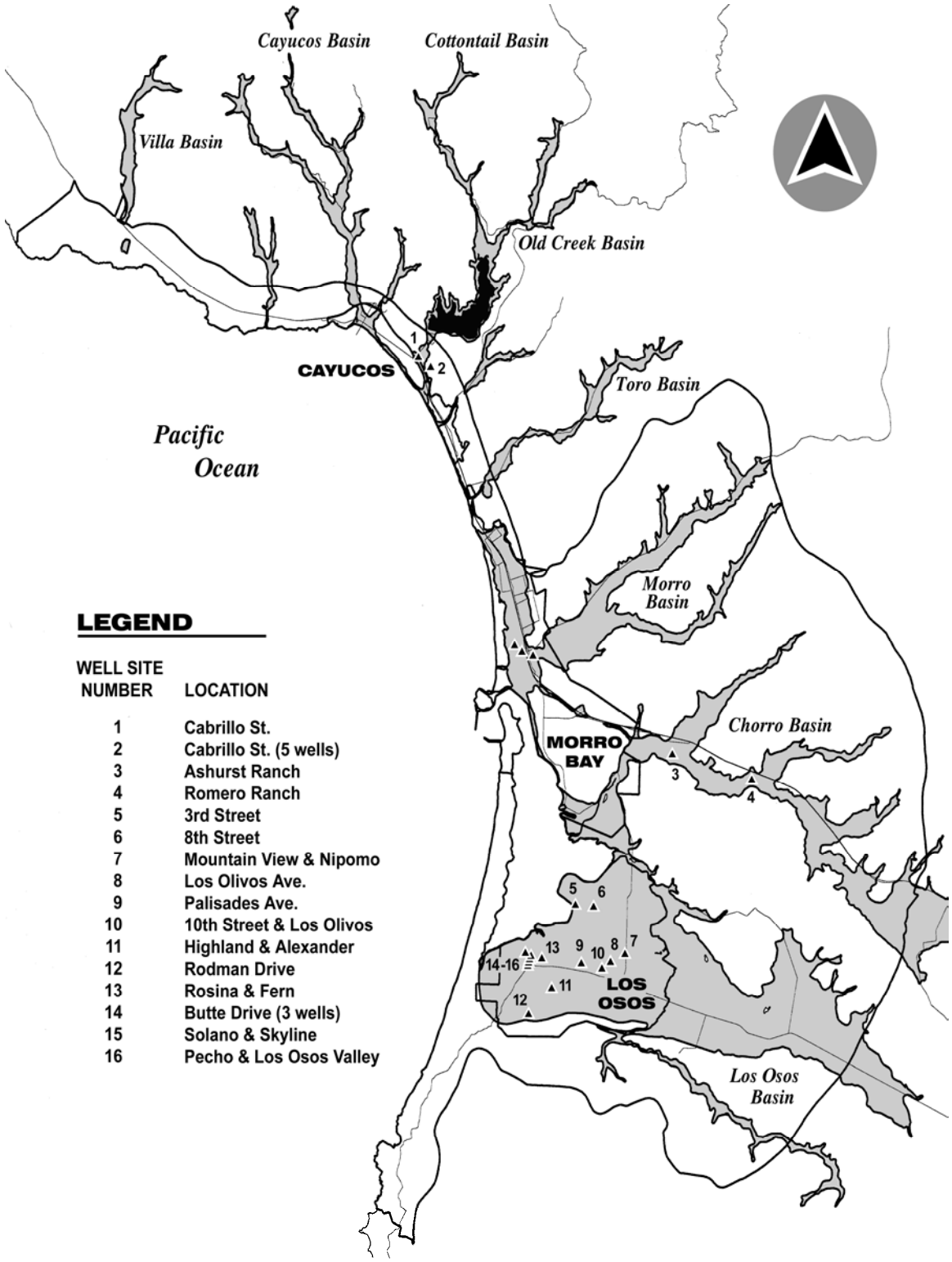


Figure 7-2: Location of Municipal Wells (not all-inclusive)

F. City of Morro Bay Planning Impact Area.

1. **Application Referral**. Within the planning impact area shown in Figure 7-3, applications for land divisions, general plan amendments, Minor Use Permits, and Development Plans shall be referred to the city for review, comment and coordination regarding appropriate infrastructure improvements and development standards.

2. **Morro and Chorro Groundwater Basins**. Land divisions, general plan amendments, Minor Use Permits, and Development Plans within the Morro and Chorro groundwater basins shown in Figure 7-4 shall not adversely impact aquatic habitats. Environmental review shall evaluate potential impacts of development on groundwater resources.

G. Cayucos Planning Impact Area.

Within the planning impact area shown in Figure 7-5, applications for land divisions, general plan amendments, Minor Use Permits, and Development Plans shall be referred to the Cayucos Citizens Advisory Council or its successor for review and comment.

H. Light and Glare.

At the time of application for any land division, land use permit or coastal development permit, the applicant shall provide details on any proposed exterior lighting, if applicable. Except as necessary to support agricultural operations, 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.

I. Shoreline Development.

New development or expansion of existing uses proposed to be located on or adjacent to a beach or coastal bluff are subject to the following standards:

3. **Application Content.** In addition to the application requirements of the Coastal Zone Land Use Ordinance and other Estero Urban Area Plan Standards, applications for new development or expansion of existing uses proposed to be located on or adjacent to a beach or coastal bluff shall include the following:

   a. An analysis of beach erosion, wave run-up, inundation and flood hazards prepared by a licensed civil engineer with expertise in coastal engineering and a slope stability analysis, prepared by a licensed Certified Engineering Geologist and/or Geotechnical Engineer or Registered Civil Engineer with expertise in soils, in accordance with the procedures detailed by Appendix G of this Plan. The report shall include an alternatives analysis to avoid or minimize impacts to public access.

   b. On lots with a legally established shoreline protective device, the analysis shall describe the condition of the existing seawall; identify any impacts it may be having on public access and recreation, scenic views, sand supplies, and other coastal resources; and evaluate opportunities to modify

or replace the existing armoring device in a manner that would eliminate or reduce these impacts. The analysis shall also evaluate whether the development, as proposed or modified, could be safely established on the property for a one hundred year period without a shoreline protective device.

c. Measurements for the form, mass, scale, and roofing and yard features (such as fencing). To the maximum extent feasible, new development shall be compatible with the character of the surrounding neighborhood.

d. Surveyed location of all property lines and the mean high tide line by a licensed surveyor along with written evidence of full consent of any underlying land owner, including, but not limited to the County, State Parks, and State Lands. If application materials indicate that development may impact or encroach on tidelands or public trust lands, the County shall consult with Coastal Commission staff regarding the potential need for a Coastal Development Permit from the Coastal Commission.

e. A preliminary drainage, erosion, and sedimentation plan which demonstrates that no stockpiling of dirt or construction materials will occur on the beach; erosion, runoff, and sedimentation measures to be implemented at the end of each day's work; all construction debris will be removed from the beach daily and at the completion of development; and no machinery will be allowed in the intertidal zone. If there is no feasible way to keep machinery out of the intertidal zone, authorization from the Coastal Commission is required.

4. **Bluff Setbacks**. The bluff setback is to be determined by the engineering geology analysis required in I.1.a. above adequate to withstand bluff erosion and wave action for a period of 100 years. In no case shall bluff setbacks be less than 25 feet. Alteration or additions to existing development that is non-conforming with respect to bluff setbacks that equals or exceeds 50 percent of the size of the existing structure, on a cumulative basis beginning July 10, 2008, shall not be authorized unless the entire structure is brought into conformance with this setback requirement and all other policies and standards of the LCP. On parcels with legally established shoreline protective devices, the setback distance may account for the additional stability provided by the permitted seawall, based on its existing design, condition, and routine repair and maintenance that maintain the seawall's approved design life. Expansion and/or other alteration to the seawall shall not be factored into setback calculations.

5. **Seawall Prohibition**. Shoreline and bluff protection structures shall not be permitted to protect new development. All permits for development on blufftop or shoreline lots that do not have a legally established shoreline protection structure shall be conditioned to require that prior to issuance of any grading or construction permits, the property owner record a deed restriction against the property that ensures that no shoreline protection structure shall be proposed or constructed to protect the development, and which expressly waives any future right to construct such devices that may exist pursuant to Public Resources Code Section 30235 and the San Luis Obispo County certified LCP.

6. **Liability**. As a condition of approval of development on a beach or shoreline which is subject to wave action, erosion, flooding, landslides, or other hazards associated with development on a beach or bluff, the property owner shall be required to execute and record a deed restriction which acknowledges and assumes these risks and waives any future claims of damage or liability against the permitting agency and agrees to indemnify the permitting agency against any liability, claims, damages or expenses arising from any injury or damage due to such hazards.

J. Los Osos Groundwater Basin.

New development using water from the Los Osos Groundwater Basin (see Figure 7-7) shall be required to offset water use within the Los Osos Groundwater Basin and shall not result in a net increase in water use.

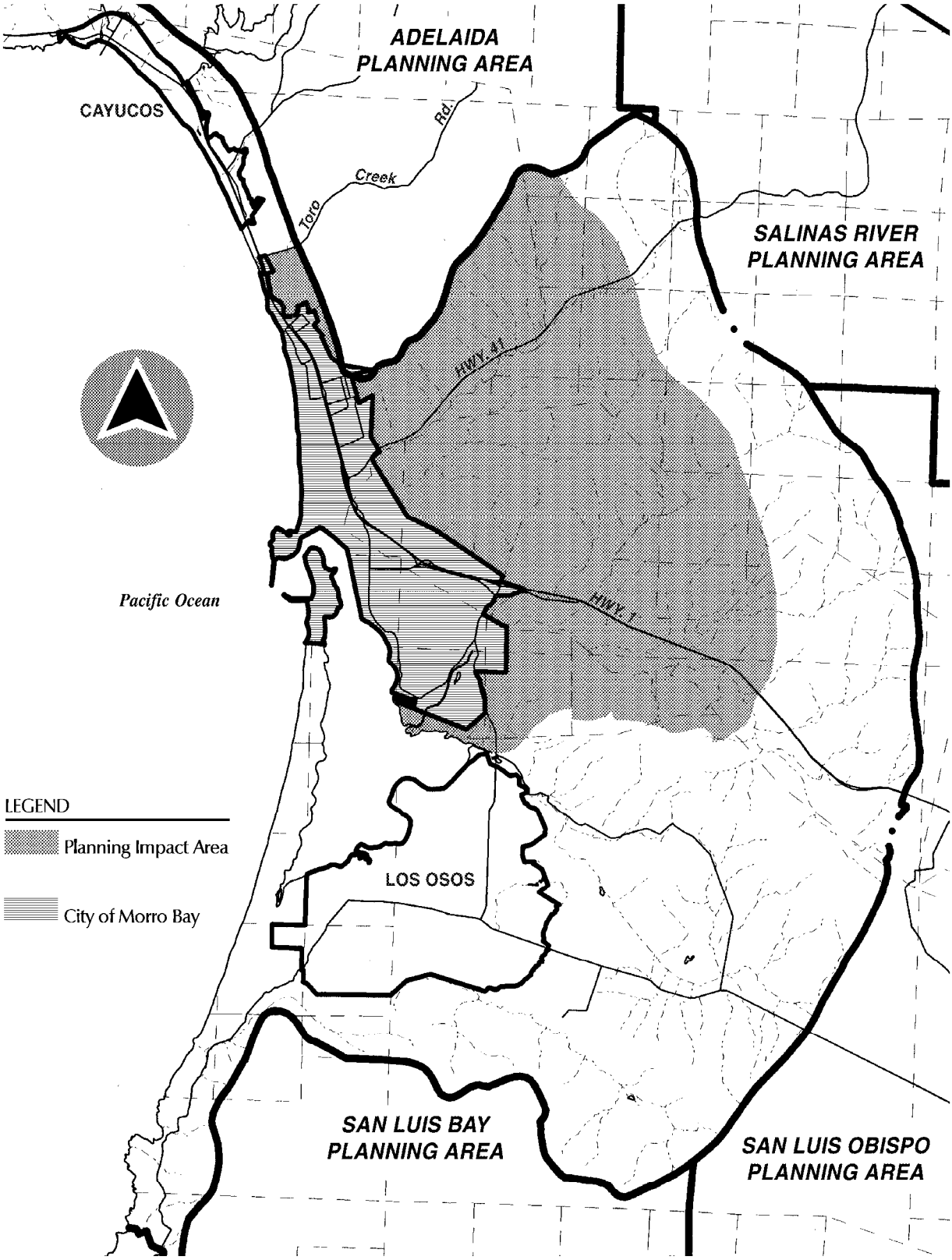


Figure 7-3: City of Morro Bay Planning Impact Area

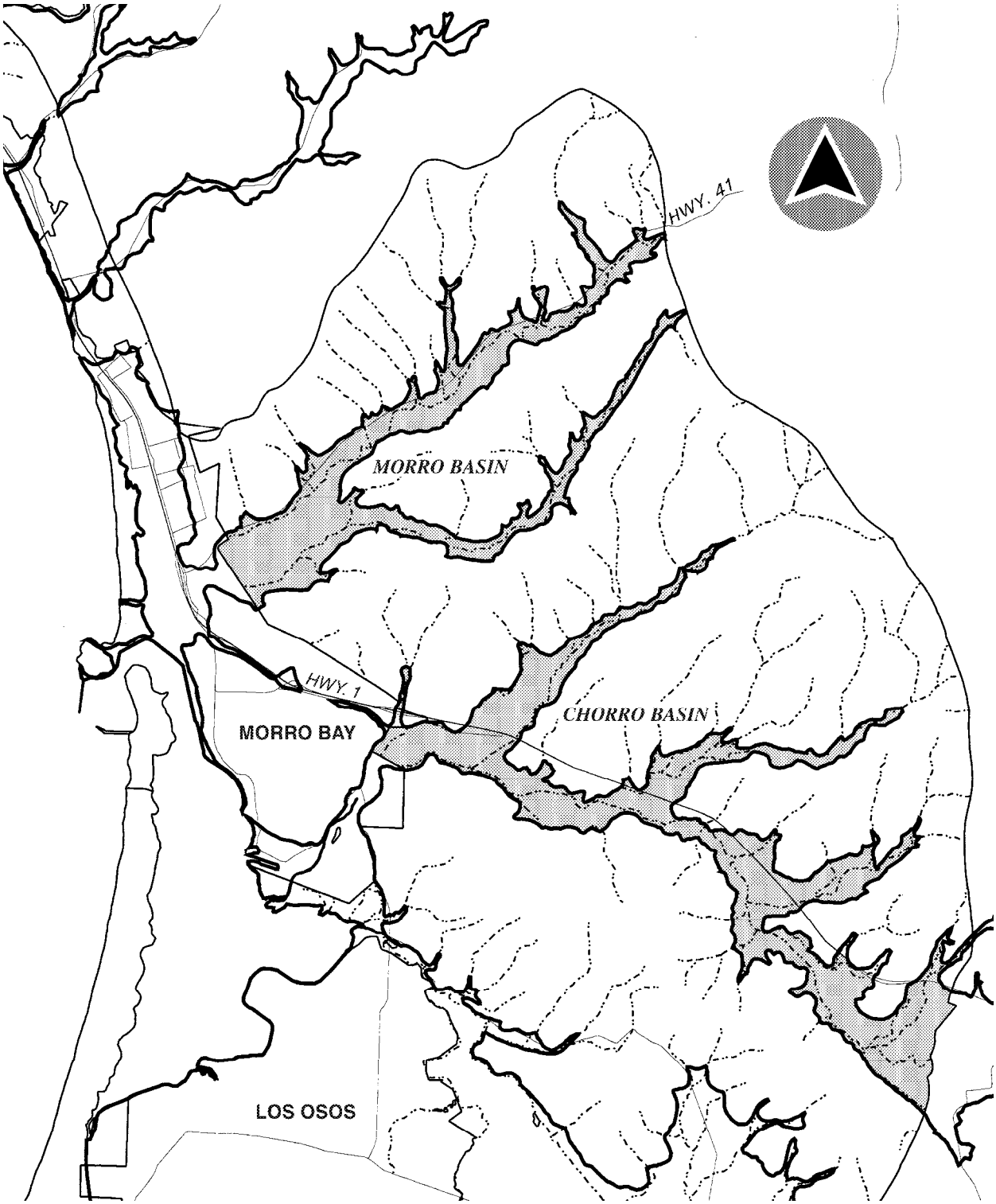


Figure 7-4: Morro and Chorro Groundwater Basins

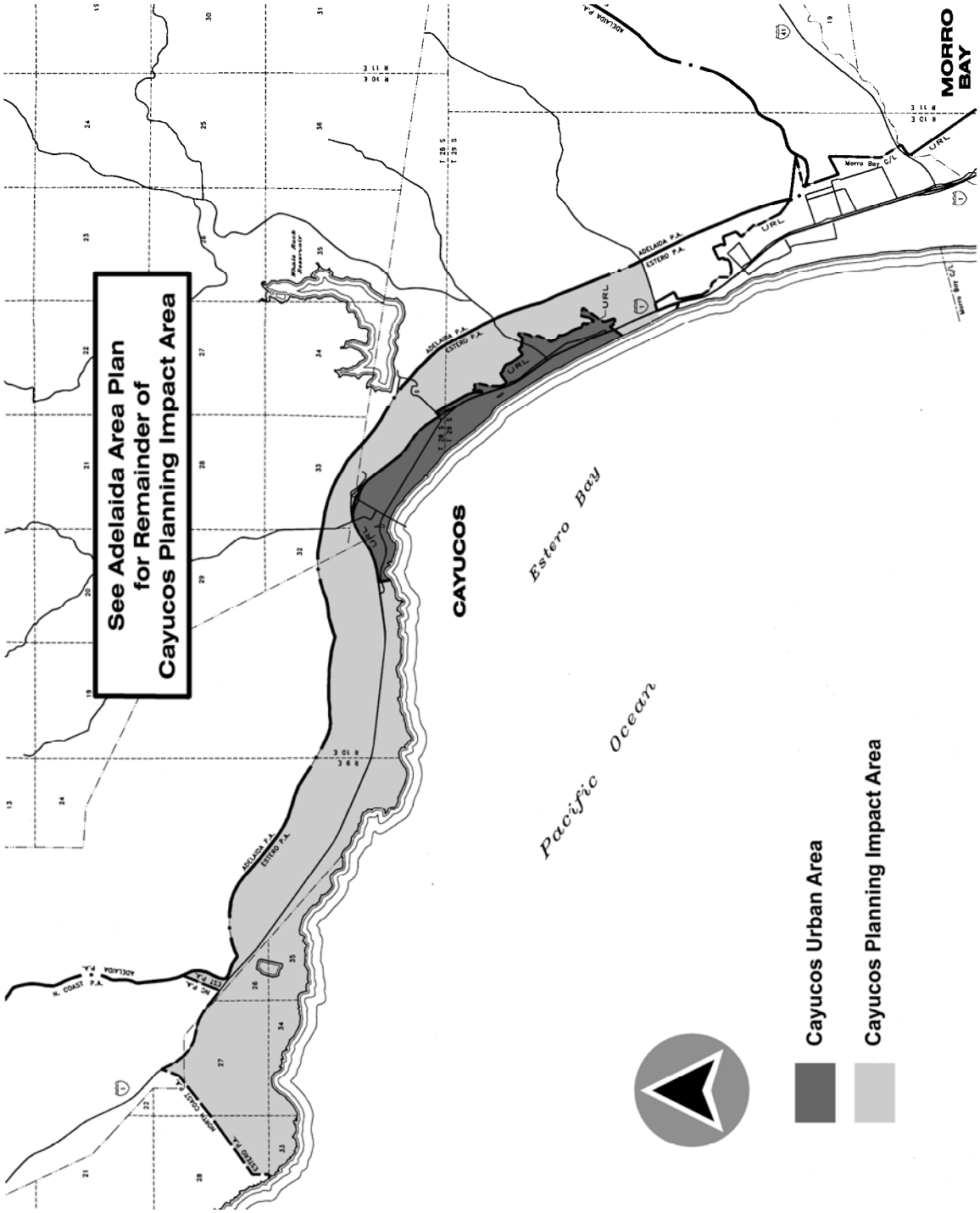


Figure 7-5: Cayucos Planning Impact Area

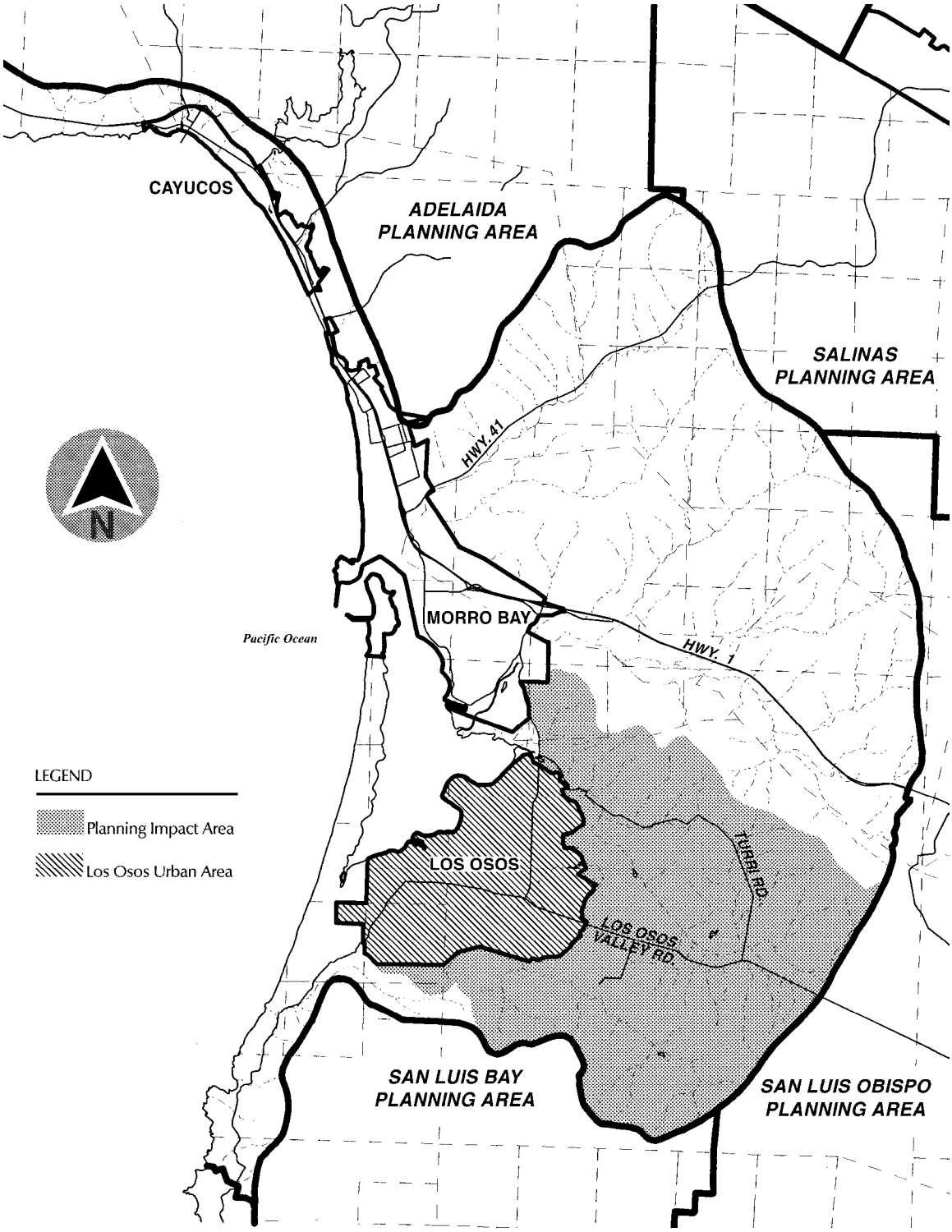


Figure 7-6: Los Osos Planning Impact Area

(For Reference Only)

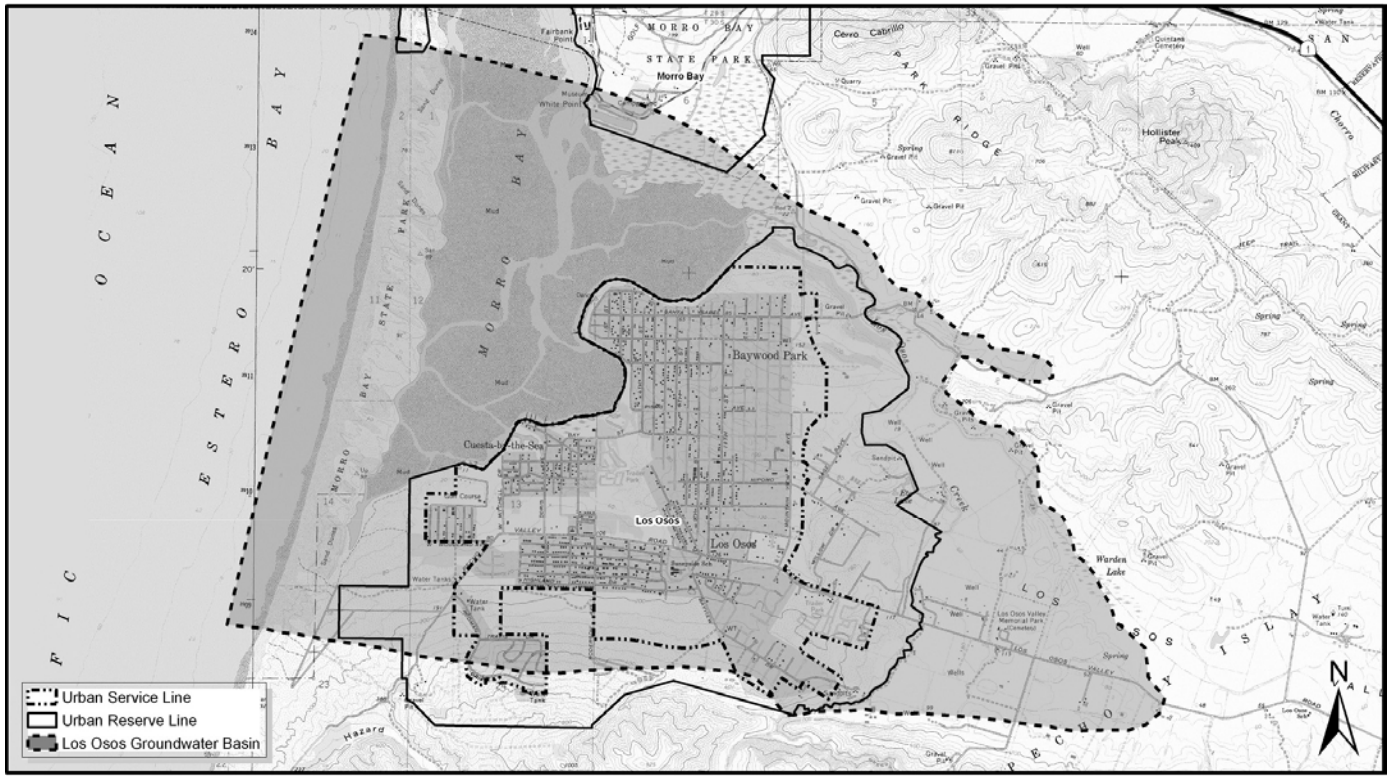


Figure 7-7: Los Osos Groundwater Basin

IV. RURAL AREA STANDARDS

The following standards apply to lands in the Estero Planning Area outside of urban and village reserve lines, in the land use categories or specific areas listed.

AREAWIDE:
The following standards apply to projects proposed in all rural land use categories or in specified rural areas.

A. Circulation

1. **Areawide Systems** - New development in land divisions, Minor Use Permits and Developments Plans shall be integrated into areawide circulation and utility easements, providing for future extensions into adjacent undeveloped properties wherever feasible or where known areawide rights-of-way are planned, unless such physical extensions would induce growth potentially inconsistent with the LCP.

2. **Driveways -** Land divisions, Minor Use Permits and Development Plans shall include, where possible, provisions for combining driveways serving proposed parcels wherever terrain and adequate sight distance allow.

Site Planning Within the Coastal Zone

B. Irish Hills Scenic Backdrop Critical Viewshed and Los Osos Valley Road Scenic Corridor.

The Irish Hills Scenic Backdrop Critical Viewshed and the Los Osos Valley Road Scenic Corridor (see Figure 7-8) are established with the primary purpose of protecting the following: important views of scenic backdrops, background vistas and foreground areas from Los Osos Valley Road; important plant and animal habitats; and watershed resources. All applicable standards in the Coastal Zone Land Use Ordinance apply within this area (e.g., those in Chapter 23.04).

C. Highway 1 - Cayucos Critical Viewshed.

The Highway 1 - Cayucos Critical Viewshed (see Figure 7-9) is established to protect views of this scenic coastal area. All applicable standards in the Coastal Zone Land Use Ordinance apply within this area (e.g., those in Chapter 23.04). Development not exempt pursuant to CZLUO 23.04.210(a) shall be considered a conditional use.

D. Highway 1 and Los Osos Valley Road Scenic Corridors.

Highway 1 and Los Osos Valley Road as shown on Figure 7-8 in the rural portions of the Planning Area are Scenic Corridors. All applicable standards in the Coastal Zone Land Use Ordinance apply (e.g., those in Chapter 23.04).

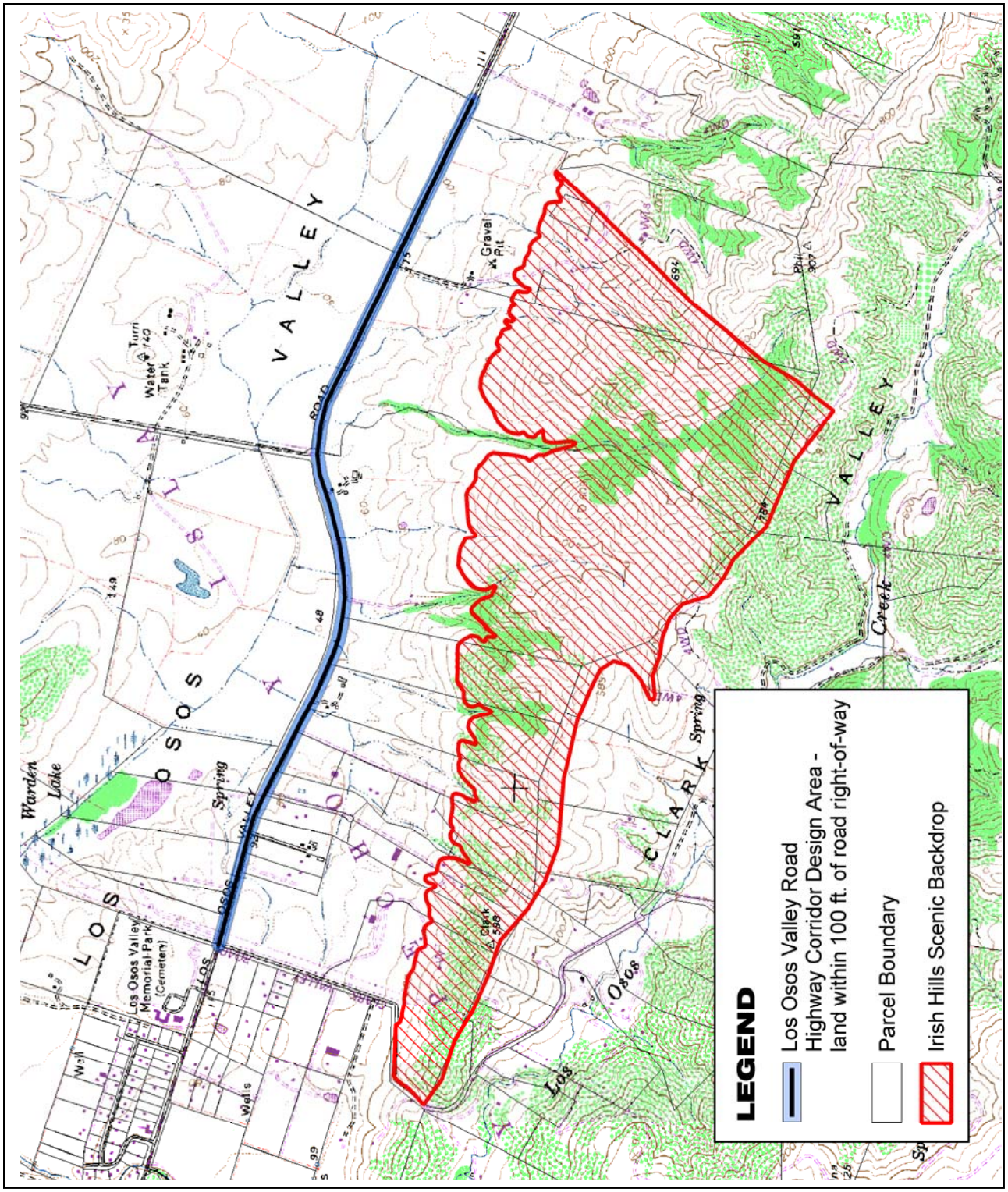


Figure 7-8: Irish Hills Scenic Backdrop Critical Viewshed and Los Osos Vallye Road Scenic Corridor

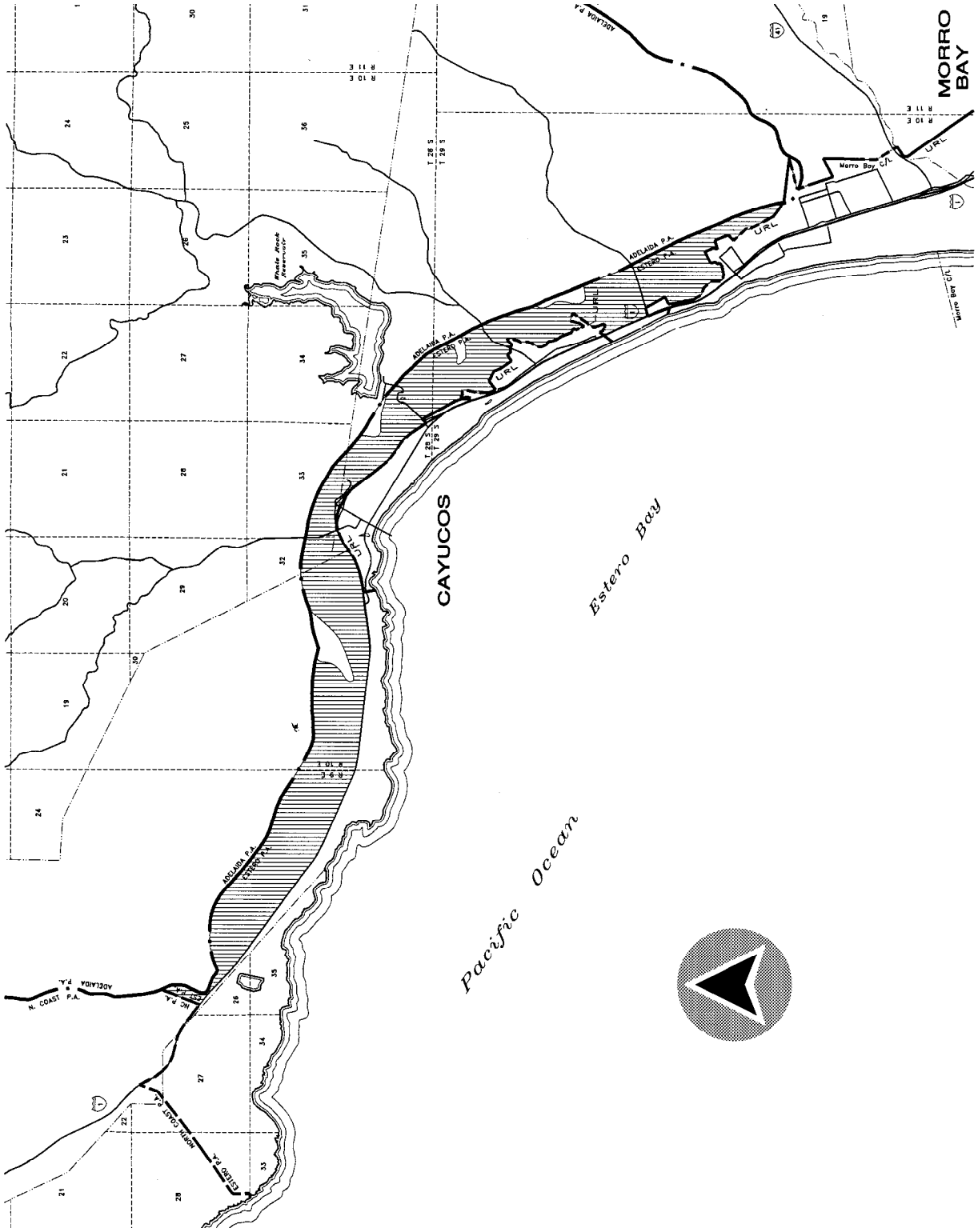


Figure 7-9: Highway 1-Cayucos Critical Viewshed

This map is for reference purposes only and doesn't depict all potentially visible areas.

COMBINING DESIGNATIONS:
The following standards apply to lands in the Geologic Study Area (GSA) and Sensitive Resource Area (SRA) combining designations located outside of urban and village reserve lines, as listed below.

A. Geologic Study Areas (GSA)

1. **Morro Bay & Cayucos Hillsides**. A geologic report prepared by a certified engineering geologist is required for hillside development adjacent to the city of Morro Bay and the Cayucos Urban Reserve Line.

B. Sensitive Resource Area (SRA).

The following standards apply to lands within the Sensitive Resource Area combining designations, including the Critical Viewsheds for the Morros area and the coastal terrace west of Cayucos as shown on the official maps on file in the Department of Planning and Building. The general location of the coastal terrace west of Cayucos is shown in Figure 7-10 for reference purposes only.

The following standards help protect important resources and implement the watershed and visual and scenic resources policies in the Local Coastal Program, and the open space policies in the Agriculture and Open Space Element, including the policies for scenic corridors. The following standards are in addition to any applicable standards in the Coastal Zone Land Use Ordinance; for example, the scenic protection standards in Chapter 23.04 and the standards for Environmentally Sensitive Habitats in Chapter 23.07. Chapter 6 of this plan further discusses the public interests served by these SRA designations and generally describes the geographic areas in which they apply.

1. **Morros Area SRA and Critical Viewshed.** The Morros Area SRA and Critical Viewshed is established with the primary purpose of protecting the following: important views from Highway 1, Los Osos Valley Road, Turri Road, and South Bay Blvd.; natural landmarks and scenic backdrops; locations of important plant and animal habitats; and watershed resources. The following standards apply within this area, in addition to all other applicable standards in the Coastal Zone Land Use Ordinance (e.g., those in Chapter 23.04).

   a. **Application Content**. A biological report prepared by a qualified professional (unless the Environmental Coordinator determines that the report is unnecessary) shall be submitted with an application for a land use permit or land division that is subject to the scenic protection standards in Chapter 23.04 of the Coastal Zone Land Use Ordinance. The report shall recommend measures to avoid, and if not possible, to mitigate impacts to biological resources.

   b. **Cluster Requirement - Residential Land Divisions**. Residential land divisions that are subject to the scenic protection standards in Chapter 23.04 of the Coastal Zone Land Use Ordinance shall cluster or concentrate development in accordance with Section IIIA of the Areawide standards in

this plan in order to protect the scenic and other features identified in this standard.

2. **Coastal Terrace SRA and Critical Viewshed West of Cayucos** The Coastal Terrace SRA and Critical Viewshed west of Cayucos is established on the coastal terrace south of Highway One that extends from the Cayucos urban reserve line westward to the planning area boundary. The purpose of this SRA and Critical Viewshed is to protect views of this scenic coastal area as seen from Highway 1, public beaches and the ocean, and to protect sensitive plants. The following standard applies within the portion of this area shown in Figure 7-10, in addition to all other applicable standards in the Coastal Zone Land Use Ordinance (e.g., those in Chapter 23.04).

   a. **Application Content** A biological report prepared by a qualified professional (unless the Environmental Coordinator determines that the report is unnecessary) shall be submitted with an application for a land use permit or land division. The report shall include identification of sensitive plants on the site, sensitive areas due to the presence of marine mammals, and recommendations to avoid,-and if not possible, to mitigate any adverse effects on sensitive plants-and marine mammals.

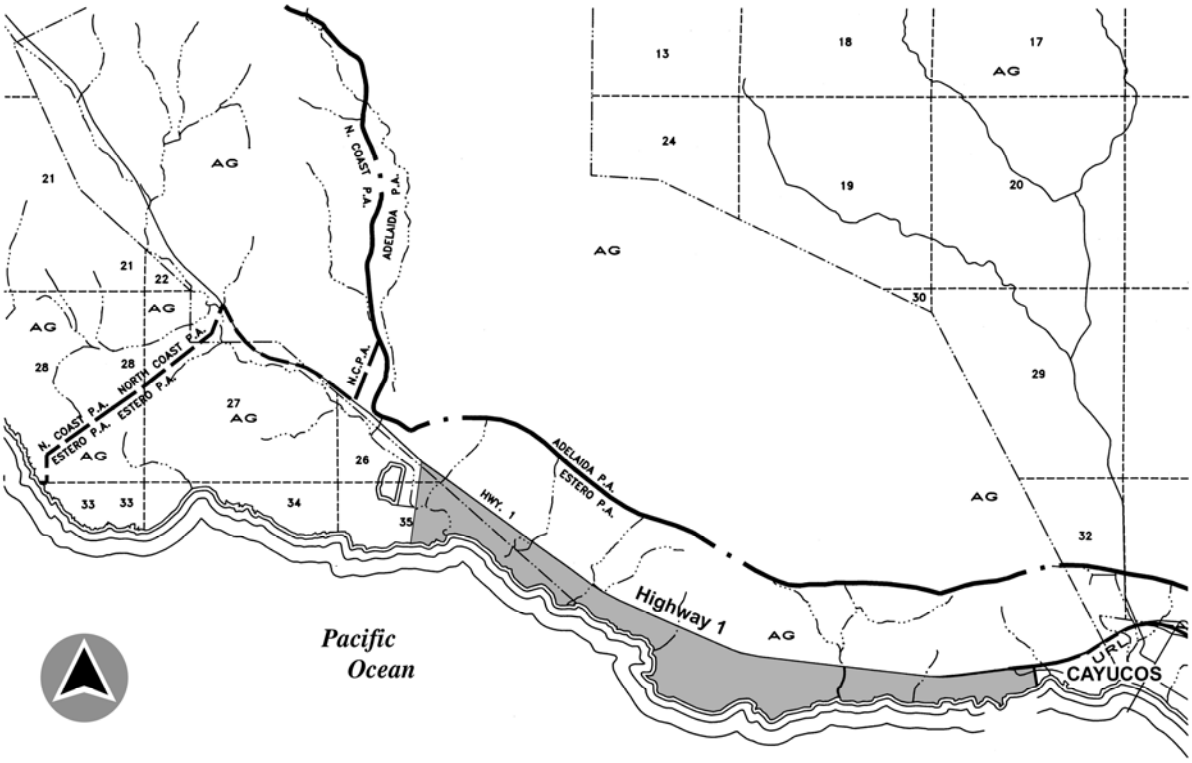


Figure 7-10: Portion of Coastal Terrace SRA and Critical Viewshed West of Cayucos (for reference only—not the official map)

3. **Los Osos Dune Sands Habitat (SRA).** In order to ensure the long-term preservation of the rare and sensitive Los Osos Dune Sands habitat in the rural

areas (an Environmentally Sensitive Habitat), new development within this SRA (see Figure 6-3 for location) shall comply with the following standards:

a. **Habitat Conservation Standards**. These provisions are intended to ensure the long-term preservation of the rare and sensitive Los Osos Dune Sands habitat (much of which is an Environmentally Sensitive Habitat), recognizing that habitat in the "Los Osos Dune Sands SRA-TH" area is of relative high quality compared to that on smaller, isolated, undeveloped lots.

b. **Los Osos Dune Sands Habitat (SRA)**. The following provisions are intended to ensure the long-term preservation of the rare and sensitive Los Osos Dune Sands habitat (which is an Environmentally Sensitive Habitat). Such habitat is of relative high quality compared to that on smaller, isolated, undeveloped lots. Following are the specific objectives:

- Preserve, maintain, and protect rare and specific endangered species;
- Preserve, maintain, and enhance the following environmentally sensitive areas: 1) Los Osos Dune Sands habitat, and 2) natural land forms that are barren or covered with non-native plants and that are potentially restorable to native plant cover such as Morro manzanita and Indian Knob mountainbalm;
- Eliminate any incentives for the illegal or inappropriate removal of Dune Sands habitat;
- Ensure that all new development is compatible with and sensitive to Los Osos Dune Sands habitat;
- Subordinate all public and private development to the protection of critical natural areas

Los Osos Dune Sands Development Standards. The following standards apply to new development within the areas designated "Los Osos Dune Sands SRA-TH" except where the Planning Director determines that the proposed activity is otherwise sufficiently minor that no adverse effects on habitat can result. Within this area, the highest conservation priority is avoiding disturbance of sensitive Los Osos Dunes habitat.

(1) Required Findings. Approval of a land use permit shall not occur unless the review authority first finds that, in addition to the required findings for Environmentally Sensitive Habitats specified in Chapter 23.7 of the Coastal Zone Land Use Ordinance, the project incorporates all feasible and reasonable means of maintaining Los Osos Dune Sands habitats.

(2) Resource Maintenance and Restoration Plan and Biological Survey. Land use permit applications shall include a resource maintenance and restoration plan and biological survey prepared by a qualified

biologist approved by the Environmental Coordinator. The recommendations of this plan and survey shall be incorporated into the project design and conditions at the discretion of the Planning Director.

(i) Required contents. The resource maintenance and restoration plan and biological survey shall recommend design, construction, restoration/ enhancement, maintenance, and monitoring measures for the entire site, as applicable, to achieve the preceding specified purposes of the Los Osos Dune Sands SRA.

(ii) Survey methodology. Biological survey methodology shall at a minimum comply with California Department of Fish and Game and U.S. Fish and Wildlife Service guidelines.

(iii) Monitoring. The monitoring measures recommended in the resource maintenance and restoration plan may include frequent monitoring during and soon after the completion of initial habitat restoration and/or enhancement activities, and less frequent monitoring after plants are well-established.

(iv) Referrals. The resource maintenance and restoration plan and biological survey shall be referred for review and comment to the California Department of Fish and Game, and the California Coastal Commission if requested by the Coastal Commission. The Planning Director may require that the plan be revised to include any additional project modifications recommended by these agencies as being necessary to reduce impacts to sensitive habitat.

(3) Landscaping Plan. A landscaping plan in accordance with Chapter 23.04 of the Coastal Zone Land Use Ordinance shall be required where development will disturb existing or potential native dune plant habitat. The landscaping plan shall include restoration planting on the site, including areas to be permanently protected, as recommended by the required resource maintenance and restoration plan. Invasive, non-native plants, including Pampas grass, Acacia, Genista, and non-native iceplants, pose a threat to the indigenous plant community and shall not be approved as part of proposed landscaping. The use of other non-native plants shall be limited to the outdoor living space immediately adjacent to the proposed development (i.e., within the defined building envelope) and shall not be used within a conservation easement or other area to be set aside for permanent protection.

(4) Conservation Instruments. If proposed development will disturb sensitive habitat supporting or potentially supporting Morro manzanita, Indian Knob mountainbalm, or other rare or endangered

species, as determined by the required resource management and restoration plan and biological survey, all portions of the property beyond the maximum area of site disturbance specified in this standard shall be permanently protected by agreements, easement controls, or other appropriate instrument, consistent with applicable legal requirements to allow reasonable use of the site.

(5) Long-term maintenance and monitoring. When areas to be permanently protected through conservation instruments are to remain in private ownership, the owner shall enter into a long-term maintenance and monitoring agreement with the county prior to issuance of building permits. The agreement and any easement shall provide for, but not be limited to, all of the following.

(i) The ongoing maintenance of remaining Los Osos Dune Sands habitat in a natural state.

(ii) The restoration of native plants, as recommended by the approved resource maintenance and restoration plan, and as shown in the approved landscape plan.

(iii) The long-term monitoring of rare and endangered plants and the maintenance of supporting habitat, as recommended by the approved resource maintenance and restoration plan.

(iv) Requirements for financial security, including guarantees to cover the cost of:

(a) The proper completion of restoration measures (for example, plant installation and the eradication of non-native species) within a specified time; and

(b) The proper maintenance of restored and undisturbed areas over a specified time (for example, five years), and the monitoring of those efforts.

These requirements may also include penalty provisions such as extensions of the monitoring period, in addition to the forfeit of funds provided, in response to a failure to perform as agreed.

(6) Site Disturbance. This standard is intended to provide maximum preservation of Los Osos Dune Sands and its associated habitat of rare and endangered species. New development causing site disturbance shall ensure protection of habitat for Morro manzanita, Indian Knob mountainbalm, or any other rare or endangered species determined to be present on the site. However, limitations on the amount of site disturbance shall be consistent with applicable legal requirements to allow reasonable use of the site.

Site disturbance includes disturbance of the following areas: areas disturbed by structures, roads, utility trenching, and pavement; areas on which grading or removal of native vegetation occurs. Site disturbance does not include activities that are consistent with the restoration and maintenance of native plant habitats as guaranteed by project approval.

(7) Resource Protection During Construction. Habitat containing Morro manzanita, Indian Knob mountainbalm, and other rare and endangered species shall be protected from disturbance by construction activities. Temporary wire mesh fencing shall be placed around such habitat prior to construction, and protected areas shall not be used by workers or for the storage of machinery or materials.

(8) Permanent Fencing. Permanent fencing shall be restricted to that which will not impact the free passage of native wildlife, and shall employ design and materials determined by the review authority to be compatible with the open space character of the Los Osos Dune Sands habitats.

(9) Utilities. Where feasible, utility connections shall be installed in a single corridor, and shall avoid surface disturbance of conservation easements or other areas to be set aside for permanent protection of sensitive habitat.

(10) Destroyed Structures. Where a dwelling has been destroyed pursuant to Coastal Zone Land Use Ordinance Section 23.09.033a, it may be restored or a new dwelling rebuilt within the existing footprint without having to comply with the preceding Los Osos Dune Sands Habitat standards b(1) – b(9). ("Los Osos Dune Sands Development Standards")

AGRICULTURE:
The following standards apply to lands in the Agriculture land use category located outside the urban and village reserve lines.

A. Limitation on Use.

The following standard applies only to lands that are defined by the Agriculture and Open Space Element as Row Crop Terrain and Soils. The intent of this standard is to limit uses to those that are most directly related to agricultural production on lands that support the most intensive farming operations.

1. Allowable uses are limited to: agricultural accessory structures; animal raising and keeping; crop production and grazing; nursery specialties soil dependent; coastal accessways; farm support quarters; home occupations; mobilehomes; residential accessory uses; single family dwellings consistent with the protection

of agriculture; temporary dwelling; water wells and impoundments; pipelines and transmission lines; public utility facilities.

B. Morro Groundwater Basin

The following standard shall apply within the Morro groundwater basin as shown in Figure 7-4.

1. **Water Management Plan Implementation Project.** Siting of water management implementation programs and facilities shall not be precluded.

C. Estero Marine Terminal.

The following standards apply to the entire Estero Marine Terminal ownership on both the east and west sides of Highway 1, near Toro Creek Road, as shown in Figure 7-11.

1. **Storage Tanks and Related Equipment**. Any unnecessary storage tanks or related above-ground equipment shall be dismantled in accordance with the required Development Plan, and any environmentally hazardous conditions shall be corrected.

2. **Abandonment of the Marine Terminal**

   a. **Permit Requirement.** A Development Plan shall be filed within six months from closure of the offshore components of the marine terminal.

   b. **Application Content.** The Development Plan application shall include the following:

      (1) A site characterization study of soil and groundwater contamination.

      (2) A phasing plan for abandonment indicating the anticipated timetable.

      (3) Plans for proposed decommissioning, site restoration, environmental mitigation, and reuse of existing facilities that will facilitate use of the site for uses allowable in the Agriculture category. The plans shall be coordinated with plans for new uses.

3. **Subsequent Development**. After abandonment of the marine terminal and associated facilities, all subsequent development shall be consistent with the Agriculture land use category.

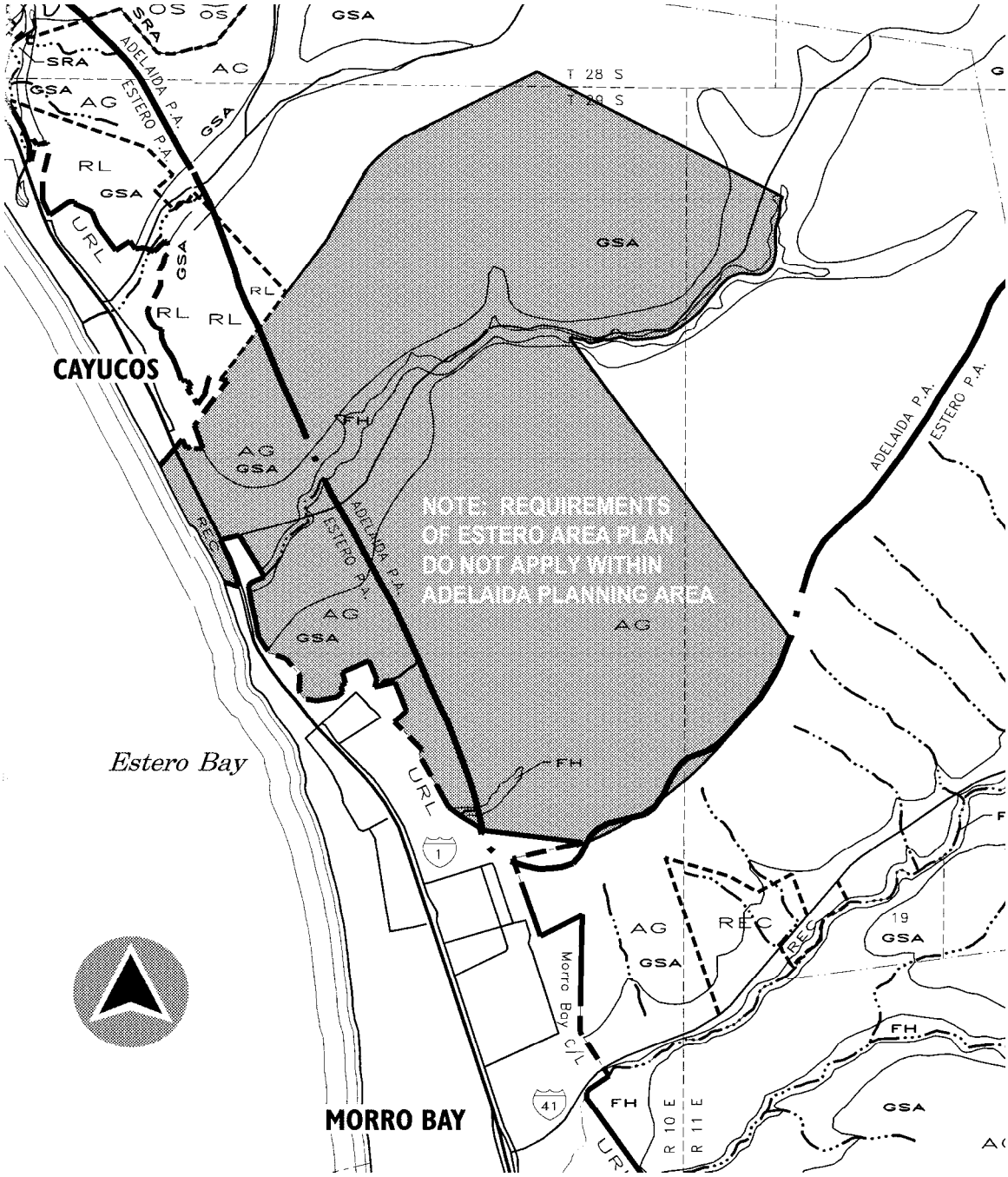


Figure 7-11: Estero Marine Terminal Ownership

D. Former Los Osos Landfill Site and Vicinity.

Consistent with Section 21090, Title 27, California Code of Regulations:

1. All proposed land uses, other than non-irrigated open space, within the landfill site shall require Minor Use Permit approval, unless Development Plan approval is otherwise required (see Figure 7-12). The application shall be referred to the Regional Water Quality Control Board and the Air Pollution Control District for review.

2. All proposed structures within 1,000 feet of the landfill disposal area shall require Minor Use Permit approval, unless Development Plan approval is otherwise required, and shall comply with the requirements of Section 21190, Title 27, California Code of Regulations (see Figure 7-12).

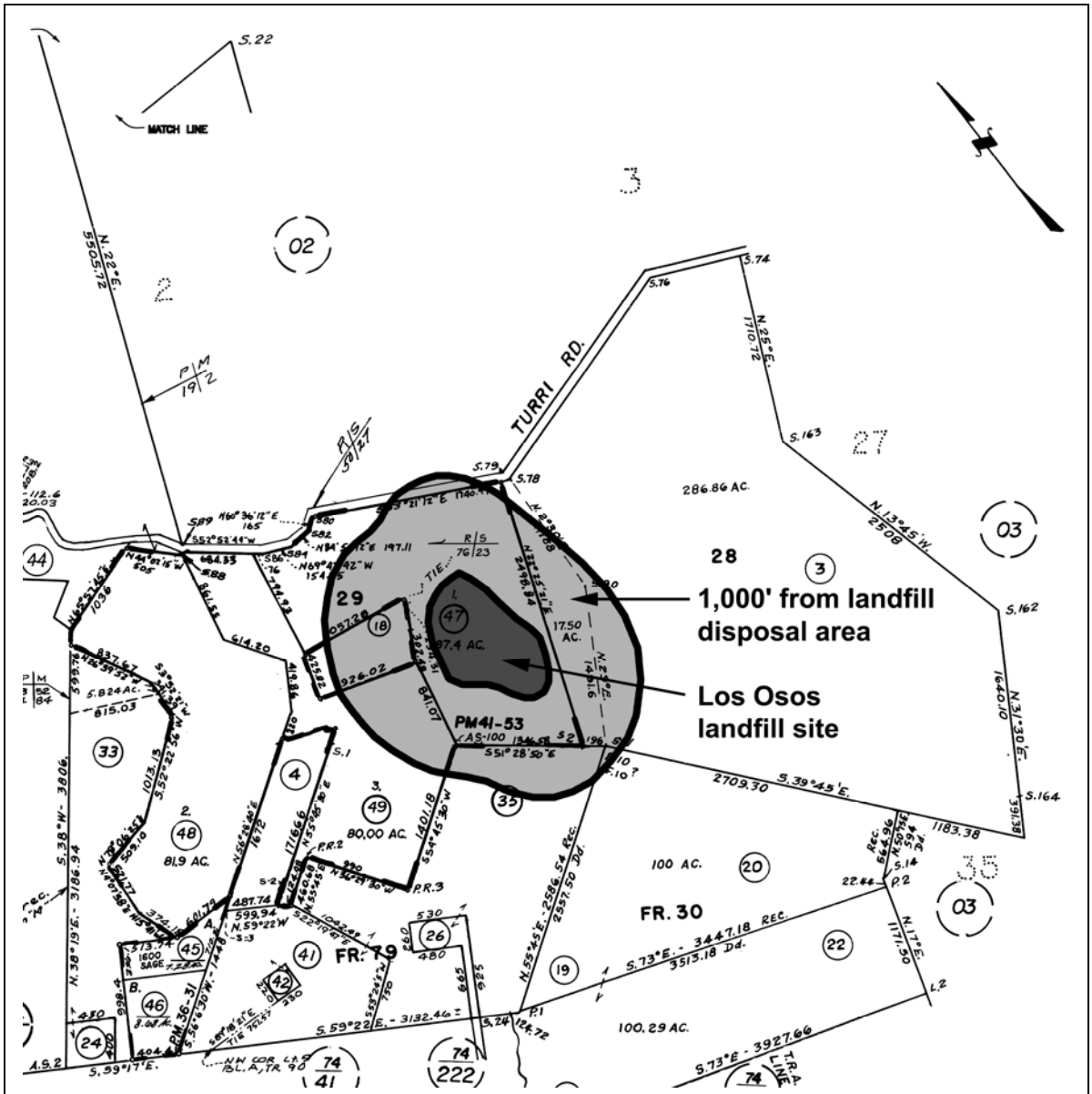


Figure 7-12: Los Osos Landfill Site and 1,000' Radius

OPEN SPACE:

The following standards apply to lands in the Open Space land use category located outside the urban and village reserve lines.

A. Morro Bay State Park.

1. **Limitation on Use.** Allowable uses are limited to crop production and grazing (limited to grazing and pasturing only); recreational uses in the cultural,

education and recreation use group; coastal accessways; water wells and impoundments.

2. **Permit Requirement.** New development shall require Development Plan review, which shall consider potential impacts with regard to surrounding agricultural lands, streams, riparian habitat, wetlands, and traffic on South Bay Boulevard.

B. Coastal Terrace West of Cayucos.

The following standard applies to the coastal terrace west of Cayucos, as shown in Figure 7-13.

1. **Limitation on Use**. Allowable uses shall be limited to crop production and grazing (grazing only); coastal accessways; passive recreation; water wells and impoundments; pipelines and transmission lines.

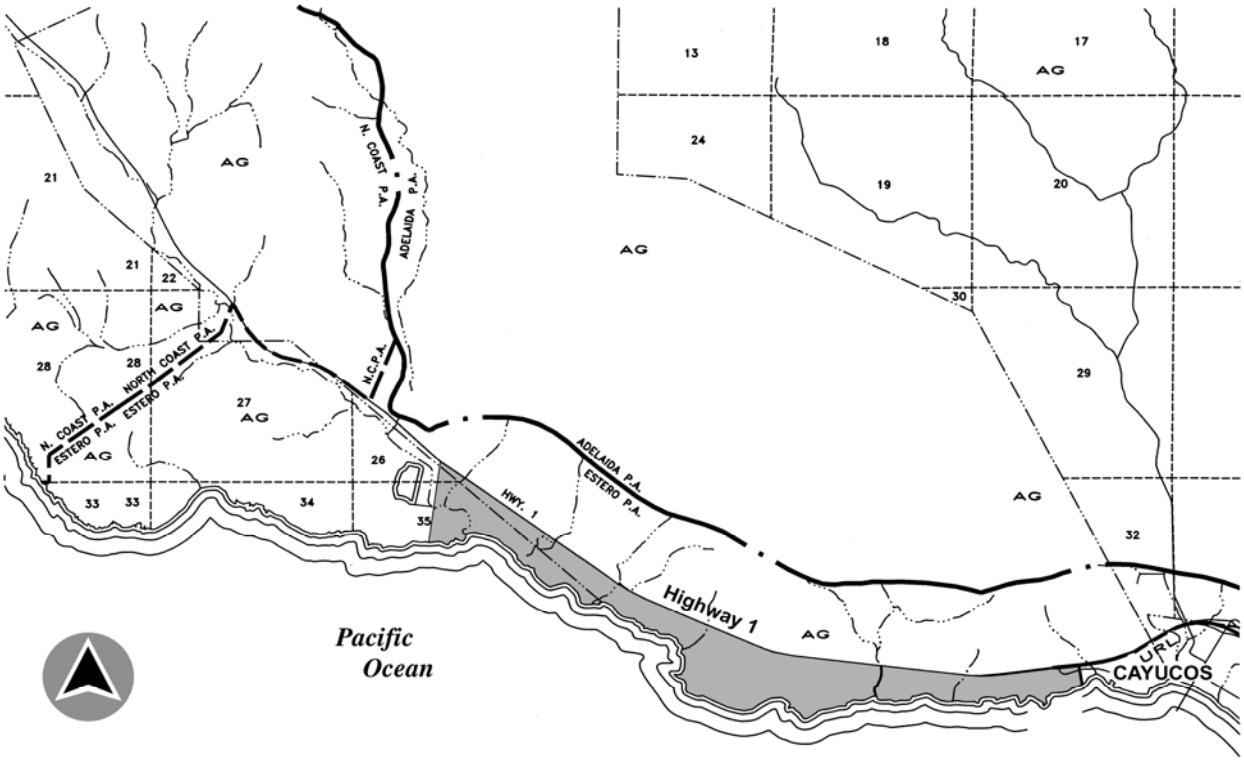


Figure 7-13: Open Space Category: Coastal Terrace West of Cayucos

RECREATION:
The following standards apply to lands in the Recreation land use category located outside the urban and village reserve lines.

A. Limitation on Use--Highway 41.

Allowable uses are limited to the existing membership organization facilities, water wells and impoundments, and the existing mobilehome park with recreational vehicle spaces.

B. Limitation on Use and Development--Moñtana de Oro State Parks.

(This is a visitor-serving priority area). Allowable uses, development of recreational facilities, and ongoing management of Montaña de Oro State Park shall be in accordance with approved Development Plan D90119D, as may be amended or superseded. Annual progress reports shall be submitted to the county as called for in the approved Development Plan. Proposed development within the jurisdiction of the California Coastal Commission is subject to Coastal Commission review and approval.

C. Seaward of Highway 1 Between the City of Morro Bay and the Cayucos Urban Reserve Line

1. **Limitation on Use.** Allowable uses shall be limited to passive recreation; pipelines and transmission lines; coastal accessways; and water wells and impoundments.

2. **Development Standards**. New development proposals are subject to the following standards:

   a. **Geologic bluff setback.** As determined by a site stability evaluation prepared by a certified engineering geologist based upon an on-site evaluation, development shall be set back from the top edge of the bluff sufficiently to withstand bluff erosion and wave action for a period of 100 years without the need for construction of shoreline protective structures that require substantial alterations to the natural landforms along bluffs and cliffs. In any case, the minimum setback shall be, 25 feet.

   b. **Height limit**. Development shall not exceed 14 feet in height.

   c. **Location**. Development shall be located adjacent to the existing developed area to the north, with driveway access from Studio Drive.

RESIDENTIAL SUBURBAN:
The following standards apply to land in the Residential Suburban land use category located outside the urban and village reserve lines.

A. Minimum Parcel Size--Lots Adjoining Agricultural Area North of Tapidero Avenue

Minimum parcel size for lots adjoining the Agriculture land use category north of Tapidero Avenue shall be 5 acres. New development shall assure protection of existing Agricultural areas, through means such as the use of agricultural buffers, right-to-farm restrictions, and agricultural easements as necessary.

RURAL LANDS:
The following standards apply to land in the Rural Lands land use category located outside the urban and village reserve lines.

A. 20-acre Property Near the Terminus of Clark Valley Road.

The following standard applies to the 20-acre property near the terminus of Clark Valley Road, as shown in Figure 7-14.

1. Number of Dwellings. A maximum of one dwelling unit shall be allowable.

B. 26 Acres South of Highway 41 at the Estero Planning Area Boundary.

The following standard applies to the 26 acres south of Highway 41 adjoining the Estero Planning Area boundary, as shown in Figure 7-15.

1. Residential Development. No residential development shall be allowable on this 26 acre-portion of the larger ownership.

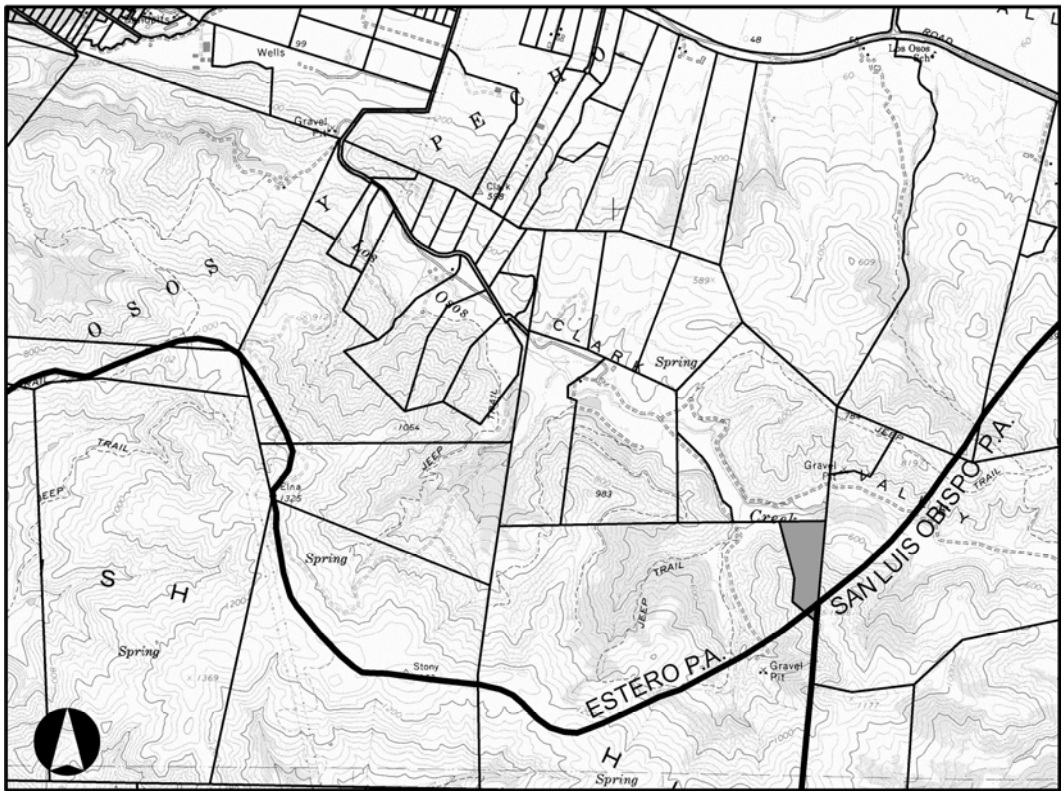


Figure 7-14: 20-Acre Property Near the Terminus of Clark Valley Road

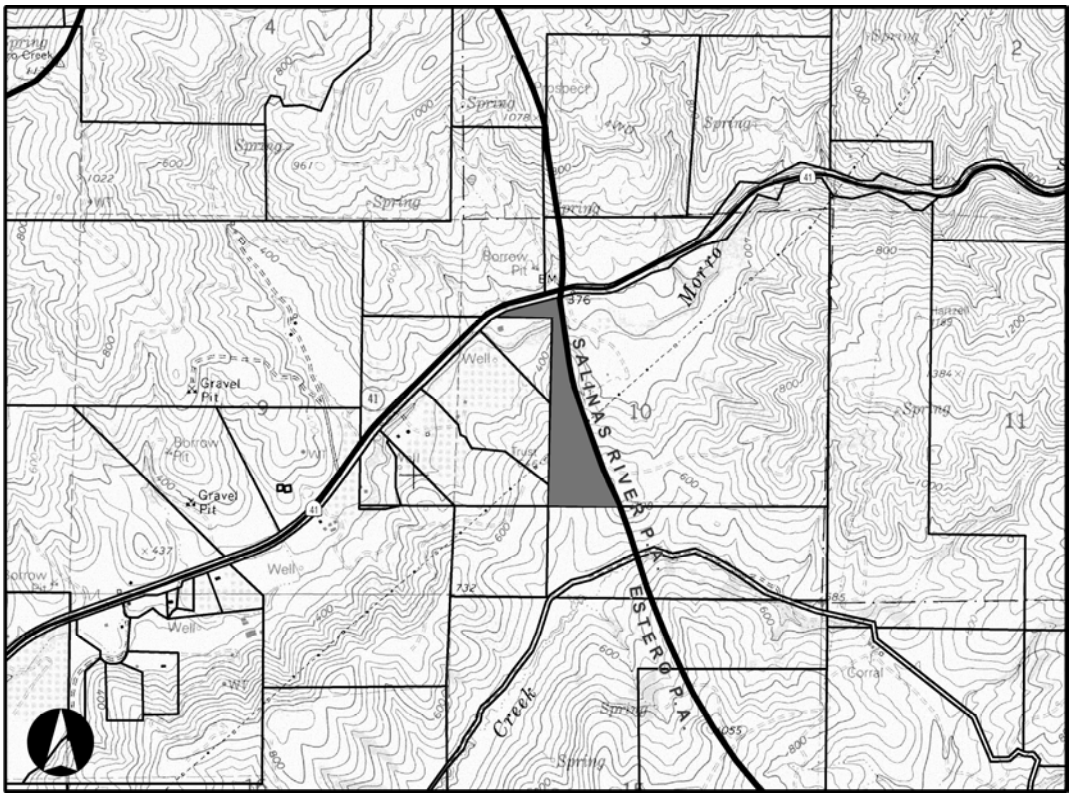


Figure 7-15: 26 Acres South of Highway 41 at the Estero Planning Area Boundary

V. CAYUCOS URBAN AREA STANDARDS

The following standards apply within the Cayucos urban reserve line to the particular land use categories or specific areas listed.

COMMUNITYWIDE:
The following standards apply to all lands within the Cayucos Urban Reserve Line unless otherwise specified for certain areas.

A. Resource Capacity and Service Availability

1. **Land Divisions: Finding.** New land divisions, other than condominium conversions, shall not be approved unless the review authority makes a finding that there are sufficient water and sewer capacities to serve development resulting from the proposed land division, existing development (at current rates of water use and occupancy), and all vacant parcels at buildout under this plan.

2. **Land Divisions and Land Use Permits: Application Content.** All applications for new land divisions and land use permits for new development shall be accompanied by letters from the applicable water purveyor and the Cayucos Sanitary District stating their intent to serve the proposed project.

3. **Building Permits: Clearance for Services.** All applications for building permit approval are to be accompanied by a letter or other verification from the Cayucos Fire Protection District, the applicable water purveyor, and the Cayucos Sanitary District indicating that the proposed project has received fire clearance and water service and sewer connection approvals.

B. Building Height.

Exceptions to height limitations pursuant to Chapter 23.04 of the Coastal Zone Land Use Ordinance shall not apply to any planning area standards that specify maximum building height or building face height.

C. Parking Lot Design--Central Business District.

The following standards are intended to facilitate a more pedestrian-friendly environment downtown as illustrated in Figure 7-16. These standards apply to publicly and privately-owned parking lots in the central business district that are defined as vehicle storage per Table O in Coastal Framework for Planning, or are accessory to another allowable principal use. The standards are in addition to the parking design standards in Chapter 23.04 of the Coastal Zone Land Use Ordinance.

1. **Parking Lot Location.** Where feasible, locate parking areas to the rear or side of buildings.

2. **Access.** Minimize the number of driveways. Where feasible, access to parking areas shall be taken from side streets, alleys, or the less busy street.

3. **Size of Parking Areas**. Wherever possible, separate the parking lot into smaller, connected areas of 20 or less cars, interrupted by planted areas and sidewalks.

4. **Pedestrian Connections**. Wherever possible, provide safe, convenient, and landscaped pedestrian connections between parking areas, walkways and businesses; and between businesses and surrounding neighborhoods.

D. Cayucos Drive Area.

The following standards apply within the Cayucos Drive Area as shown in Figure 7-17.

1. **Cayucos Elementary School Area.** This standard applies to all parcels within a 120-foot radius around the Cayucos Elementary School, as shown in Figure 7-17.

   a. **Limitation on Uses.** In addition to any applicable limitation on uses described elsewhere in this chapter, the following uses are also not permitted: residential care consisting of drug and alcohol rehabilitation centers and halfway houses; eating and drinking places that serve alcohol; food and beverage retail sales that serve alcohol.

   b. **Land Use Compatibility.** The location, type and design of new development subject to Minor Use Permit and Development Plan approval shall ensure compatibility with the Cayucos Elementary School and nearby residential development. Development proposals shall:

      (i) Minimize the number of vehicle trips.

      (ii) Assure that all manufacturing and processing operations are either conducted within an enclosed building or screened from public streets by a solid wall or fence.

      (iii) Demonstrate compliance with Noise Element policies and implementation measures, and with the air quality and other operational standards in Coastal Zone Land Use Ordinance Chapter 23.06.

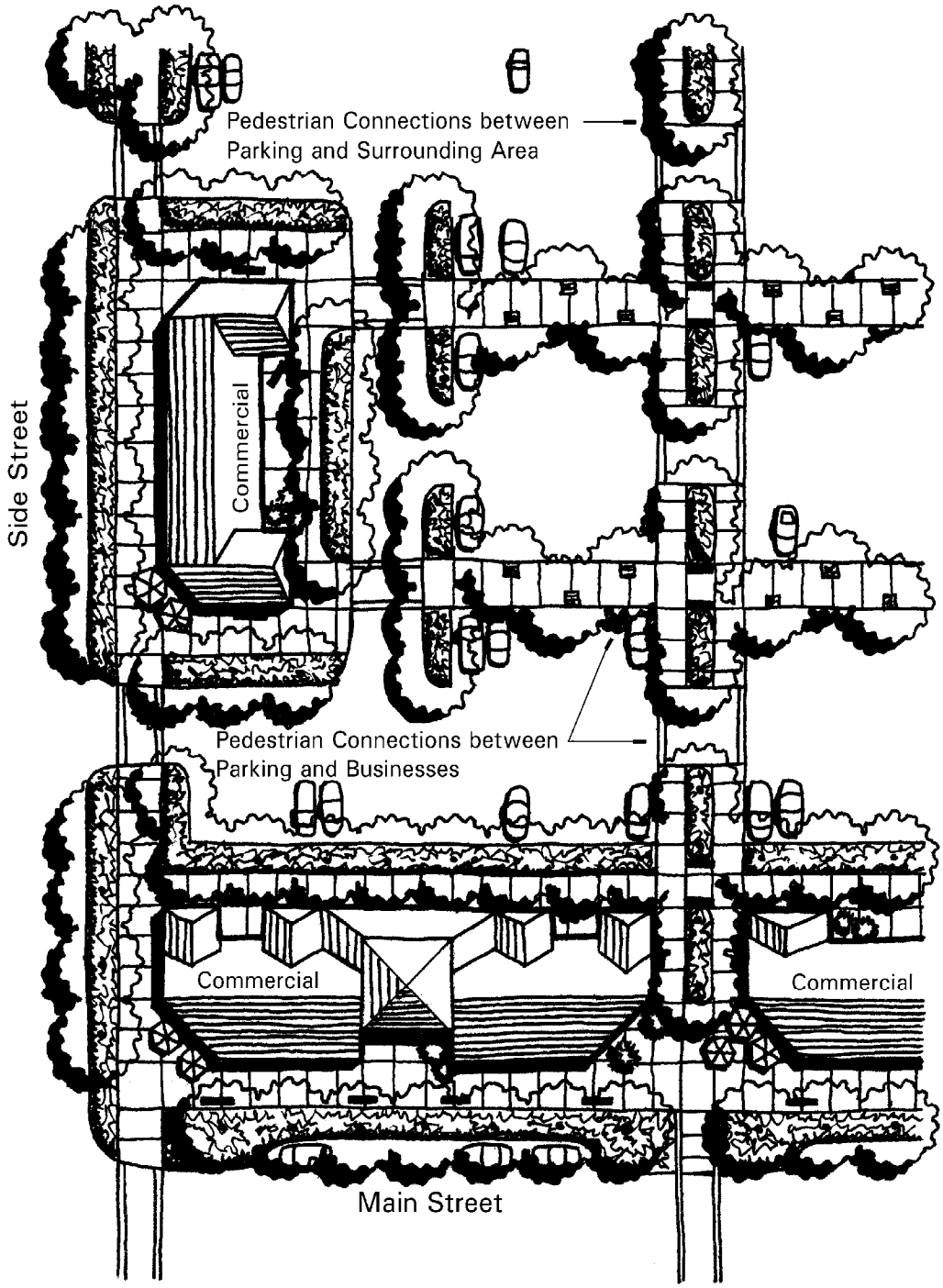


Figure 7-16: Parking Lot Design—Central Business District

2. **Office and Professional Category.** See the listing of standards under Office and Professional for additional standards within the Cayucos Drive Area.

E. West of Cayucos Creek.

The following standards apply within the area west of Cayucos Creek as shown in Figure 7-18.

1. **Circulation Improvements**. New development shall provide a Class II bikeway and pedestrian walkway adjacent to North Ocean Avenue, and improved pedestrian and bicycle access across Cayucos Creek in the following locations:

   a. Along the frontage of the site

   b. From the site to the east side of Cayucos Creek

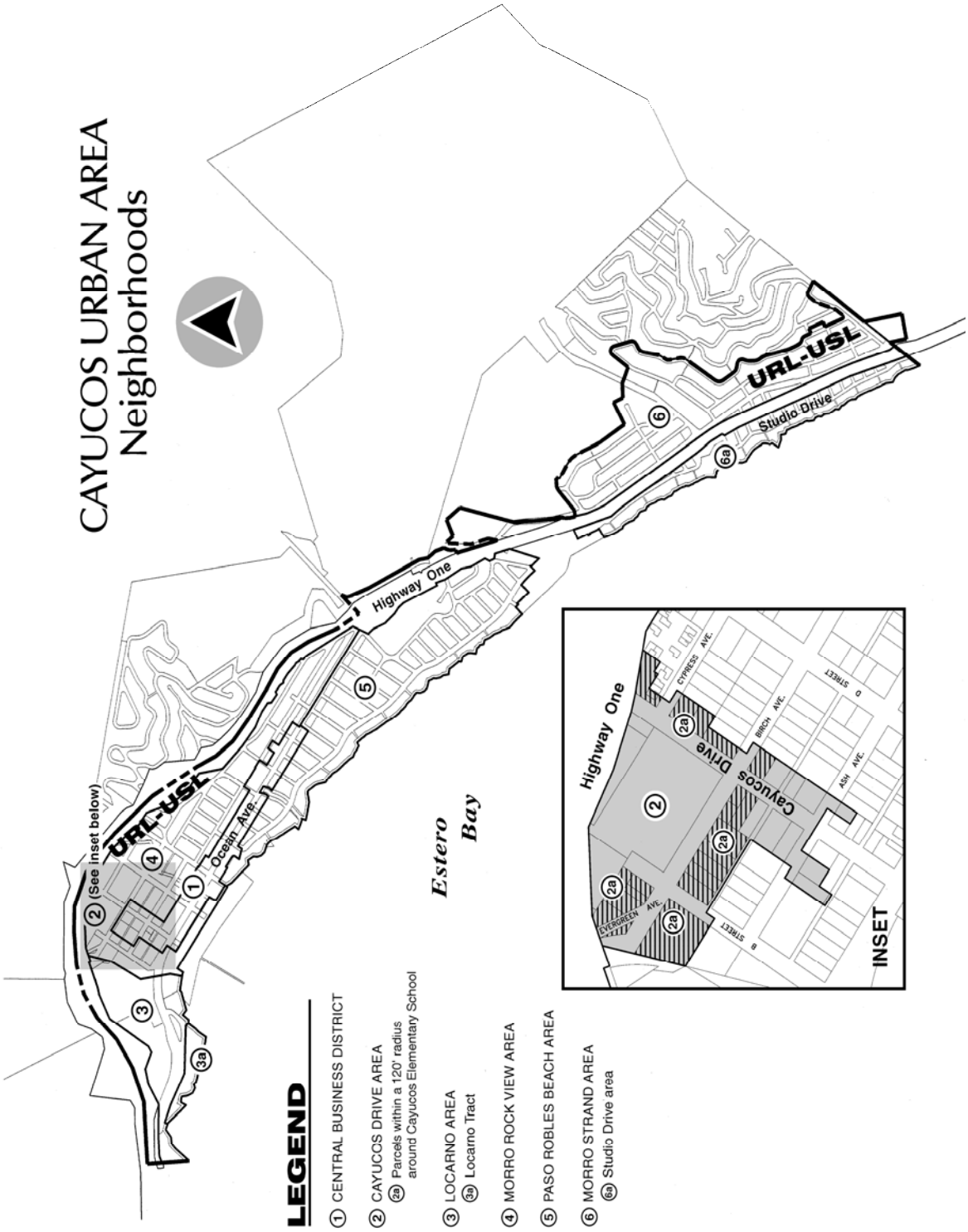


Figure 7-17: Cayucos Location Map

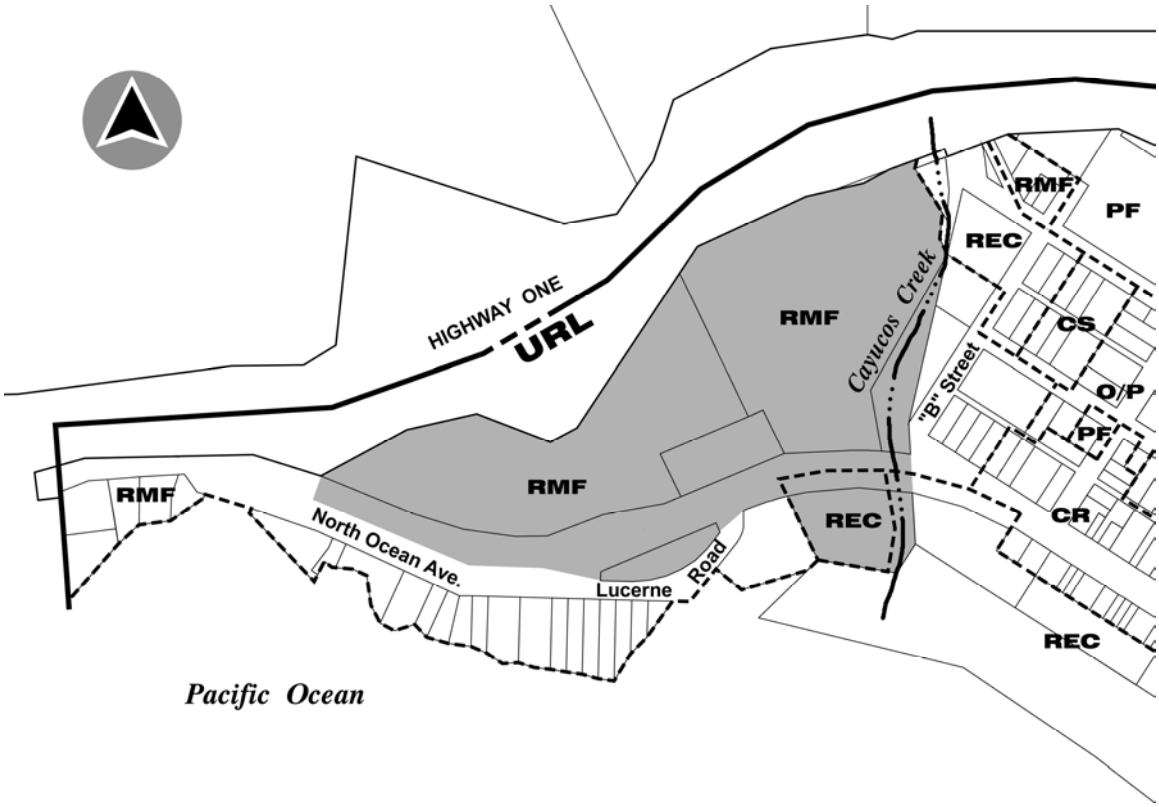


Figure 7-18: Area West of Cayucos Creek

F. Setbacks - Communitywide.

Unless specified in other Cayucos Urban Area standards, the following special setbacks in Table 7-1 apply to the respective neighborhoods shown on Figure 7-17.

1. **Bluff Setbacks**. Bluff setbacks shall be in accordance with the Coastal Zone Land Use Ordinance, except that the minimum setback shall be 25 feet in any case.

Table 7-1, Cayucos Urban Area Special Setbacks—Communitywide

LOCATION						MINIMUM SETBACKS (FT)[1]					
AREA	**AREA-WIDE**	**SUB. NO.**	**BLOCK**	**LOTS**	**OTHER**	**BLUFF**	**FRONT**	**SIDE**	**STREET SIDE**	**REAR**	**REMARKS**
BLUFF-TOP LOTS	X					25					Larger setbacks required where necessary to withstand 100 years of erosion (see Standard G1)
MORRO ROCK VIEW, MORRO STRAND AREAS	X						10	3	5	5	See below for Block 18
			18		Lots fronting on Park Ave.		0	3	5	5	
STUDIO DRIVE AREA (See "Bluff-top lots" where applicable)					West of Studio Dr.		0	3			
					East of Studio Dr.		10	3			
PASO ROBLES BEACH AREA (See "Bluff-top Lots" where applicable)	X						15	3	5	10	See below for Sub. Nos. 1, 3
					Lots along west side of Pacific Ave.		0				
					Lots along east side of Pacific Ave.		10				
		3	16	1-3			5				Setback from 23rd,24th Streets
		1	5	2			5				
		1	20	1			10				
PASO ROBLES BEACH AREA (see "Bluff-top Lots" where applicable		3 3 3 3 3	10 14 15 15 16	All All 1-7 12-19 1-4			10				
		1 1	5 5	1 2	North side East side			5			West side: bluff
		2 2	6 9	19 1	East side East side			10			
					West side Pacific East side Pacific				0 10		
		1 3	5 16	2 1						3	
		3 3 3 3	12 13 15 16	11,12 11,12 8-11 1-4						5	
		1	5	1						15	

1 Where no setback is listed, it shall be determined by applicable sections of the Coastal Zone Land Use Ordinance

Residential Design Guidelines Outside of Community Small-Scale Design Neighborhoods: Wall Articulation and Relief.

The following guidelines apply to all new residential development outside of Community Small-scale Design Neighborhoods in order to create visual relief and interest.

- *Avoid long, uninterrupted exterior walls on all structures*
- *Provide detail and articulation on all sides of residences through measures such as:*
    - *Using relief elements and changes in plane*
    - *Off-setting the wall plane to express interior spaces and provide outdoor spaces*
    - *Creating an interesting blend of shadows, in-sets, varied materials and textures*
    - *Using design measures and elements such as the following: wall bays with relief at least every 20 feet; pop-out, bay windows; in-set windows; window trim; trellises; arcades or verandas; changes in materials*

See Figure 7-19 for examples of wall articulation and relief

Figure 7-19: Wall Articulation and Relief

COMBINING DESIGNATIONS:
The following standards apply to lands in the Geologic Study Area (GSA), Local Coastal Plan (LCP) and Sensitive Resource Area (SRA) combining designations located within the Cayucos Urban Reserve Line, as listed below.

A. Geologic Study Areas (GSA)

1. **Morro Bay & Cayucos Hillsides**. A geologic report prepared by a certified engineering geologist is required for hillside development proposals.

2. **Seawalls**

   a. **Design and Appearance**. New seawalls and seawall replacements shall be constructed using materials that minimize required maintenance and blend in with the surrounding natural environment.

   b. **Location.** New seawalls and seawall replacements shall be located entirely on private property, shall minimize beach area footprint, and shall not cause adverse impacts to sensitive habitat.

Guideline: Proposed seawalls should include undulating irregular forms, rock and rock-like concrete, compatible colors, and planting; discourage straight lines and harsh, smooth surfaces

B. Local Coastal Plan (LCP)

1. **Vehicular Use of Accessways**. New development shall not use beach accessways for vehicular access.

2. **Lateral Access Requirement**. New development located between the sea and the first public road shall be required to make an offer of dedication of lateral access extending from the toe of the bluff to mean high tide, or where applicable, to the inland boundary of the public beach.

C. Sensitive Resource Area (SRA)

1. **Setbacks - Coastal Streams**. Development shall be setback from coastal streams as shown in Table 7-2. Riparian setbacks shall be measured from the upland edge of riparian vegetation or the top of stream bank where no riparian vegetation exists.

Table 7-2: Coastal Stream Setbacks

COASTAL STREAM	SETBACK (FEET)[1]
Cayucos Creek	25
Little Cayucos Creek	20
Old Creek	50
Willow Creek, inland of Ocean Blvd.	20
Willow Creek, seaward of Highway 1, in Tract 1078	50, no residential development within floodplain
1 Required setbacks may be adjusted per Chapter 7, Coastal Zone Land Use Ordinance, except adjacent to Willow Creek, west of Highway 1 in Tract 1078	

COMMERCIAL RETAIL:

The following standards apply only to lands within the Commercial Retail land use categories.

A. Architectural Character.

New development shall include a detailed facade plan which reflects western, victorian or nautical/seaside architecture. The facade plan shall show articulation of building facades to create relief and visual interest by using architectural elements, such as 50% wood or wood-appearing materials; detailed window trims and moldings; second-story railings and balconies; wooden porches, railings, entryways, walkways, etc. Examples of architectural elements are shown in Figures 7-20 and 7-21.

B. Building Height.

Maximum building height shall be 30 feet, except as otherwise required in the central business district (see the following standard C).

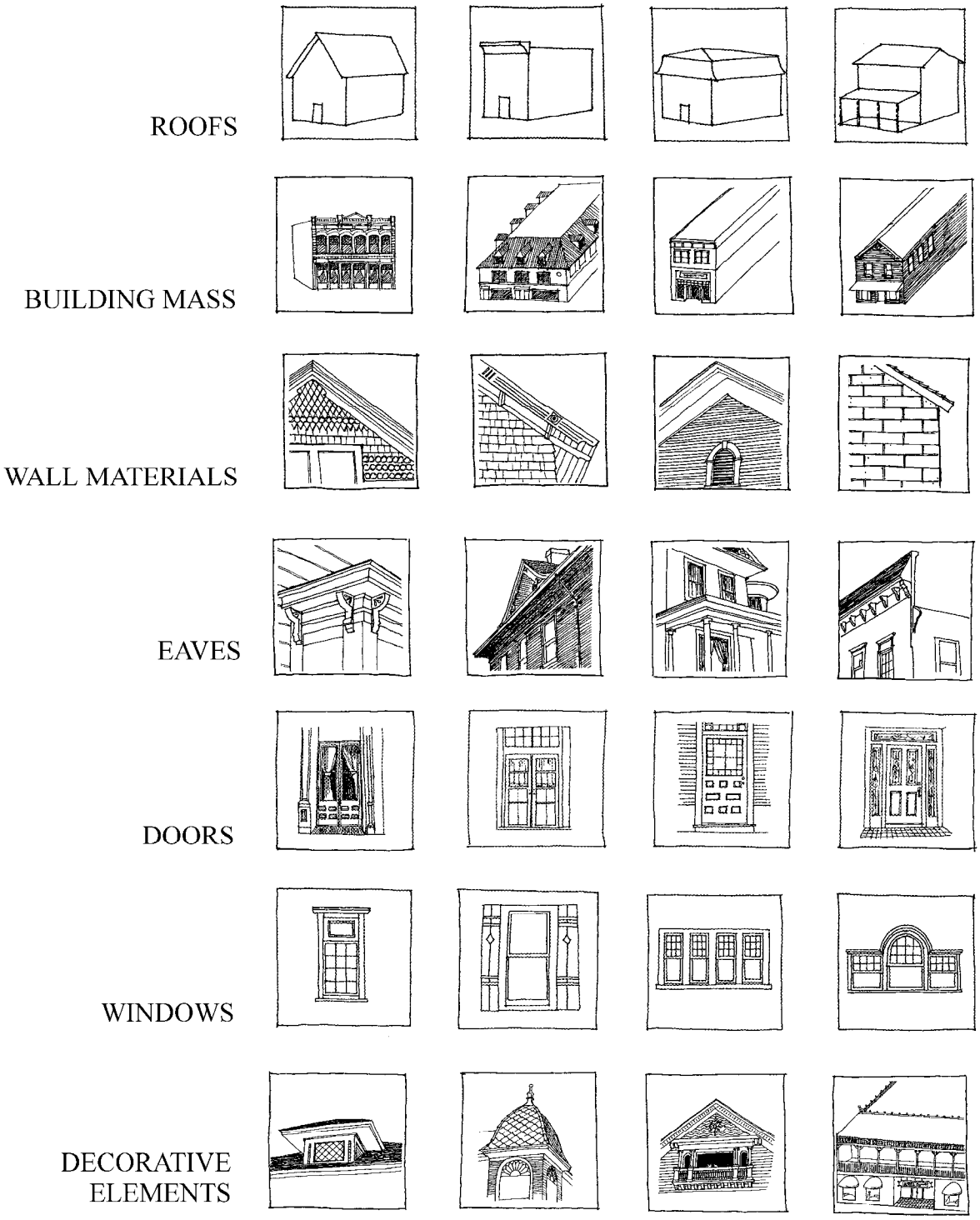


Figure 7-20: Examples of Victorian Architectural Elements

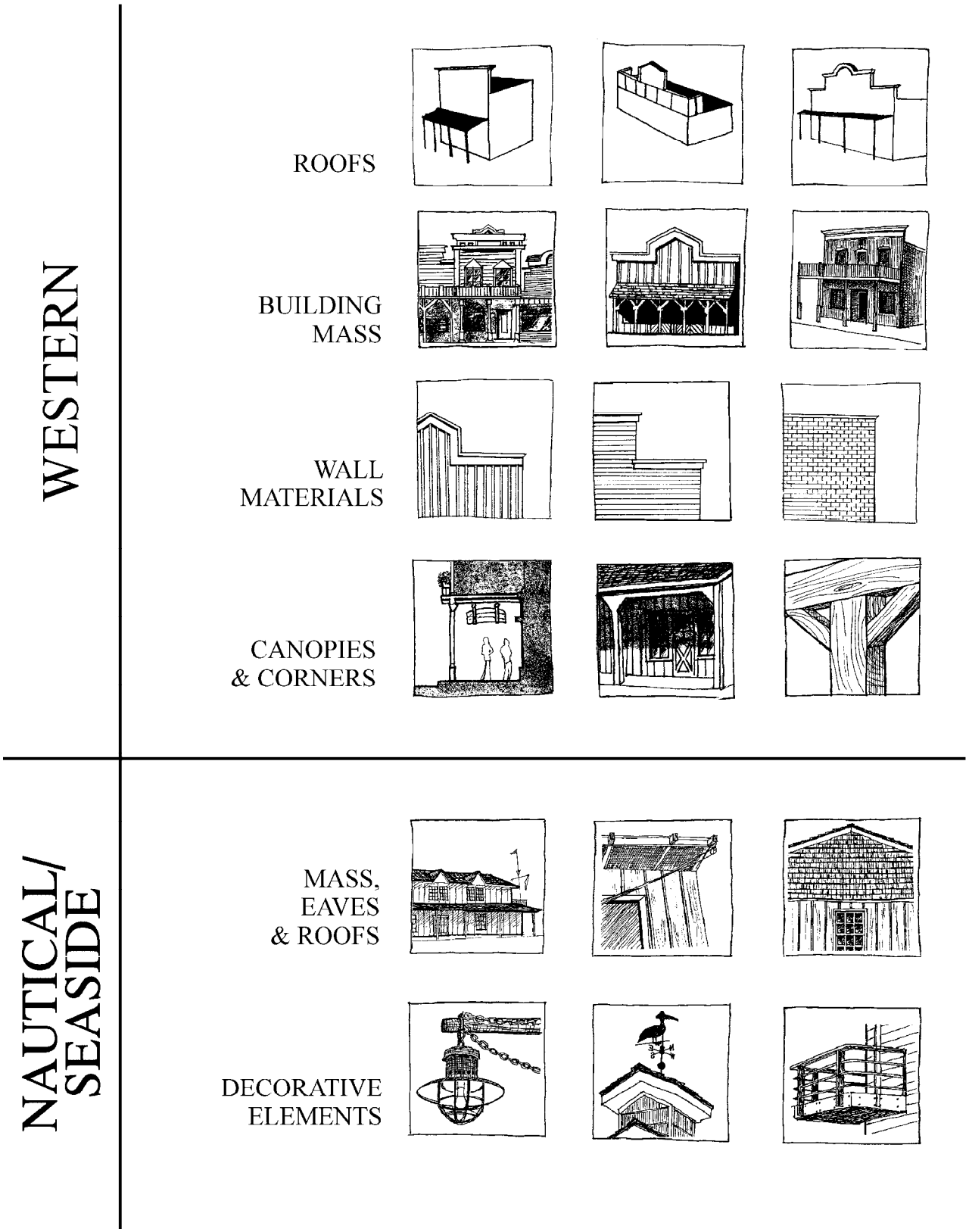


Figure 7-21: Examples of Western and Nautical Architectural Elements

C. Central Business District.

The following standards apply within the central business district as shown in Figure 7-17.

1. **Building Location**. In order to create a pedestrian-friendly environment, locate the front facades of new buildings adjacent to the street or other public spaces such as internal plazas.

2. **Pedestrian Connections**. Wherever possible, provide safe, convenient and landscaped pedestrian connections between parking areas, walkways and businesses; and between businesses, recreation areas, and surrounding neighborhoods.

3. **Building Height, Properties With No Frontage on Ocean Avenue.** Maximum building height for properties that do not have any frontage on Ocean Avenue shall be 28 feet.

4. **Building Height, Mass, Scale, and Pedestrian Orientation, Ocean Avenue.** The following standards are intended to reduce the visual massing of buildings in the central business district, while allowing a wide range of two-story building designs. The following standards apply only to properties having frontage on Ocean Avenue, as illustrated in Figure 7-23.

   a. **Measurement of Height**. Building and plate heights shall be measured from the center line of Ocean Avenue, at a point midway between the two side property lines projected to the street center line, to the highest point of the structure. However, on lots having an average natural grade less than the Ocean Avenue center line elevation--as measured above--building and plate heights shall be measured from the average natural grade of the lot to the highest point of the structure.

   b. **Building Height**. All proposed development, including additions and building replacement, shall meet all of the following:

      (1) Buildings shall be no more than two stories, not to exceed 28 feet in height. Basements, parking areas and building floors that are six feet or more below street level and that have a finished floor not more than four feet above street level do not count as a storey.

      (2) Maximum plate height shall be 24 feet. Above that height, only pitched roofs or decorative elements are allowable.

      (3) No wall facing a public street shall be greater than 24 feet above finished grade. No other wall shall be greater than 28 feet above finished grade.

c. **Exceptions.** No exceptions to height limitations pursuant to Chapter 23.04 of the Coastal Zone Land Use Ordinance shall be allowed.

Guidelines:

- *Reduce building mass as seen from streets by designing the building to appear as several smaller structures where possible, rather than one larger one. This can be accomplished by varying the appearance of the building facade every 20 to 30 feet.*

- *Place store entrances/display windows at frequent intervals such as 25 feet in order to maintain visual interest for pedestrians.*

- *Use transparent glass windows or doors that together comprise more than 50 percent of the entry facade at ground level in order to allow pedestrians to see inside.*

- *Where feasible, use shared driveways or an alley to gain access to uses that front on North and South Ocean Avenues.*

5. **Projections into Front Right-of-Way**. Awnings, trellises, and other accessory building structures that are relatively open and do not restrict pedestrian or vehicular movement may project into the front right-of-way, subject to an encroachment permit from the County Public Works Department. Decorative structures or architectural elements may project from upper floors into the front right-of-way, provided that they are not designed to be occupied by persons, and the space between the sidewalk and the first floor building face is open and usable to the general public (see Figure 7-22).

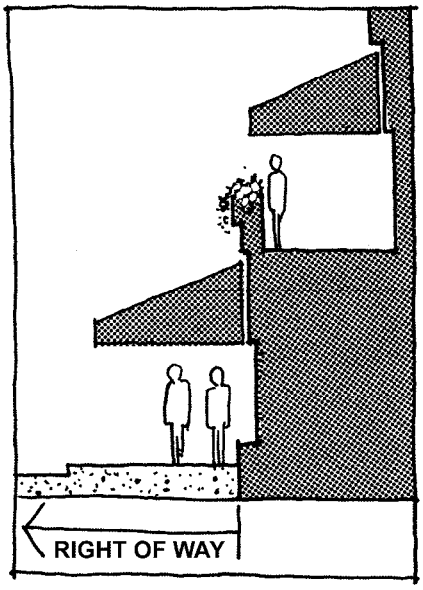


Figure 7-22 Projections Into Right-of-Way

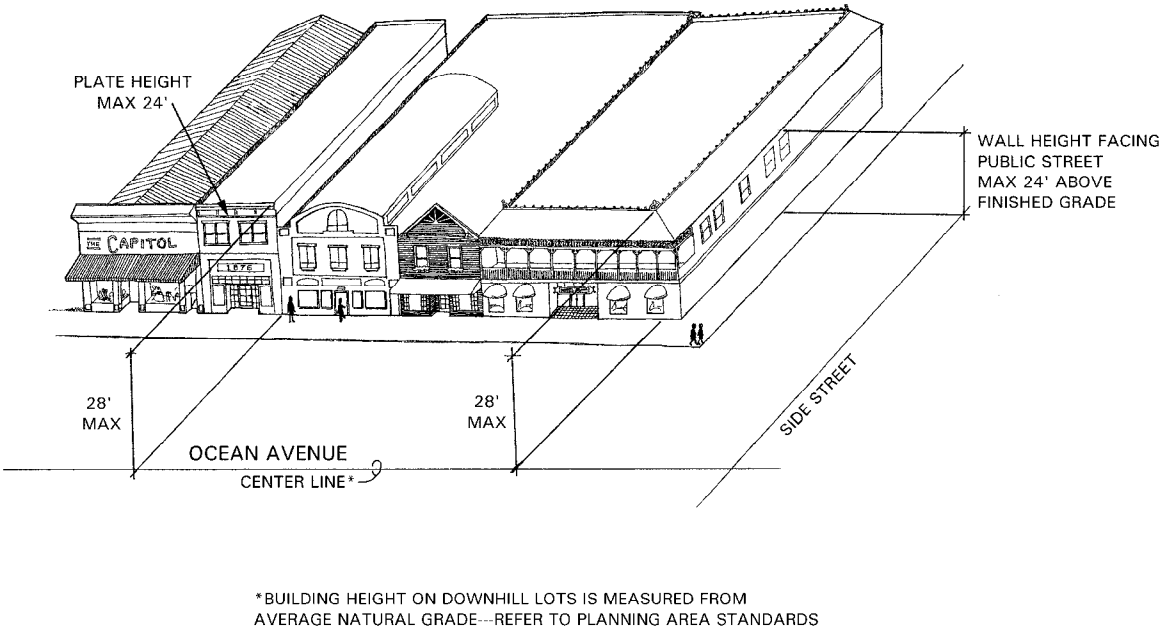


Figure 7-23: Building Height, Mass and Scale on Ocean Avenue in Central Business District

6. Mixed-Use Development.

The following standards are intended to encourage provision of a mixture of residential and non-residential uses on the same site in appropriate locations, consistent with the intent of this visitor-serving priority area. Such mixed-use development can increase opportunities for development of affordable housing. Development of non-visitor-serving uses in accordance with these standards will not prejudice the provision of adequate visitor-serving facilities to meet the foreseeable demand during the horizon of this plan. Residential development shall be subject to the standards in Chapter 23.08 of the Coastal Zone Land Use Ordinance--Residential uses in Office and Professional or Commercial categories--except that where those standards conflict with the following standards, the following standards shall prevail.

a. Findings Required. Before approving an application for a mixed-use development, the review authority shall make the following findings, in addition to those required by Chapter 23.08 of the Coastal Zone Land Use Ordinance:

(1) Mixed-use development will not remove or convert existing lower-cost visitor-serving or recreational facilities unless replaced by a facility offering comparable opportunities.

(2) Mixed-use development will not adversely affect parking and access for existing or future visitor-serving and recreational uses. In particular, new residential uses will not diminish opportunities for parking for existing or expanded visitor serving or

recreational uses on the same site. This finding may be satisfied if new residential development is accompanied by new visitor-serving or recreational development on the same site.

b. **Secondary Use.** Residential development shall be subordinate to the primary non-residential use(s) on the same site. Residential development, excluding garages, shall comprise no more than 50% of the floor area of the primary non-residential use, except that where this results in a residential floor areas of less than 1,200 square feet, the review authority may approve a greater amount of residential floor area, up to the amount of the primary non-residential use and not to exceed 1,200 square feet.

c. **Location**. Residential development shall only be located on the second or upper story--above the primary non-residential use.

d. **Parking**. Residential development shall have one on-site parking space per bedroom, with a minimum of two spaces per unit.

e. **Floor Area and Open Area**. The maximum floor area and minimum open area requirements in Chapter 23.04 of the Coastal Zone Land Use Ordinance shall not apply. Instead, the land use permit shall require an amount of private open space and common area for privacy, recreation, light, and air that is appropriate for the nature of the project.

f. **Residential Density**. Maximum residential density shall be 10 dwelling units per acre, calculated using the acreage of the entire mixed use site.

g. **Total Residential Development.** The total amount of residential development, including caretaker residences, in the Commercial Retail category within the central business district shall not exceed 96 dwelling units.

h. **Caretaker Residence**. Caretaker residences shall comply with preceding mixed- use standards 6b and 6c.

i. **Transient Lodging.** Hotels, motels and bed and breakfast facilities shall not be converted to residential uses, and residential additions to those transient lodging uses shall not permitted, except for one manager's unit per facility.

Guideline--Ground Floor Uses

- *In order to attract customers and promote pedestrian activity, retail uses are encouraged on the ground floor fronting the street, while office, residential and other non-retail uses should be located on the upper floors or on the rear portion of the site.*

D. Ocean Blvd. South of Old Creek Road.

The following standard applies to the area in the Commercial Retail category between Ocean Blvd. And Highway One, south of Old Creek Road, as shown in Figure 7-24. This category is intended to serve primarily neighborhood commercial needs.

1. **Limitation on Use**. Uses are limited to: nursery specialties--non-soil dependent; broadcasting studios; allowable uses in the cultural, education and recreation use group; recycling collection stations; printing and publishing; caretaker residence; home occupations; multi-family dwellings as a principal use; water wells and impoundments; eating and drinking places; food & beverage retail sales; general merchandise stores; mail order and vending; outdoor retail sales; financial services; health care services; offices; personal services; public safety facilities; consumer repair facilities; pipelines and transmission lines.

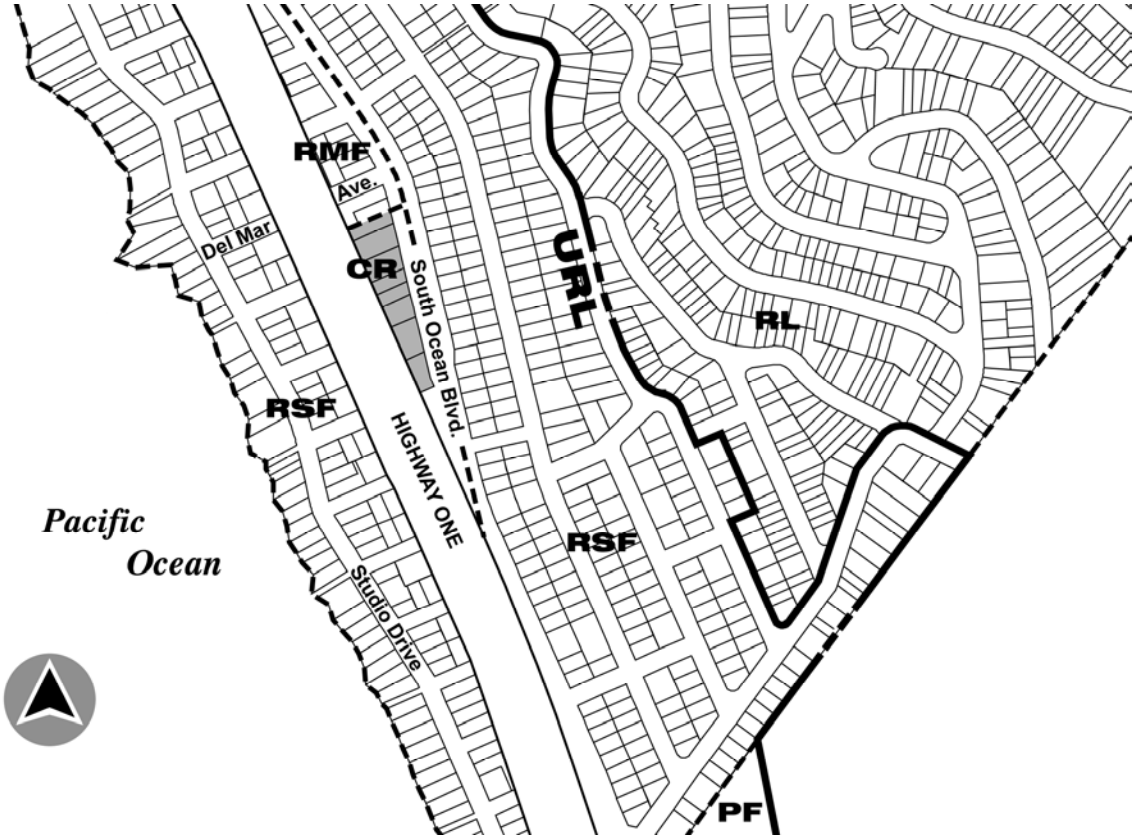


Figure 7-24: Commercial Retail: Ocean Blvd. South of Old Creek Road

OFFICE AND PROFESSIONAL:
The following standards apply only to lands within the Office and Professional land use category.

A. South Ocean Avenue East of 4th Street.

The following standards apply only to the area along South Ocean Avenue east of 4th Street.

1. **Building Height, Mass, Scale, and Pedestrian Orientation**. For properties having frontage on South Ocean Avenue, all proposed development, including additions and building replacement, shall comply with the preceding Commercial Retail category standards for building height, mass, scale, and pedestrian orientation on Ocean Avenue.

2. **Mixed-Use Development**. Development of residential and non-residential uses on the same site shall be subject to all preceding mixed-use development standards and guidelines for the Commercial Retail category.

Lots fronting on both South Ocean and Saint Mary Avenues. The following standards apply only to the existing motel on Lots 10 through 12 and 25 through 29, Block 11, Morro Rock View Subdivision No. 4 (see Figure 7-25):

3. **Limitation on Use**. Allowable uses are limited to a motel and caretaker's residence.

Figure 7-25: Lots Fronting on Both South Ocean and Saint Mary Avenues

4. **Access.** No guest access to the property is permitted from Saint Mary Avenue.

5. **Setbacks**. The building setback from Saint Mary Avenue is to be 10 feet and the side setbacks from adjacent Residential Single Family lots is to be 3 feet.

B. Cayucos Drive Area.

The following standards apply within the Office and Professional category in the Cayucos Drive area as shown in Figure 7-17.

1. **Residential Development.** Single-family dwellings on lots smaller than 6,000 square feet and multi-family dwellings on lots of 6,000 square feet and larger may be authorized as principal uses by Minor Use Permit approval and shall have a maximum density of 10 dwelling units per acre. It has been determined that approval of residential uses will not significantly reduce the community's inventory of commercial property needed to serve the population and will not impede the continuing orderly development of this area.

2. **Mixed Use Development.** Mixed use projects that combine residential uses with office or other allowable uses are encouraged. Residential development need not be subordinate to an office or non-residential use, provided that residential density complies with the preceding standard. Residential development may be detached from the building occupied by office or non-residential uses.

3. **Height.** Buildings shall not exceed a height of 28 feet above average natural grade, consistent with Coastal Zone Land Use Ordinance Chapter 23.04

4. **Setbacks--Residential Uses**. Where a residential use is the primary use of a site, minimum setbacks are as follows:

   a. **Front Setback**.

      (1) Where the garage entrance faces the street: a minimum of 20 feet from the garage, and a minimum of 10 feet from all areas of the dwelling unit other than the garage.

      (2) Where the garage entrance is parallel to the street or not directly visible from the street, and there is sufficient room in the driveway to accommodate one vehicle: 10 feet.

   b. **Side and Rear Setbacks.** As required for Residential land use categories in Coastal Zone Land Use Ordinance Chapter 23.04.

5. **Office and Commercial Development and Design.** New non-residential development shall be designed to be compatible with the residential character of the adjacent neighborhood and shall comply with the following:

a. **Site Design**. Driveways, parking areas and service entrances shall be designed to minimize conflicts with adjacent residential uses or categories.

b. **Setbacks From Residential.** The minimum setback of buildings occupied by non-residential uses from the property lines of residential buildings or land use categories shall be within the building envelope described as follows and illustrated in Figure 7-26. Setback areas shall be landscaped per Coastal Zone Land Use Ordinance Chapter 23.04.

The minimum setback is six feet for the first 12 feet of non-residential building height. For each additional one foot of building height, the setback **for that portion of the building** is increased by one-half foot.

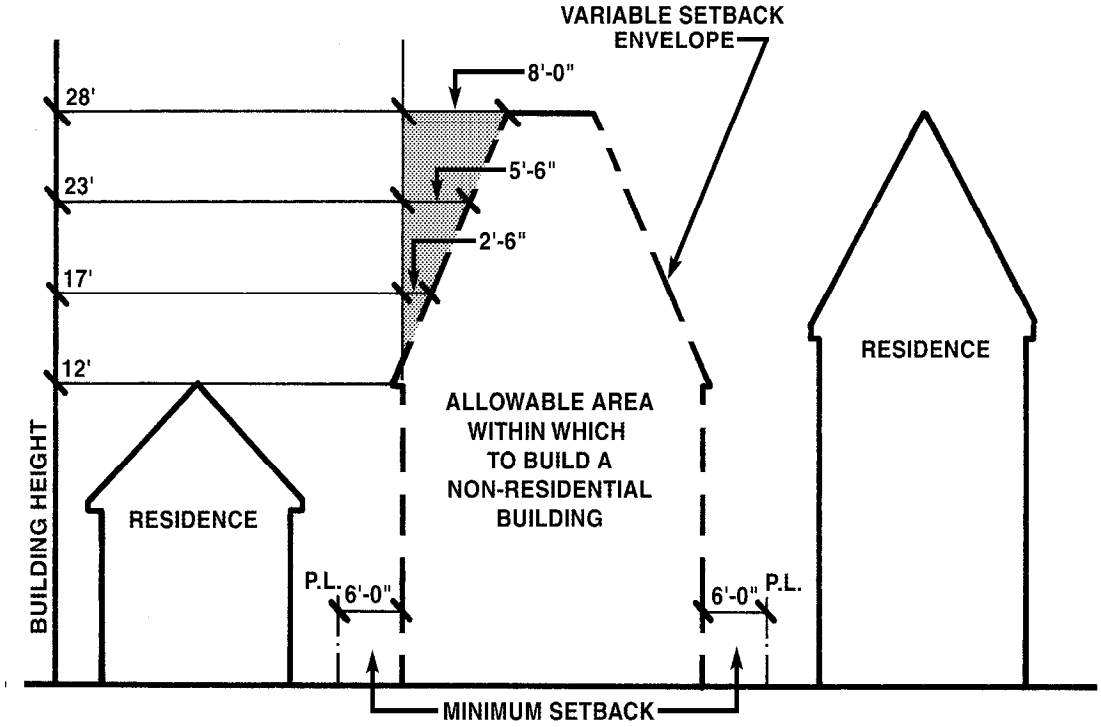


Figure 7-26: Office and Commercial Setbacks from Residential

RECREATION:
The following standards apply only to lands within the Recreation land use category.

Refer also to Section III, Areawide Standards, for additional development and design standards.

A. The following standards apply to the approximately 1.8-acre property located on the south side of North Ocean Avenue, west of and adjacent to Cayucos Creek, labeled "REC" in Figure 7-31. (This is a visitor serving priority area)

1. **Limitation on Use.** Allowable uses are limited to the following, as shown for the Recreation land use category in Table O, Coastal Framework for Planning: uses in the "Cultural, Education & Recreation" use group, excluding the following five uses: libraries and museums, membership organization facilities, off-road vehicle courses, schools (specialized education and pre to secondary), and social service organizations eating and drinking places; general merchandise stores (limited to tourist-oriented uses such as gift shops and art galleries); bed and breakfast facilities; hotels, motels; and pipelines and transmission lines.

2. **Site Design Criteria – Public Access**. Site design shall incorporate public access to and along the bluff top for a scenic vista. In addition, lateral beach access from the toe of the bluff to the mean high tide line, consistent with public safety and sensitive habitat concerns, shall be provided.

RESIDENTIAL MULTI-FAMILY:
The following standards apply only to lands within the Residential Multi-Family land use category.

Refer also to Section III, Areawide Standards, for additional development and design standards, and to Section V, Cayucos Urban Area Communitywide standards for residential design guidelines outside of Community Small-Scale Design Neighborhoods.

A. Density.

Maximum residential density for new projects, except for senior citizen housing (see the following standard), affordable housing in accordance with the Coastal Zone Land Use Ordinance, and except for development on the 10-acre parcel north of the Locarno Tract (see the standards in Section E, North of Locarno Tract) shall be as follows:

1. 10 dwelling units per acre; or

2. 15 units per acre if the review authority makes the finding that there is sufficient sewer capacity and supplemental water to serve development resulting from the proposed project, existing development (at current rates of water use and occupancy), and all vacant parcels at buildout, assuming the proposed density of up to 15 units per acre in the RMF category.

3. Maximum residential density for the parcel west of Cayucos Creek labeled "Bella Vista" in Figure 7-31 shall be 26 units per acre if outside the service area of a water purveyor and if adequate supplemental water can be obtained.

B. Development Standards--Senior Citizen Housing.

The following standards apply to senior citizen housing located within 0.5 mile (straight line distance) of the central business district. Senior citizen housing consists of either a) residential development that is specifically designed to meet the physical and social needs of persons aged 62 and over; or b) residential development consisting of at least 35 dwellings specifically designed to meet the physical and social needs of persons aged 55 and over. In the Residential Multi-Family land use category, senior citizen housing includes accommodations for independent living and/or assisted living.

1. **Residential Density.** Maximum residential density shall be 38 units per acre.

2. **Floor Area and Open Area.** The land use permit shall require an amount of private open space and common area for privacy, recreation, light, and air that is appropriate for the nature of the project. There is no maximum floor area limitation; however, in no case shall the minimum open area fall below 40%, as defined in Chapter 23.04 of the Coastal Zone Land Use Ordinance.

3. **Parking**. Parking spaces shall be provided at a ratio of 0.75 spaces per dwelling unit in accommodations for independent living, and 1 space per 3 dwelling units in assisted living accommodations.

4. **Design.** Projects shall be sensitively designed to meet the special physical and social needs of senior citizens, especially with regard to: general safety; safe and convenient pedestrian access on gentle slopes, both within the project and connecting to community services and facilities; recreational choices; environmental amenities; social interaction; and integration with the larger community.

C. Height Limitation.

Maximum allowable building height shall be 28 feet, except as follows:

1. On the seaward side of North and South Ocean Avenues as shown in Figure 7-27: a maximum of 22 feet.

2. In the Locarno Tract as shown in Figures 7-17 and 7-27: a maximum of 20 feet.

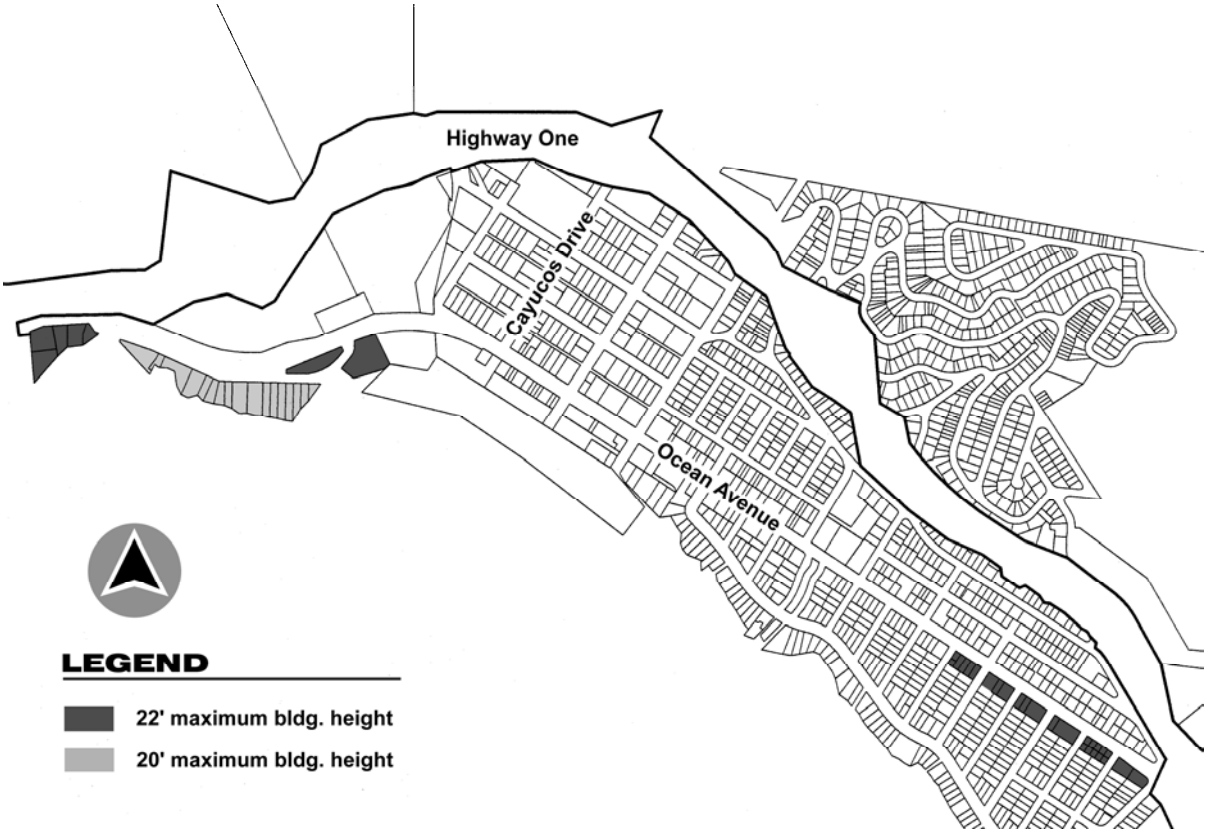


Figure 7-27: Residential Multi Family Categories Seaward of Ocean Avenue

D. Curb, Gutter and Sidewalk Improvements

1. **Waiver of Curb, Gutter and Sidewalk Improvement Requirements.** Installation of curbs, gutters and sidewalks in connection with land uses or land divisions is not required in the areas shown in Figures 7-28 through 7-30, except where needed for drainage purposes as determined by the County Public Works Department. In all other areas, the requirements for curbs, gutters and sidewalks shall be as provided in the Coastal Zone Land Use Ordinance. This standard not withstanding, curbs, gutters and sidewalks may be installed pursuant to an assessment district or similar mechanism for financing such improvements.

2. **Alternative Walkways.** Curbs, gutters and walkways are required in the area north of the central business district bounded by E Street, Cayucos Drive and Highway 1 as shown in Figure 7-30; however, alternative walkways such as boardwalks are allowable in place of standard concrete sidewalks.

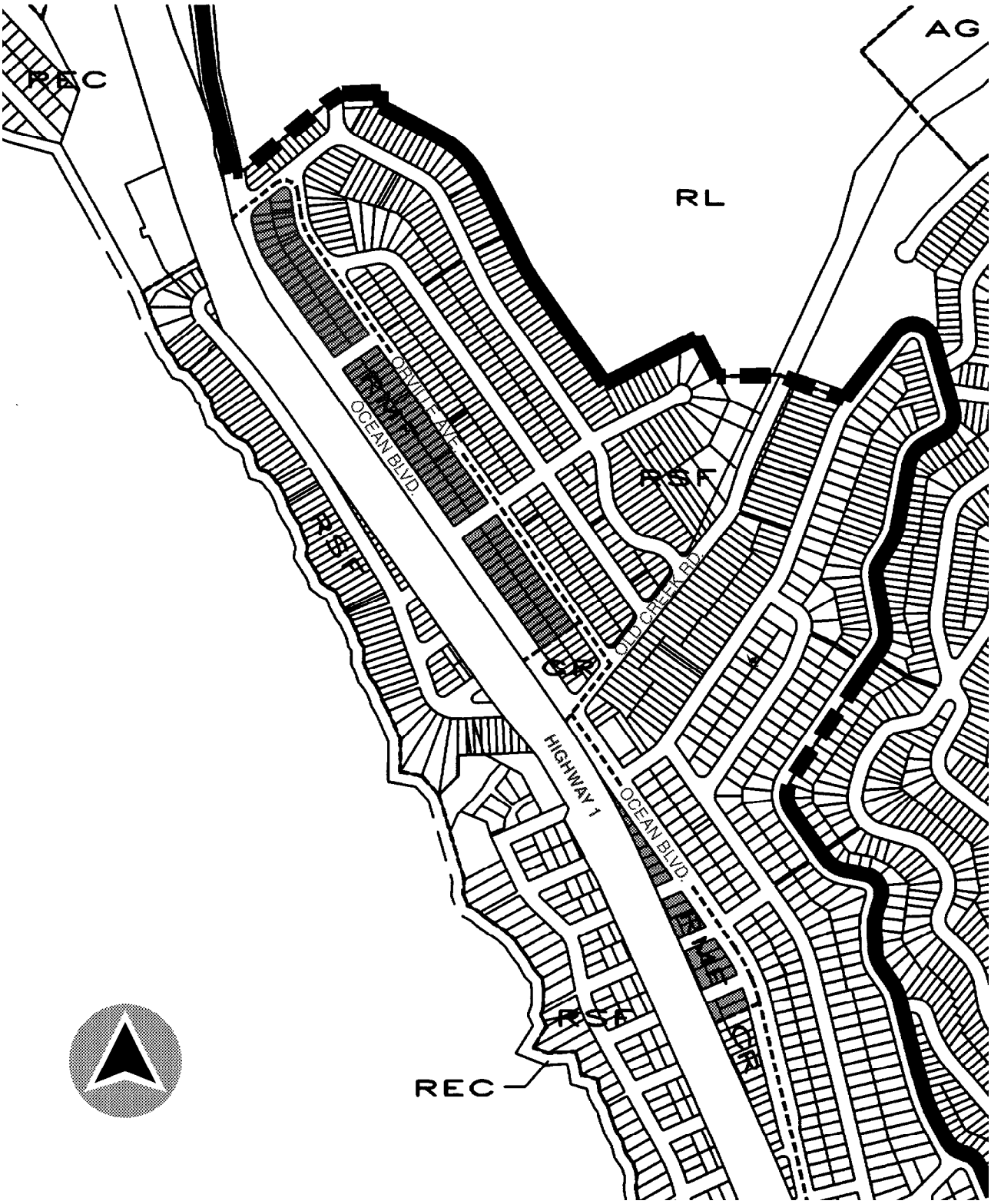


Figure 7-28: Waiver of Curb, Gutter, Sidewalk Improvement Requirements

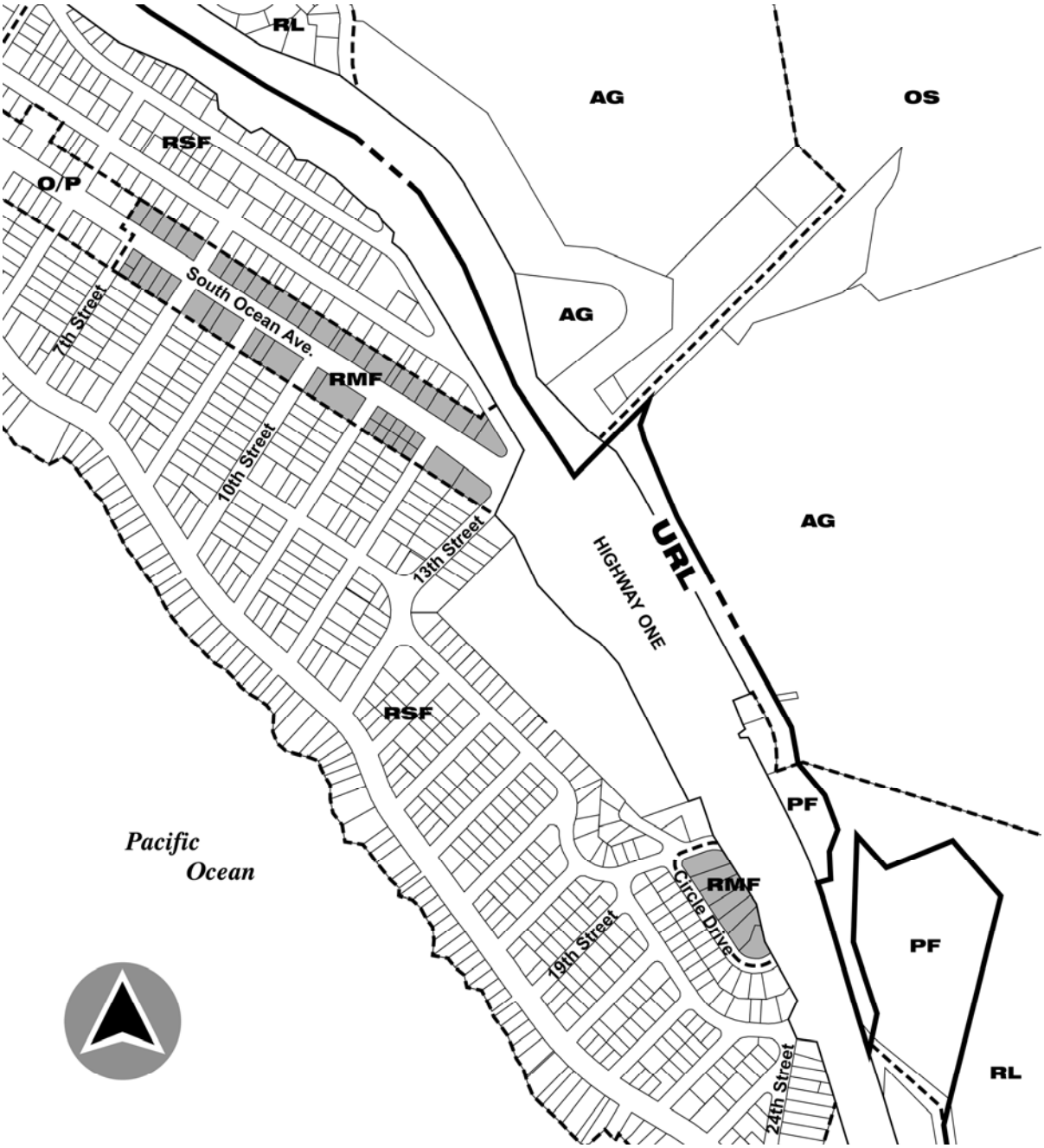


Figure 7-29: Waiver of Curb, Gutter, Sidewalk Improvement Requirements

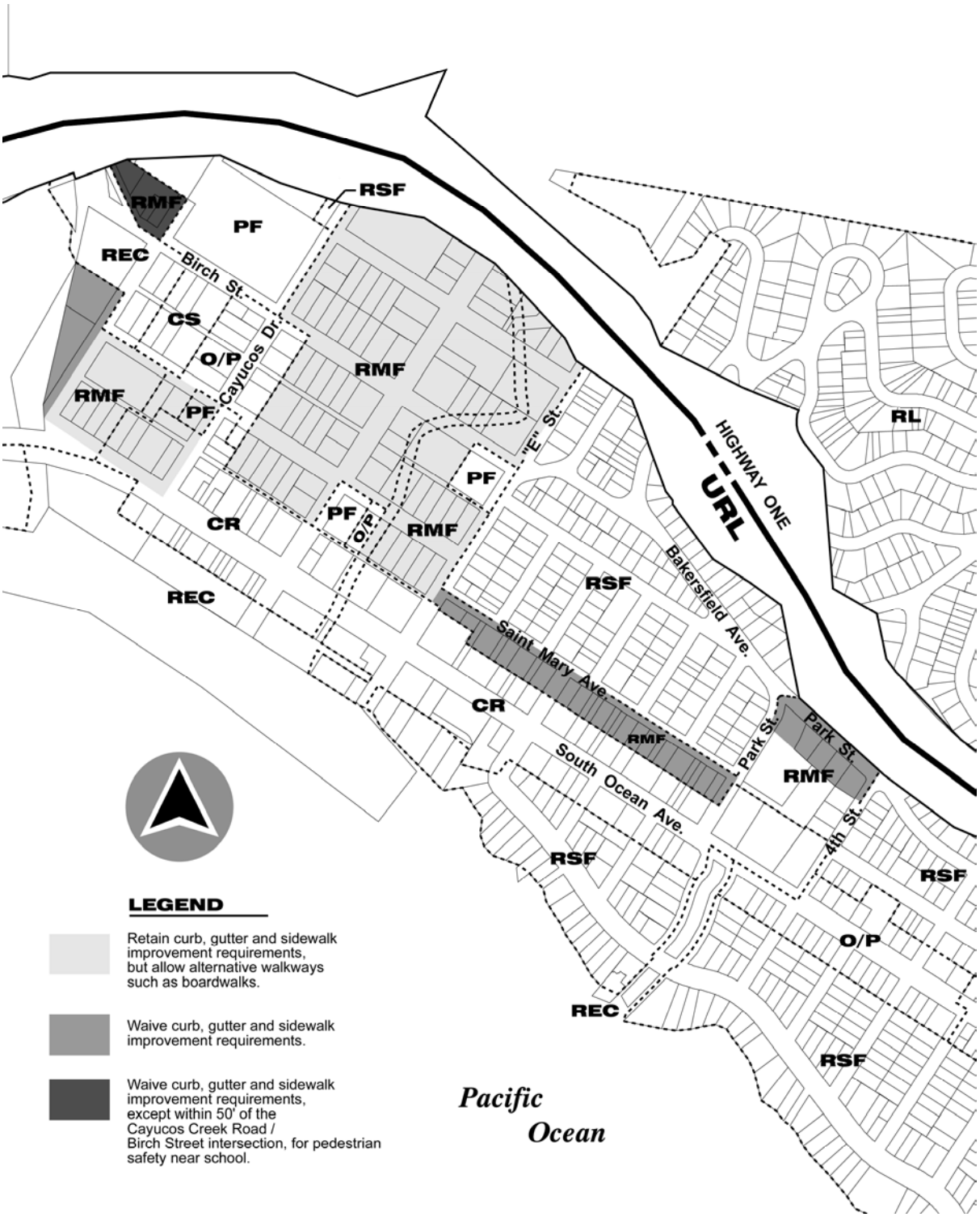


Figure 7-30: Waiver and Retention of Curb, Gutter, Sidewalk Improvement Requirements

E. North of Locarno Tract.

The following standards apply to the approximately 10-acre parcel located between North Ocean Avenue and Highway 1, north of the Locarno Tract, as shown in Figure 7-31.

1. **Limitation on Use.** Allowable uses shall be limited to single family dwellings, multi-family dwellings, mobilehomes, and residential accessory uses.

2. **Multi-Family and Planned Developments.** All development shall be part of a Planned Development and comply with all applicable standards in the Coastal Zone Land Use Ordinance for such projects.

3. **Application Content.** The land use permit application shall include a visual analysis prepared by a licensed architect, licensed landscape architect or other qualified person acceptable to the Director of Planning and Building. The visual analysis shall make recommendations as to the location and design of development in order to minimize visual impacts as seen from Highway One and North Ocean Avenue.

4. **Open Space**.

   a. At least 65 percent of the site shall be permanently reserved as undeveloped open space to protect scenic vistas. A road may be included within this open space, only if it is needed to provide access to the eastern portion of the site, and access cannot otherwise be provided to that portion of the site (see Figure 7-31). The access road shall be located to minimize grading and visual impacts.

   b. The required amount of open space shall be guaranteed through an open space or conservation easement, dedication of fee or partial fee title to a public or quasi-public agency, or other mechanism that achieves the goal of permanent protection of undeveloped open space.

5. **Number of Dwellings.** The maximum number of dwelling units shall be 10 if at least 65 percent of the site is permanently reserved as undeveloped open space to protect scenic vistas; 15 dwelling units if 75 or more percent of the site is so reserved.

6. **Location of Development.**

   a. All development shall be located below an elevation of 80 feet above sea level and on slopes less than 20 percent. An exception may be approved in the case of a road, only if it is needed to provide access to the eastern portion of the site, and access cannot otherwise be provided to that portion of the site (see Figure 7-31). The access road shall be located to minimize grading and visual impacts.

b. All development shall be located where views from Highway 1 and North Ocean Avenue will be least adversely affected, as demonstrated by the required visual analysis.

c. The western portion of the site, as shown in Figure 7-31, shall be developed with no more than 50 percent of the total number of dwelling units proposed on the site.

7. **Type of Dwelling Units**. Multi-family dwellings are not allowable on the western portion of the site, as shown in Figure 7-31.

8. **Building Height.** Maximum building height shall be 28 feet.

9. **Building Face Height and Setback**. Building face height and setback shall be as required in Residential Single Family standard C1 for areas outside of Community Small-Scale Design Neighborhoods.

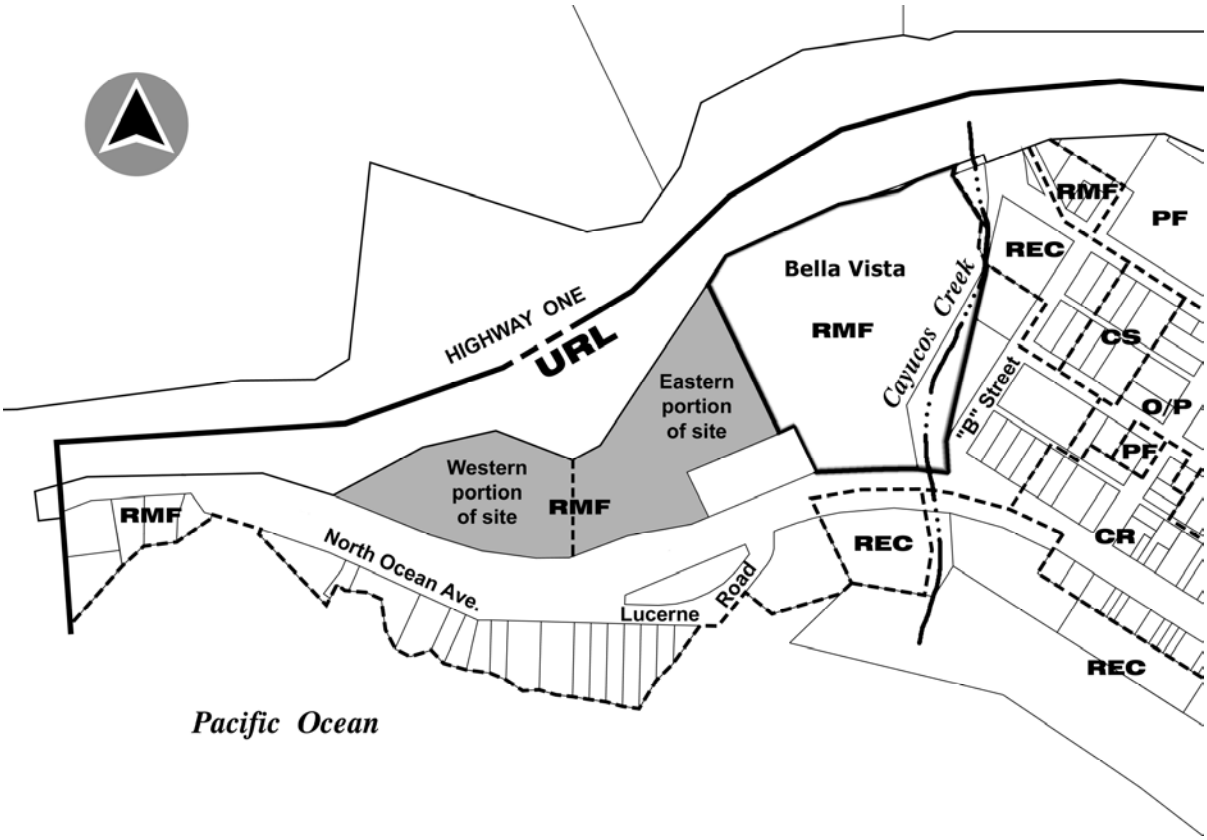


Figure 7-31: 10-Acre Parcel North of Locarno Tract

RESIDENTIAL SINGLE FAMILY:
The following standards apply only to lands within the Residential Single Family land use category.

Refer also to Section III, Areawide Standards, for additional development and design standards, and to Section V, Cayucos Urban Area Communitywide standards for residential design guidelines outside of Community Small-Scale Design Neighborhoods.

A. Circulation.

1. **Road Improvements**. All new dwellings on non-county-maintained roads shall be served by a street at least 26 feet wide fronting the site, and at least 20 feet wide from the site back to the nearest county-maintained road. Improvements shall be made to County Standard A-1 (Rural) at a minimum. Land Divisions shall comply with the road improvement standards in Title 21 of the County Code.

B. Height Limitation.

New development shall not exceed 28 feet, unless a more restrictive height limitation is specified in the following standards.

C. Outside of Community Small-Scale Design Neighborhoods

The following standards apply in areas outside of the Community Small-Scale Design Neighborhoods identified in Figure 7-34. The intent of the following standards is to encourage new development to be in scale with the neighborhood so that it does not appear crowded; to avoid massive-appearing buildings, especially on small lots; and to create visual relief and interest.

1. **Building Face Height and Setback**. In order to reduce the apparent mass of buildings, the maximum height of the front and rear building faces (including decks and balconies), as measured from the finished grade, shall be as shown in the following table, and the minimum setback from that building face to the next higher story shall be six feet (see Figure 7-32).

Average Slope of Lot Prior to Grading (Percent)	Maximum Height of Front and Rear Building Face From Finished Grade (Ft.)
Less Than 20	22
20 and Greater	24

A building face may exceed these heights only if all of the following are met:

a. A Minor Use Permit is approved

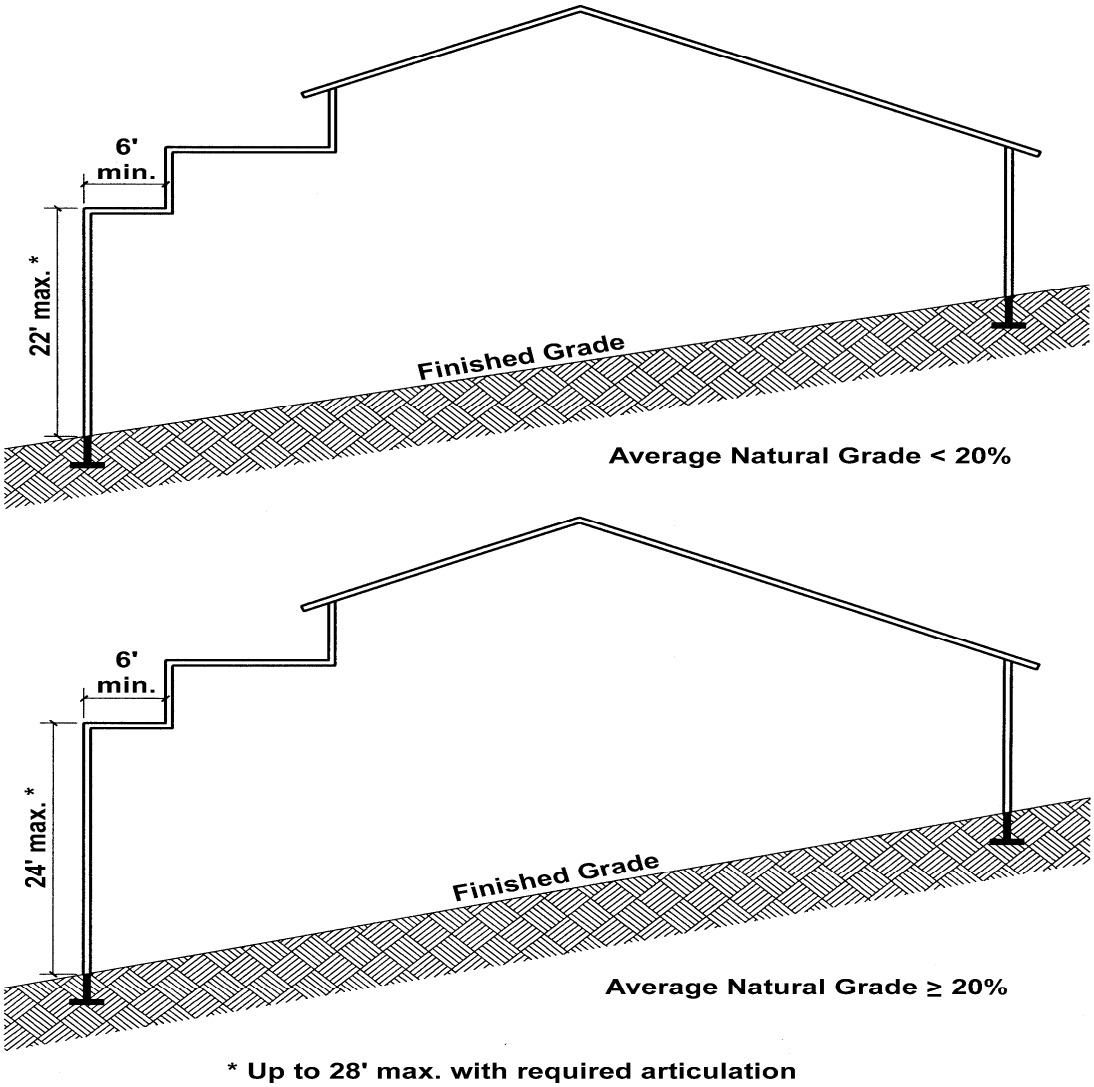


Figure 7-32: Front and Rear Building Face Height and Setback—Residential Single Family Outside Community Small-Scale Design Neighborhoods

b. The maximum height of the building face is 28 feet as measured from finished grade

c. The Review Authority determines that the apparent mass of the building is reduced through use of significant articulation--including three-dimensional components--that meets the intent of the communitywide *Residential Design Guidelines Outside of Community Small-Scale Design Neighborhoods: Wall Articulation and Relief* (following Section VG of the Communitywide standards).

This standard does not affect how building height is measured pursuant to Chapter 23.04 of the Coastal Zone Land Use Ordinance.

2. **Lot Coverage.** The maximum building footprint of all structures, including garages and carports, shall be 50 percent of the total area of the site (see Figure 7-33). All covered decks, and the portions of uncovered decks and balconies that extend into any required setback, shall be included in the building footprint.

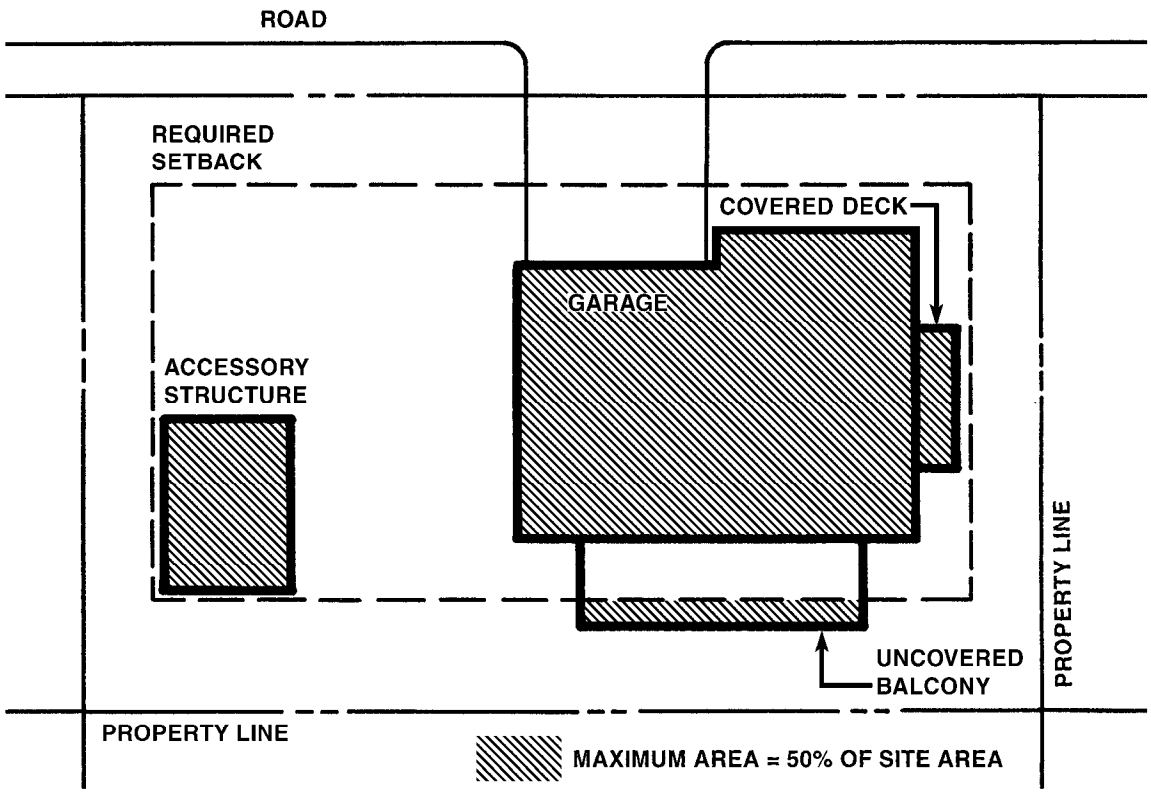


Figure 7-33: Lot Coverage—Residential Single Family Outside Community Small-Scale Design Neighborhoods

D. Community Small Scale Design Neighborhoods

1. **Location.** Two neighborhoods are subject to the following standards (2, 3 and 4), and guidelines.

   Pacific Avenue Neighborhood - That area designated Residential Single Family between Ocean Avenue, 13th Street, Cass Avenue, Circle Drive, Highway One, Old Creek, and the ocean.

   Studio Drive Neighborhood - That area designated Residential Single Family between Highway One and the ocean.

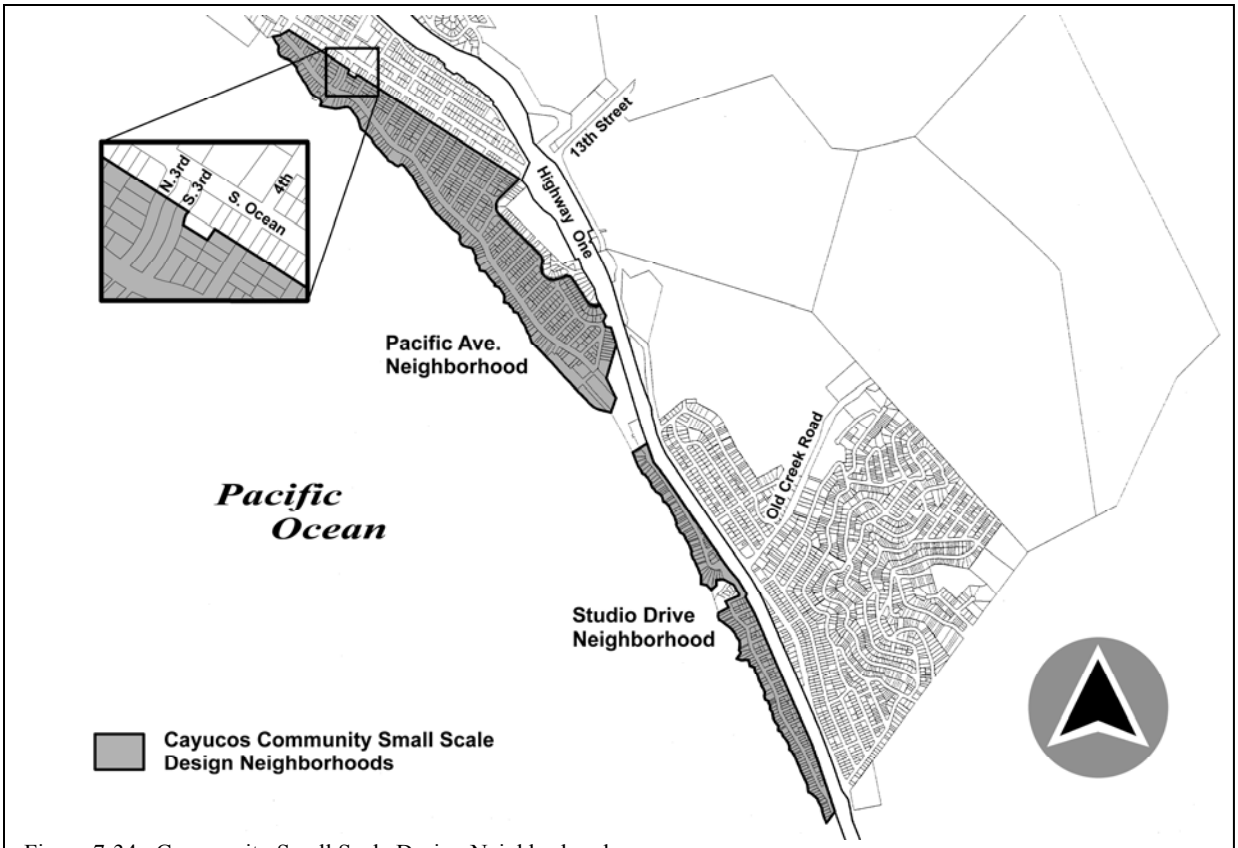


Figure 7-34: Community Small Scale Design Neighborhoods

2. Permit Requirements and Findings.

a. Plot Plan Permit:

(1) Development with proposed structures that are one-story and do not exceed 15 feet in height, where all the development is located at least 100 feet from any wetland, estuary or stream, and at least 300 feet from the ocean bluff-top.

(2) Development with proposed structures between 15 feet and 24 feet in height, where all the development is located at least 100 feet from any wetland, estuary or stream, and at least 300 feet from the ocean bluff-top may be approved subject to a maximum gross structural area (including the floor area of all garages) of 45% of usable site area, provided it complies with standards 3a, b, c, e, f(1), and g; and with guideline b and finding c.(2), listed below:

b. Minor Use Permit:

(1) Development that is within 100 feet of any wetland, estuary or stream, or within 300 feet of the edge of the ocean bluff-top. In addition such development is subject to standards, guidelines and findings listed below.

(2) Development with proposed structures between 15 feet and 24 feet in height except as provided in 2a.(2) above. In addition such development is subject to standards, guidelines and findings listed below.

c. Required Findings:

(1) The proposed project meets the community small scale design neighborhood standards and is therefore consistent with the character and intent of the Cayucos community small scale design neighborhood.

(2) For any proposed structure that exceeds 15 feet in height, public view of the ocean from Highway One or the respective neighborhood is not being further limited.

3. Standards.

a. Front Setbacks. The ground level floor shall have setbacks as provided in Cayucos Communitywide Standard G. and at no point shall a lower story wall exceed 12 feet in height including its above ground foundation. The second floor of proposed two-story construction shall have an additional front setback of at least three feet from the front of the lower wall, except open rail, uncovered decks are excluded from this additional setback and may extend to the lower front wall (see Figure 7-35).

b. Side Setbacks. Single story dwellings shall have setbacks as provided in Cayucos Communitywide Standard G. Proposed two-story construction (including decks) shall have a lower floor setback on each side of not less than four feet, nor less than the required corner side setback if applicable. An upper story wall setback on each side yard of a minimum of two-and-one-half (2 1/2) feet greater than the lower story wall shall also be required. At no point shall a lower story wall exceed 12 feet in height including its above ground foundation. Thirty percent of the upper story side wall may align with the lower floor wall provided it is within the rear two-thirds of the structure (see Figure 7-35).

c. Building Height Limitations. Heights shall be measured from the center line of the fronting street (narrowest side for corner lots) at a point midway between the two side property lines projected to the street center line, to the highest point of the roof. In the community small scale design neighborhood area defined in Standard 1, upslope lots shall use average natural grade. All proposed development including remodeling and building replacement is subject to the following limitations:

(1) Ocean Front Lots**.** 15 feet maximum.

(2) Remainder of Community Small Scale Design Neighborhood lots**.** Proposed structures, exclusive of chimneys and mechanical vents,

are not to exceed 24 feet in height measured as provided above. Sloped (pitched) roofs are encouraged in all structures; however roof heights up to 18 feet shall not be required to have sloped roofs, roof heights exceeding 18 feet but not exceeding 22 feet shall have a roof pitch of at least 4:12 (4 inches of rise per 12 inches of run) and roof heights exceeding 22 feet but not exceeding the maximum height allowed (24 feet) shall have a roof pitch of at least 5:12 (5 inches of rise per 12 inches of run). Mansard or other flat style roofs on buildings over 18 feet are not permitted. Existing residences completed prior to April 25, 1995, with a roof pitch of at least 3:12 (3 inches of rise per 12 inches of run) may have second story roof slopes matching the existing slope where the building height does not exceed 22 feet.

d. Gross structural area (GSA).

(1) One-story development, and all development on bluff top sites, is limited to a maximum gross structural area, including the area of all garages, of 3,500 square feet.

(2) Other new development or additions, exceeding one story or 15 feet in height, shall not exceed GSA's as provided in Table 7-3. In addition, the second story square footage shall be no greater than 60 percent of the first floor square footage.

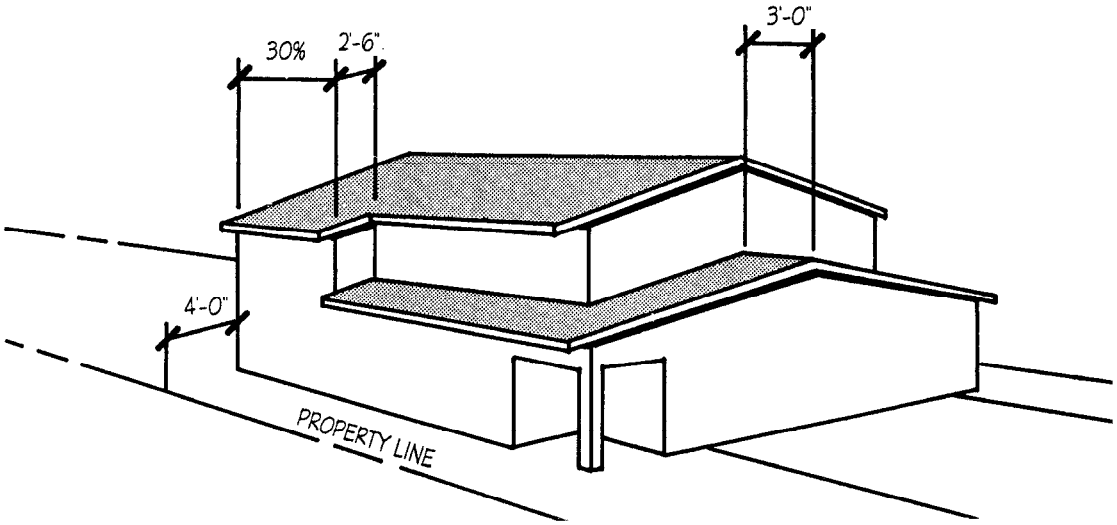


Figure 7-35: Setbacks for Two-Story Structure

Table 7-3, Maximum Gross Structural Area, Non-Bluff-Top Sites Greater Than One Story or 15'

Lot Size	Maximum Gross Structural Area Shall Be:
Up to 2899	60% of usable lot, not to exceed 1595 square feet
2900 – 4999	55% of usable lot, not to exceed 2500 square feet
5000 +	50% of usable lot, not to exceed 3500 square feet

e. **Deck rail height.** Rail heights for decks above the ground floor shall not exceed 36 inches. A maximum additional height of 36 inches of untinted, transparent material with minimal support members is allowable except as restricted in 3a above.

f. **Parking**. New development parking spaces shall comply with the CZLUO for required parking spaces except as follows (see Figure 7-36):

(1) At least one off-street parking space shall be enclosed with an interior space a minimum size of 10 feet by 20 feet.

(2) A maximum of one required off-street parking space may be located in the driveway within the required front yard setback area. However, the minimum front yard setback from the property line to the garage is 20 feet if this design is used.

(3) Additions to an existing structure on a site that does not conform to the parking standards of this subsection may be approved through a Minor Use Permit if all of the following criteria are met, notwithstanding the provisions of Chapter 23.09 of the Coastal Zone Land Use Ordinance regarding nonconforming parking:

(i) the site shall not be a bluff-top lot, and

(ii) the addition shall be one-story only and shall not increase the gross structural area of the existing structure by more than 25 percent, provided that the maximum GSA as required in Table 7-3 shall not be exceeded, and

(iii) the addition shall not include any bedrooms, and

(iv) at least one off-street parking space shall be provided that is enclosed with an interior space that has a minimum size of 10 feet by 20 feet

(v) one off-street parking space may be located within the required front setback, as long as the space does not encroach into the street.

g. **Driveway Widths.** Driveway widths for proposed development may not exceed 18 feet.

h. **Streetscape Plan.** A scale drawing showing the front exterior elevation (view) of the proposed project, and the front elevations of the adjacent buildings, is required as part of the application submittal.

i. **Topographic Map.** A topographic map including the elevation of the fronting street, site contours, and existing and proposed drainage patterns is required as part of the application submittal.

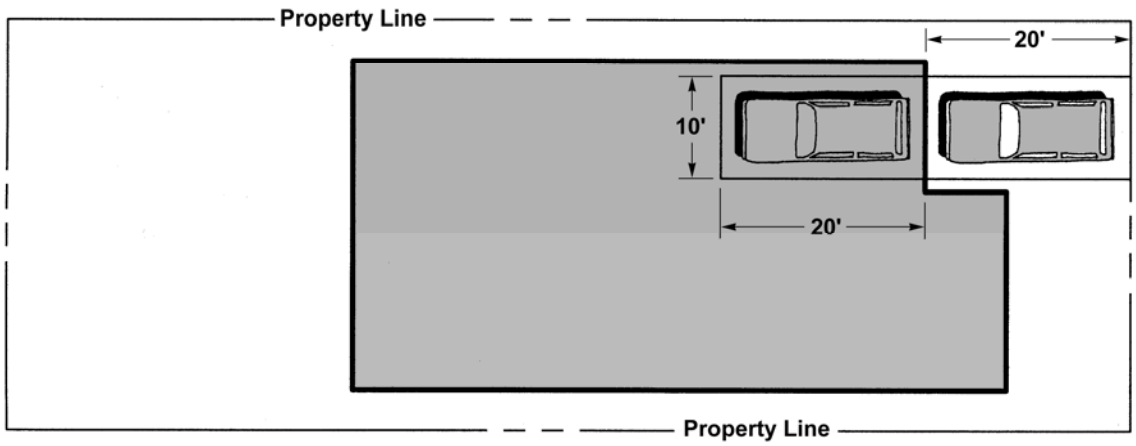


Figure 7-36: Parking Space Shown in Front Yard Area with Minimum 20' Setback to Building

4. **Destroyed structures**. Where a dwelling has been destroyed pursuant to Section 23.09.033a, it may be restored in substantial conformance with the destroyed dwelling within the existing footprint if the proposed dwelling is in conformance with applicable bluff setbacks and fire safe standards. A single story dwelling may not be replaced with a multi-story structure under this provision.

Guidelines. *The following are guidelines that should be considered when designing any proposed project within the subject areas. A project subject to a Minor Use Permit approval will consider how the design complies with the following objectives*:

a. **Site Layout.** Locate the structure so that it minimizes its impact on adjacent residential structures (such as significantly reducing access to light and air).

b. Building Design. The design should incorporate architectural details and varied materials to reduce the apparent mass of structures. Such scale reducing design devices include porches, covered entries, dormer windows, oriel and bay windows, multi-pane windows, varying roof profiles, moldings, masonry, stone, brickwork, and wood siding materials. Expansive building facades should be broken up by varied rooflines, offsets, and building elements in order to avoid a box-like appearance. Variations in wall planes, roof lines, detailing, materials and siding should be utilized to create interest and promote a small scale appearance. Roof styles and roof lines for first and second stories should match (see Figure 7-37).

c. Landscaping and Fencing. The site design should incorporate landscaping materials that help reduce the scale of the proposed structure. This can be done by proper selection and placement of trees, shrubs and other vegetation capable of screening portions of the structure from public viewpoints. The design should consider the use of decorative paving materials, such as aggregate concrete, stamped and/or colored concrete.

The site design should consider effective use of small scale fencing materials in the front yard area to help soften the massing of the building. Fences which present a solid barrier should be avoided except where privacy is desired.

E. Height - Studio Drive at Willow Creek, Tract 1078.

Maximum building height in Tract 1078 (see Figure 7-38) as measured from the centerline of the fronting street is 14 feet north of Willow Creek, and 16 feet south of Willow Creek.

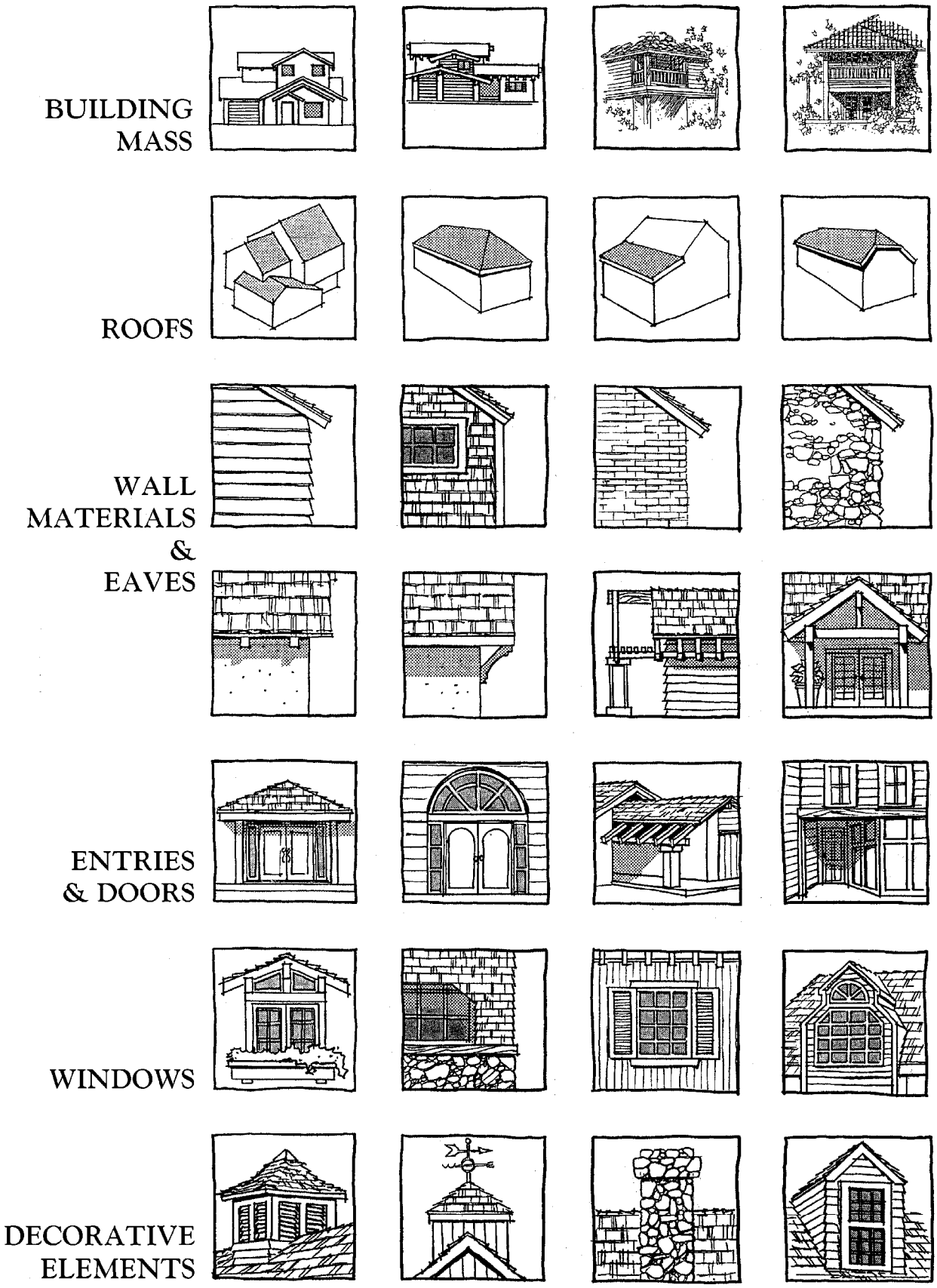


Figure 7-37: Residential Development Design Concepts

Figure 7-38: Tract 1078

VI. LOS OSOS URBAN AREA STANDARDS

The following standards apply within the Los Osos Urban Reserve Line to the land use categories or specific areas listed.

COMMUNITYWIDE:
The following standards apply to all land uses within the Los Osos Urban Reserve Line.

A. On-Site Wastewater Disposal.

New development using on-site wastewater disposal systems shall protect coastal water quality and meet the requirements of the Regional Water Quality Control Board.

B. Interim Service Capacity Allocation.

Prior to completion of a Resource Capacity Study, the following priorities for water use shall be established, which shall be implemented through the review and approval of subdivision and development plan proposals.

1. Reservation of 800 acre-feet per year (consumptive use) for agricultural use to protect existing and projected agricultural water needs in accordance with the Brown and Caldwell study (l974).

2. Projected infill of residential, commercial, and visitor-serving uses on existing subdivided lots.

3. Extend services to areas where services will correct existing or potential problems (e.g., areas with high nitrate readings) where individual wells are now in use.

4. Additional land division will be permitted within substantially subdivided areas in accordance with lot sizes permitted in the Land Use Element and Coastal Zone Land Use Ordinance. Findings must be made that resources are adequate to serve the previously identified higher priorities uses in addition to proposed lots.

5. Additional divisions would be permitted within the urban service line boundary only where adequate additional capacity is identified and it can be demonstrated that the proposed development would not jeopardize the availability of resources available to higher priority proposed uses.

6. Land divisions in the areas outside the urban services line and not specifically covered elsewhere in the South Bay standards, shall not be less than two and one-half acres.

C. Drainage

1. **Los Osos Lowland Areas--Drainage Plan Requirement.** In areas designated in Figure 7-40, all land use permit applications for new structures or additions to the ground floor of existing structures shall require drainage plan approval pursuant to Coastal Zone Land Use Ordinance Sections 23.05.040 et seq. unless the County Engineer determines that the individual project site is not subject to or will not create drainage problems.

LEGEND

1 LOS OSOS VILLAGE AREA
- **1A** CENTRAL BUSINESS DISTRICT

2 EL MORRO AREA
- **2A** BAYWOOD PARK COMMERCIAL AREA

3 CUESTA AREA
- **3A** CUESTA-BY-THE-SEA
- **3B** MARTIN TRACT
- **3C** MORRO PALISADES

4 SUNSET AREA

5 UPLAND AREA
- **5A** TRACT NO. 84
- **5B** TRACT NO. 122

6 HIGHLAND AREA
- **6A** HIGHLAND
- **6B** MORRO PALISADES HILLSIDE AREA
- **6C** CABRILLO ESTATES

7 BAYVIEW HEIGHTS AREA

8 CREEKSIDE AREA

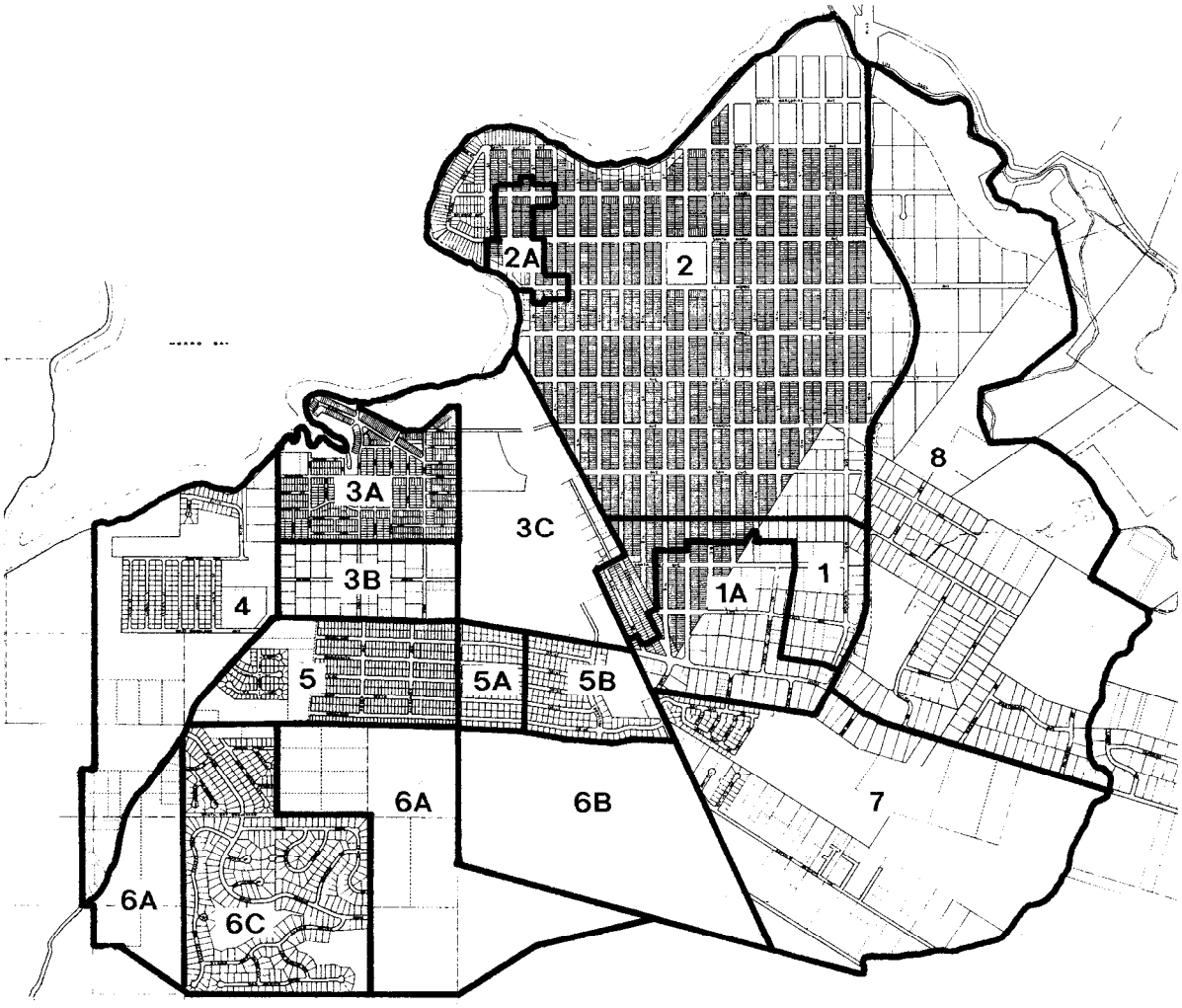


Figure 7-39: Los Osos Location Map

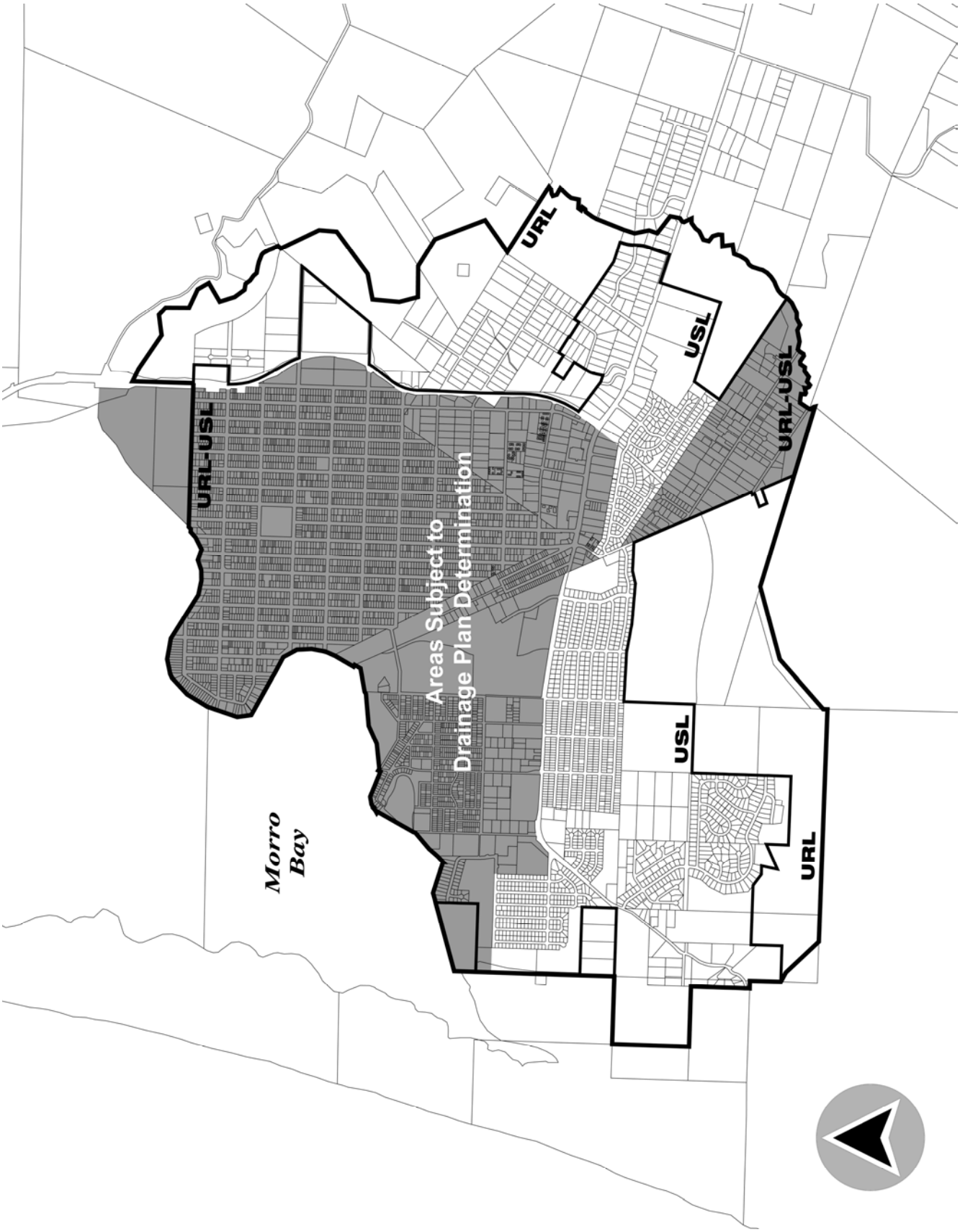


Figure 7-40: Los Osos Lowland Area Drainage Plan Required

D. Bayfront Development

1. **Height**. Proposed structures are limited to the maximum heights shown on Figures 7-41 and 7-42.

2. **Fences.** Fences shall not be constructed that would restrict public views of the bay from public roads or preclude lateral public access.

3. **Vegetation Protection**. On-site vegetation shall be preserved whenever possible. Grading shall be minimized and limited to the building pad and driveway, road and other required improvements.

E. Morro Palisades.

Standard 1 applies only to the Morro Palisades area (see Figure 7-39).

1. **Planned Development.** The portion of the property north of Los Osos Valley Road shall be developed as a planned development to allow for a variety of housing types and densities, commercial, public facilities, office and professional uses to be located in the least sensitive portions of the site and the most sensitive portions retained as open space/recreation use as determined by the planned development review. The adopted Development Plan shall be revised to incorporate the provisions of the LUE.

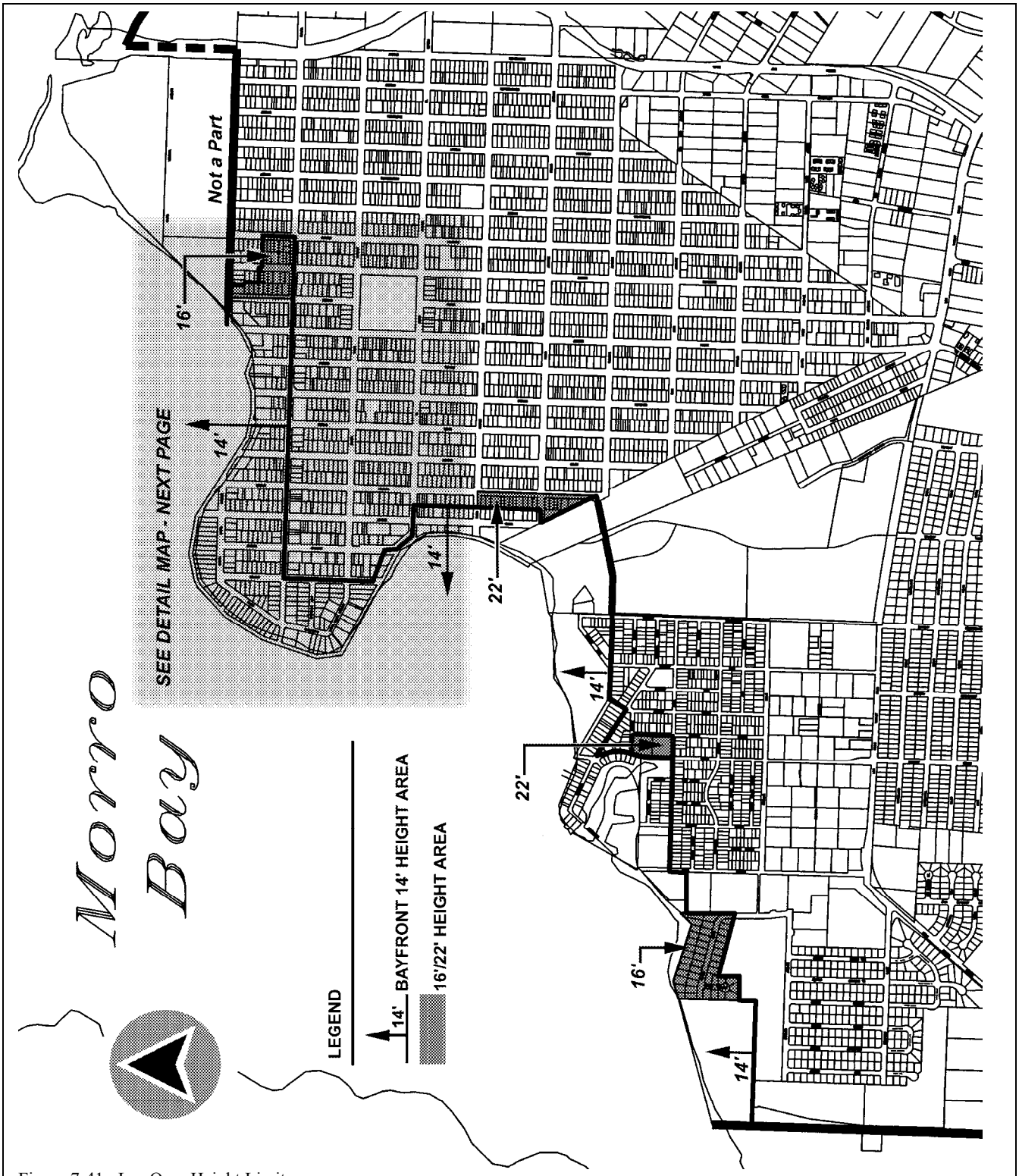


Figure 7-41: Los Osos Height Limits

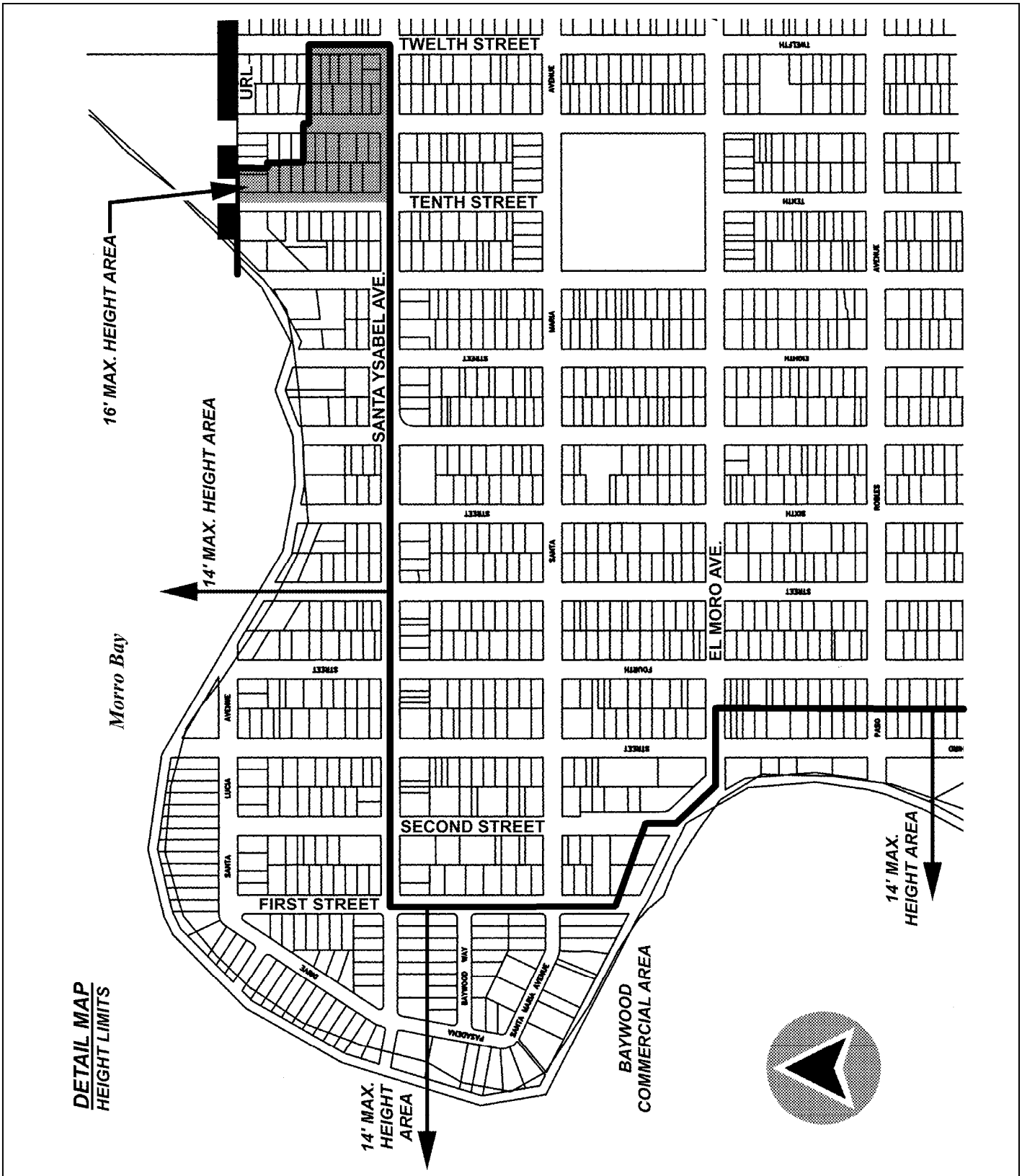


Figure 7-42: Los Osos Height Limits, Detail Map

COMBINING DESIGNATIONS:
The following standards apply to lands in the Local Coastal Program (LCP), Sensitive Resource Area (SRA), and Transfer of Development Receiving Sites (TDCR) combining designations, as listed below.

A. Local Coastal Program (LCP)

Cuesta Inlet. Standards 1 and 2 apply only to the Cuesta Inlet area (Blocks 4, 5, 13, 14, 34 and 35 of Cuesta-by-the-Sea Tract and APN #74-08-011).

1. **Prescriptive Rights**. New development shall be required to provide public access consistent with existing prescriptive rights.

2. **Shoreline Access Improvements**. New development shall be required to provide the following improvements:

   a. Three pedestrian trails; one each in the vicinity of Mitchell Drive, Doris Avenue and Nancy Avenue.

   b. A small parking area at both Doris and Nancy Avenues access points.

   c. A boat launching area near Doris and Nancy Avenues.

3. **Tract 40, Public Access – Setback.** New bayfront development in Tract 40 shall be required to record a minimum 30- foot lateral easement extending from the inland extent of wetland vegetation, primarily for habitat protection and secondarily for public access.

   NOTE: THE SWEET SPRINGS AREA HAS BEEN "WHITEHOLED" BY ACTION OF THE COASTAL COMMISSION AND THE COUNTY. THIS MEANS THAT THE DEVELOPMENT STANDARDS HAVE BEEN HELD IN ABEYANCE UNTIL THE COUNTY SUBMITS REVISIONS TO THE LOCAL COASTAL PLAN. THE STANDARDS IN EFFECT FOR THIS AREA ARE CONTAINED IN THE LAND USE ELEMENT OF THE COUNTY GENERAL PLAN (SEE APPENDIX A FOLLOWING THIS PLAN).

4. **Public Access - Sweet Springs**. At the time of development north of Ramona Avenue, provision of public access consistent with protection of existing prescriptive rights is required, including the following improvements. (Whitehole)

   a. Offer to dedicate appropriate public access trails. (Whitehole)

   b. Trails designed to preclude access within identified wetland areas. (Whitehole)

5. **Pecho Road**: New development between Pecho Road and Butte Drive shall provide an offer to dedicate a lateral easement. An improved lateral

pedestrian trail and signs are to be provided at a level consistent with protection of the wetland habitat and existing prescriptive rights.

B. Sensitive Resource Area (SRA)

1. **Site Planning - Development Plan Projects**. Projects requiring Development Plan approval are to concentrate proposed uses in the buildable least sensitive portions of properties. Native vegetation is to be retained as much as possible.

NOTE: THE SWEET SPRINGS AREA HAS BEEN "WHITEHOLED" BY ACTION OF THE COASTAL COMMISSION AND THE COUNTY. THIS MEANS THAT THE DEVELOPMENT STANDARDS HAVE BEEN HELD IN ABEYANCE UNTIL THE COUNTY SUBMITS REVISIONS TO THE LOCAL COASTAL PLAN. THE STANDARDS IN EFFECT FOR THIS AREA ARE CONTAINED IN THE LAND USE ELEMENT OF THE COUNTY GENERAL PLAN (SEE APPENDIX A FOLLOWING THIS PLAN).

Sweet Springs and Cuesta-by-the-Sea Marsh (SRA)

2. **Wetland Setback**. If acquisition is not completed, a buffer area to be determined by the detail survey of the property by a qualified biologist will be required to be retained in a natural condition. This should be dedicated to the appropriate public agency or secured through open space easements. Development shall be clustered to minimize impacts on the surrounding wetland. (Whitehole)

3. **Runoff.** Upland Development will be required to provide measures to handle runoff on-site.

Morro Bay (SRA)

4. **Permit Requirement.** Where government acquisition of privately owned parcels within or adjacent to the bay is not feasible, development proposals for unsubdivided areas are to cluster uses in the least sensitive portions of properties and preserve the remainder for open space. Site design shall include a survey of the property by a qualified biologist to determine the extent of the wetland and other habitat values of the site. Mitigation measures to include setbacks, shall be incorporated in site design. Density shall be computed on the gross site area excluding the portion that is identified as wetland. The cluster division or planned development process should be used to allow an adequate buffer for the habitat and to incorporate public access requirements. Native vegetation is to be retained as much as possible.

5. **Wetland Setbacks**. The following setbacks shall be required to provide appropriate separation between development and the wetland vegetation and habitat. Setbacks established here supersede the 100 foot setback requirement by the Coastal Zone Land Use Ordinance. However, in no case shall a setback be adjusted pursuant to Section 23.07.172 of the CZLUO to less than the following standards. Setbacks are measured between the upland extent of

the wetland vegetation and development. The minimum setbacks are as follows:

a. For the area west of Tract 316 (APN 74-022-03): To be determined by the Coastal Zone Land Use Ordinance;

b. For Tract 316 (Butte Drive Neighborhood): 50 feet;

c. For the area between Butte Drive and Pecho Road: On the lots located between Butte Drive and Pecho Road all structures shall be located a minimum of 100 feet from the wetland and its riparian area.

d. For the area between Pecho Road and Doris Avenue which is the south half of Cuesta Inlet (Blocks 4 and 5 Cuesta-by-the-Sea Tracts): 75 feet;

e. For the area comprising the north half of Cuesta Inlet (Blocks 13, 14, and 35 of Cuesta-by-the-Sea Tract): 50 feet;

f. For the area between Doris Avenue northeast to Tract 40 near First Street: 75 feet;

g. For lots within Tract 40: 75 feet except where adjusted down to no closer than 50 feet from ;the wetland pursuant to Section 23.07.112d(2) of the CZLUO

h. For the area east and northeast of Tract 40: 50 feet except where adjusted pursuant to Section 23.07.172d(2) of the CZLUO. In no case shall development occur closer than 25 feet from the mean high tide line.

6. **Shoreline Access.** Public access shall be monitored or controlled in those cases where degradation of habitat resources occurs.

Morro Bay Kangaroo Rat Habitat (SRA)

7. **Site Selection and Clustering**. Wherever new development should be clustered and located as far away from the identified habitat area as feasible.

8. **Vegetation Preservation.** Significant vegetation that is a habitat erosion retardant or adds to the visual integrity of the areas shall be protected. This vegetation includes but is not limited to pygmy oak, scrub oak, Morro Bay manzanita, Bishop pine, large areas of sage brush, and large stands of introduced trees such as eucalyptus and cypress. Removal of hazardous trees will be permitted in accordance with the Land Use Ordinance.

9. **Setbacks.** New subdivisions adjacent to public holdings on the western fringe are to provide a 25-foot building setback to buffer the sensitive resource and habitat areas.

COMMERCIAL RETAIL:
The following standards apply only to lands within the Commercial Retail land use category.

A. Baywood Park Commercial Area

1. **Limitation on Use - Baywood Park.** All allowable uses are permitted in the Baywood Park commercial area in accordance with Coastal Table O, Part I of the Land Use Element, except multi-family and single family dwellings; auto, mobilehome and vehicle dealers and suppliers; food and kindred products.

2. **Baywood Village**. New commercial development shall meet the following standards:

   a. Height shall be limited to 25-feet.

   b. Low monument signs (maximum 8 feet in height not to exceed 20 square feet) shall be used.

   c. All utility lines shall be undergrounded from property lines to the commercial structure.

B. North Side of Los Osos Valley Road between South Bay Blvd. and Fairchild Way.

The following standards apply only to the area 8.4 acres located on the north side of Los Osos Valley Road between South Bay Boulevard and Fairchild Way, corresponding to 1995 Assessor Parcel Numbers 74-302-16, 17, 19, 20, 21, 22, and 23. (see Figure 7-43).

1. **Permit Requirement**. Development Plan approval is required for construction of new buildings and associated site improvements.

2. **Mixed Uses**. A mixture of commercial and residential uses in encouraged.

3. **Site Design**. New development shall facilitate pedestrian movement and activities through design of buildings, parking areas, landscaping, and streetscapes. Design measures shall include the following and are conceptually illustrated in Figure 7-44:

   a. Locate the building entry facades of buildings primarily adjacent to the sidewalk along Los Osos Valley Road or to interior pedestrian spaces with access to Los Osos Valley Road.

b. Landscape all pedestrian spaces. Provide public gathering spaces with benches on the site. Provide conveniently located bicycle racks throughout the site.

c. Encourage shared parking among businesses.

d. Locate landscaped parking areas to the rear or side of commercial buildings, and design the parking areas to be integral with (not dominating) the buildings.

e. Provide convenient connections between parking areas, businesses and adjoining properties through pedestrian-oriented and scaled spaces.

f. The number, location and design of driveways shall function in accordance with the planned center median on Los Osos Valley Road as recommended in the approved *South Bay Circulation Study*.

g. No building service facades shall face Los Osos Valley Road.

4. Building Design Guidelines. The design of new construction shall be pedestrian-oriented and have a human scale that is compatible with the scale of existing development in the central business district. Preferred design measures include the following:

a. Provide articulation of building facades to create relief and visual interest by using architectural elements such as awnings and projections, trellises, detailed parapets, and arcades.

b. Locate building entries within recessed entry bays to create transitional spaces between the street and buildings.

c. Use of overhangs and awnings. Use balconies over transitional spaces.

d. Use of transparent glass windows or doors that together comprise more than 50 percent of the entry facade at ground level in order to allow pedestrians to see inside.

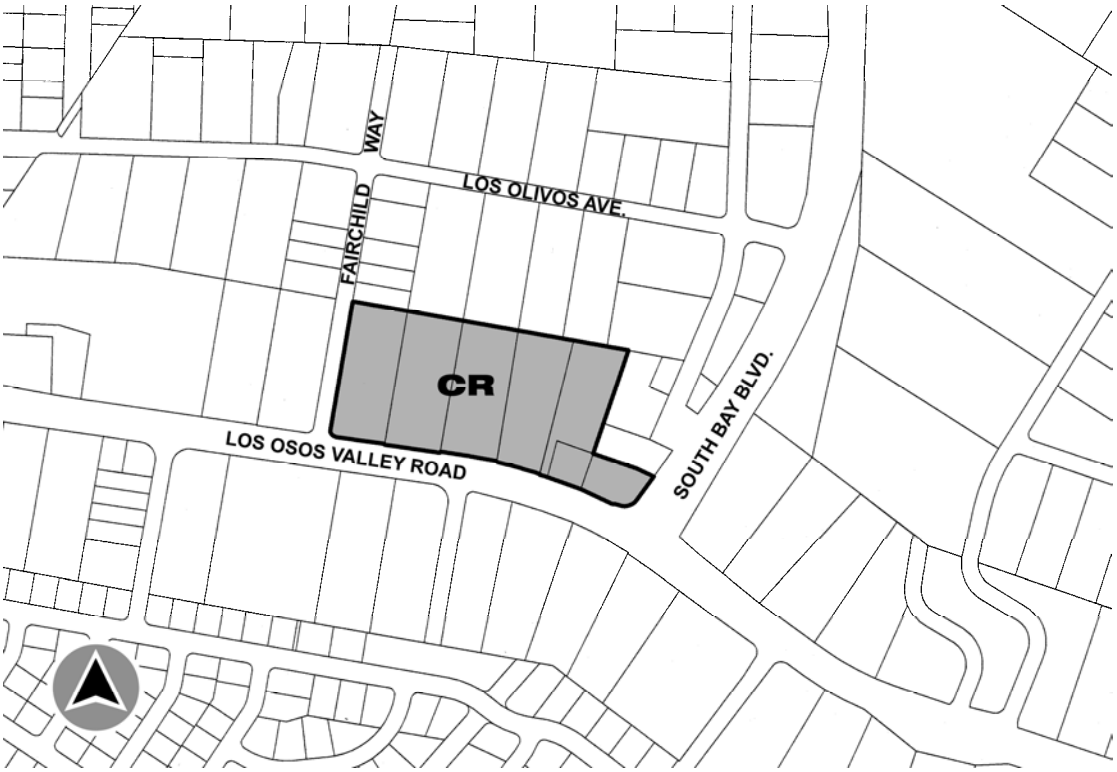


Figure 7-43: Commercial Retail Category on North side of Los Osos Valley Road between South Bay Blvd. and Fairchild Way

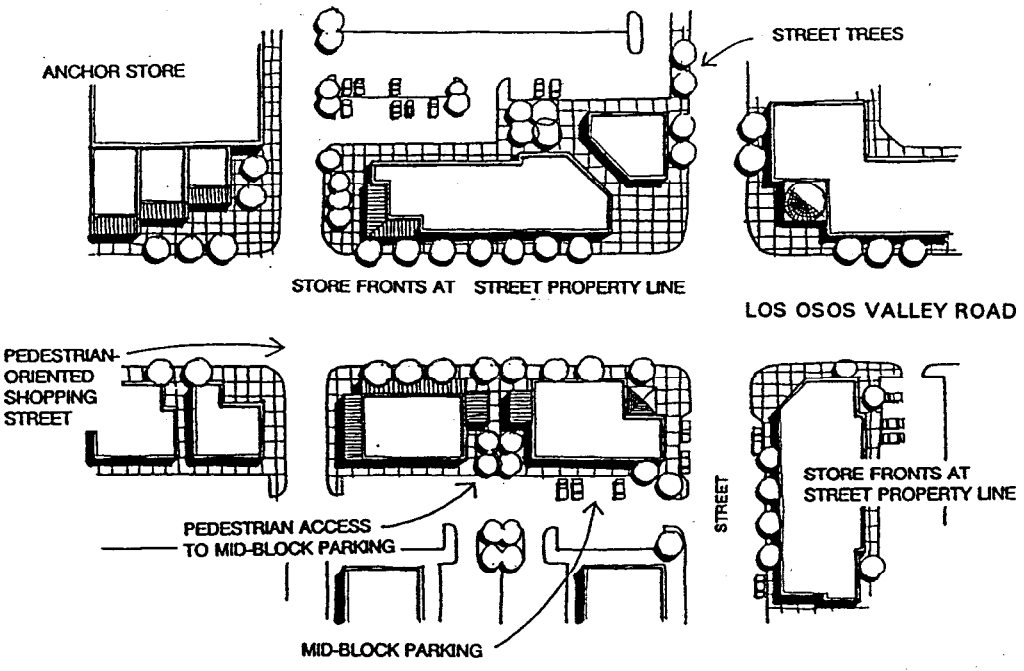


Figure 7-44: Pedestrian-Oriented Design Concept

5. **Limitation on Use**. In order to reduce air quality impacts, all allowable uses are permitted in accordance with Coastal Table O of the Land Use Element and Local Coastal Plan, except for eating and drinking places with drive-through service.

6. **Environmental Review**. Development shall provide for mitigation of potential impacts involving traffic, air quality, archaeological resources, and noise levels/compatibility adjacent to residential land use categories.

COMMERCIAL RETAIL PUBLIC FACILITIES:
The following standards apply only to lands within the Commercial Retail, Public Facilities land use categories. (Figure 7-45).

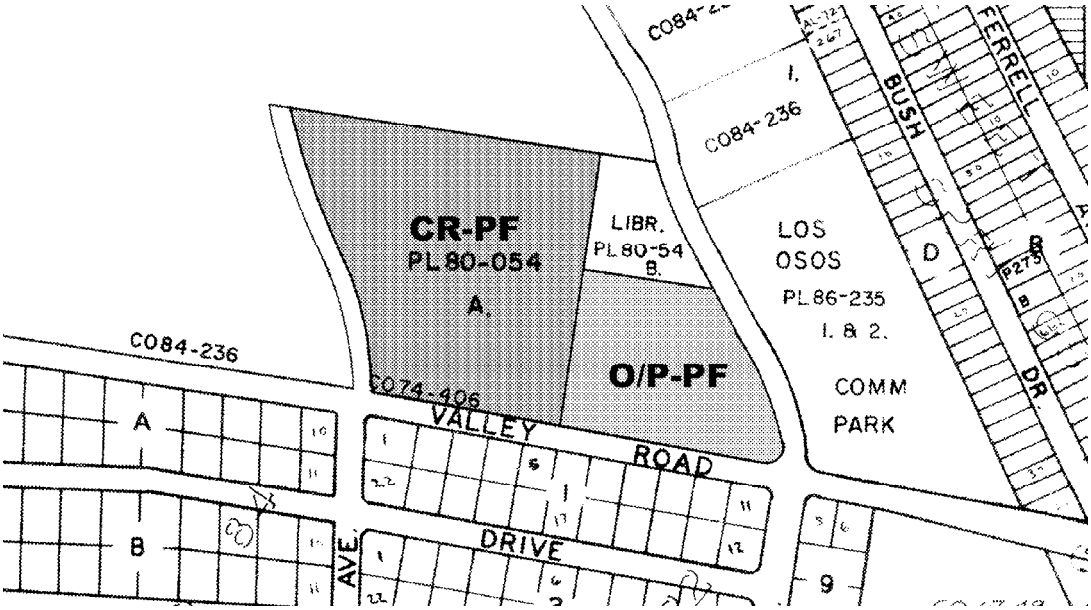


Figure 7-45: CR, PF and OP, PF Land Use Categories

A. Limitation on Use.

1. The following uses shall be allowed only in the event that the site is acquired by a public agency or special district and committed to public wastewater treatment facility uses: outdoor sports and recreation; passive recreation; public assembly and entertainment; temporary events; water wells and impoundments; outdoor retail sales; offices; pipelines and transmission lines; and public utility facilities.

2. If the site is not acquired by a public agency or special district and committed to public facility uses, uses shall be limited to nursery specialties; broadcasting studios; transmission and receiving facilities; amusement and recreational services (such as reducing salons, health spas, hot tubs and other indoor sports); libraries and museums; membership organizations; public assembly and entertainment; schools--business and vocational; social service organizations; temporary events; collection stations; coastal accessways; eating and drinking places (not including drive-in restaurants, fast-food and refreshment stands); food and beverage retail sales; general merchandise stores; temporary or seasonal retail sales; financial services; offices; offices-temporary; personal services; public safety facilities; public utility facilities; hotels and motels; water wells and impoundments; caretaker's residence; and those cultural, education, and recreation uses normally allowed in the Commercial Retail category (See Coastal Table 0, Part I of the Land Use Element).

B. Public Utility Facility Standards.

Public Utility Facilities uses shall be subject to the special use standards for those uses in Chapter 23.08 of the Coastal Zone Land Use Ordinance as if they were shown as "S-13" uses in Table O, *Framework for Planning, Coastal Zone*.

C. Environmental Mitigation.

The land use/coastal development permit for development of a wastewater treatment plant and related facilities shall require implementation of the following mitigation measures as described on the listed pages in the *Final Environmental Impact Report for the Los Osos Community Services District Wastewater Facilities Project* (FEIR), SCH# 9911103, certified on March 1, 2001. Some of the following mitigation measures apply to other components of a proposed wastewater facilities project, as the entire project is expected to be processed under a single land use/coastal development permit.

1. **Geology.** Mitigation measures GEO-1 through GEO-9 on pages 112-113, Part II.

2. **Hydrogeology**. Mitigation measures H-1 through H-3 on page 114, Part II.

3. **Drainage**. Mitigation measures WR-1 through WR-3 on page 115, Part II.

4. **Cultural Resources.** Mitigation measures C-1 and C-2 on page 116, Part II.

5. **Traffic.** Mitigation measures TR-1 and TR-2 on page 117, Part II.

6. **Air Quality**. Mitigation measures AQ-1 through AQ-4 on pages 118-119, Part II.

7. **Noise.** Mitigation measures N-1, N-2, N-4, and N-5 on page 120, Part II.

8. **Public Health, Safety and Services.** Mitigation measures P-1 through PS-5 on pages 120-121, Part II.

9. **Visual Resources**. Mitigation measures AES-1 through AES-5 on page 121, Part II.

10. **Biological Resources**. Mitigation measures BIO-1 through BIO-16 on pages 121-128, Part II.

COMMERCIAL SERVICE:
The following standards apply only to land within the Commercial Service land use category.

A. Limitation on Use.

All allowable uses are permitted in accordance with Coastal Table O, Part I of the Land Use Element except hotels and motels.

OFFICE AND PROFESSIONAL:
The following standards apply only to lands within the Office and Professional land use category.

A. Permit Requirement.

Development Plan approval is required for proposed uses on the south side of Los Osos Valley Road to protect the oak trees.

B. Former Baywood Women's Club.

The following standards apply only to the former Baywood Park Womens' Club site, shown in Figure 7-46. (1992 Assessor's Parcel Number 38-202-47).

1. **Limitation on Use.** Uses identified in Coastal Table O, Part I of the Land Use Element/Local Coastal Plan as "A", "S" or "P" uses are limited to: churches, schools - pre to secondary, caretaker residence, residential care, membership organization facilities, and residential accessory uses.

2. **Site Design Criteria.** All new development shall resemble the size, character and scale of the surrounding residences, and **shall** provide landscaping between the new development and the frontage of the nearest public road. Pedestrian sidewalk(s) shall be provided between new development and the nearest public road. All outdoor lighting, play areas, and new parking spaces shall be located away from the adjacent residential

property lines or shall be separated by a minimum 10-foot wide landscaping screen.

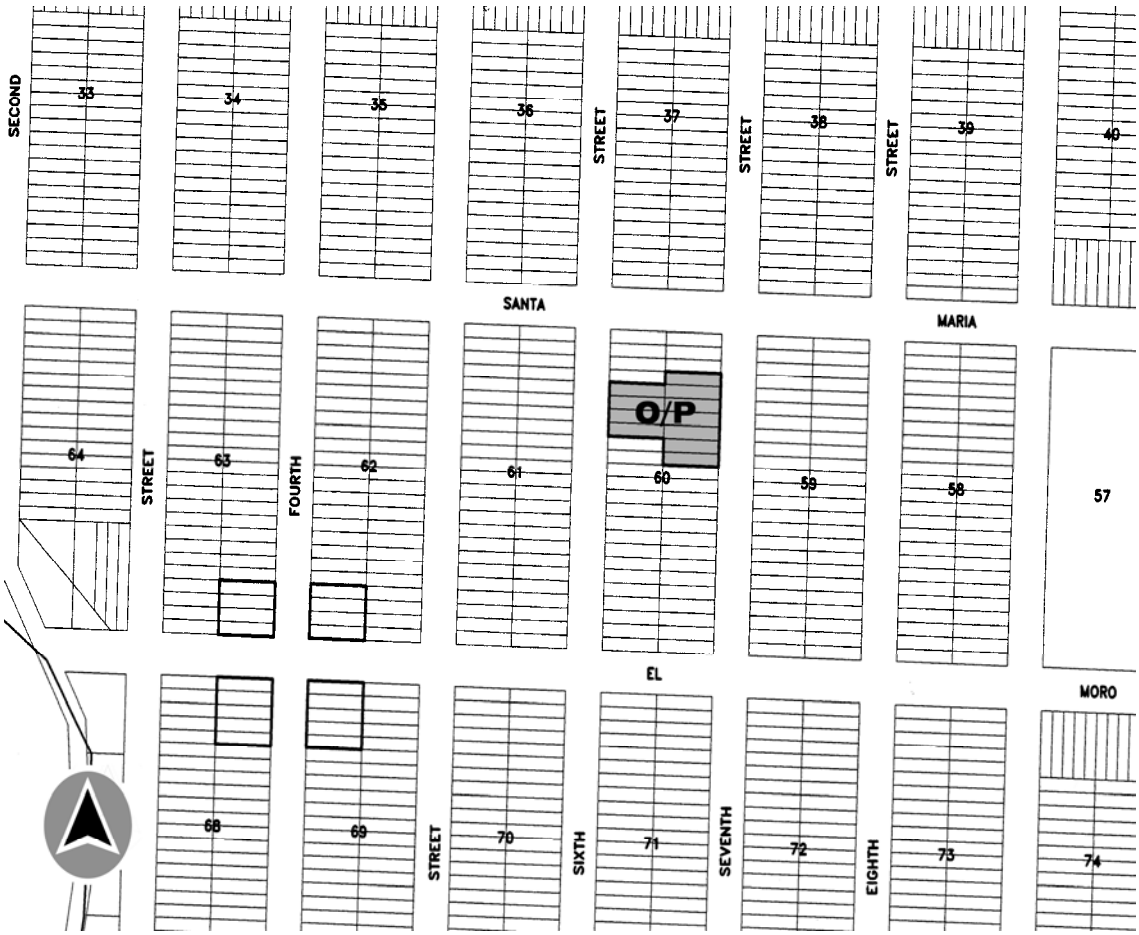


Figure 7-46: O/P Category on West Side of 7th Street Between El Morro and Santa Maria Avenues

OFFICE AND PROFESSIONAL, PUBLIC FACILITIES:
The following standards apply only to lands within the Office and Professional, Public Facilities land use categories. (Figure 7-45).

A. Limitation on Use.

The following uses shall be allowed only in the event that the site is acquired by a public agency or special district and committed to public wastewater treatment facility uses: outdoor sports and recreation; passive recreation; public assembly and entertainment; temporary events; water wells and impoundments; outdoor retail sales; offices; pipelines and transmission lines; and public utility facilities. Otherwise, allowable uses shall be limited to all uses allowable in the Office and Professional land use category per Table O, *Framework for Planning, Coastal Zone.*

B. Public Utility Facility Standards.

Public Utility Facilities uses shall be subject to the special use standards for those uses in Chapter 23.08 of the Coastal Zone Land Use Ordinance as if they were shown as "S-13" uses in Table O, *Framework for Planning, Coastal Zone*.

C. Environmental Mitigation.

The land use/coastal development permit for development of a wastewater treatment plant and related facilities shall require implementation of the mitigation measures as described in preceding standard No. C, Environmental Mitigation, for the Commercial Retail, Public Facilities land use category.

OPEN SPACE:
The following standards apply only to lands within the Open Space land use category.

A. Los Osos Oaks Preserves

2. **State Park Improvements**. The State shall provide safer parking opportunities along Los Osos Valley Road. The widening of Los Osos Valley Road will require identification of new parking areas. Other improvements to this area should be limited to day-use provisions.

RECREATION:
The following standards apply only to lands within the recreation land use category.

A. Limitation on Use--Cuesta-by-the-Sea.

Uses shall be limited to passive recreation (including boat launching and parking areas); single-family dwellings or mobilehomes (limited to a single family residence sited consistent with resource protection and public access requirements) (This is a visitor – serving priority area).

NOTE: THE SWEET SPRINGS AREA HAS BEEN "WHITEHOLED" BY ACTION OF THE COASTAL COMMISSION AND THE COUNTY. THIS MEANS THAT THE DEVELOPMENT STANDARDS ARE HELD IN ABEYANCE UNTIL THE COUNTY SUBMITS REVISIONS TO THE LOCAL COASTAL PLAN. THE STANDARDS IN EFFECT FOR THIS AREA ARE CONTAINED IN THE LAND USE ELEMENT OF THE COUNTY GENERAL PLAN (SEE APPENDIX A FOLLOWING THIS PLAN).

B. Limitation of Use - Sweet Springs.

The following are allowable uses: natural history museums, hotels/motels, residential single-family, residential multiple-family, caretaker's residence. (Whitehole)

C. Height Limitation - Sweet Springs.

Heights shall not exceed 24 feet above average finished grade (Whitehole)

D. Site Selection - North of Ramona Ave.

Detailed site selection shall include the following: (Whitehole).

1. **Dedication of Wetland - Sweet Springs.** The wetland portion of the site as determined by the detailed biological review of the site, shall be offered for dedication to the State Department of Fish and Game as a condition of development of the portion of the property north of Ramona Avenue. (Whitehole)

2. **Limitation of Use - Corr Scenic Easement Area**. Allowable uses following removal of the easement shall be limited to caretaker's residence; coastal accessways; single family dwellings; multi-family dwellings; residential accessory structures; and passive recreation (hiking trails and nature study).

E. Limitation of Use - Golf Course.

The recreation designation of the golf course at Butte Drive and Howard Avenue shall be limited to coastal accessways; water wells and impoundments; and the

present uses on the site with eating and drinking places (restaurant) or hotel and motels (lodging facilities).

F. Limitation of Use - West of Third Street.

For the bayfront area between Pismo and El Morro Avenues, allowable uses are limited to one single family dwelling or mobilehome; residential accessory structures; and passive recreation (hiking and nature trails and nature study).

G. Morro Bay & Land Co.

The following standards apply to Morro Bay & Land Co. (APN 74-022-61)

1. **Limitation of Use**. Allowable uses are limited to single family dwellings and hotel/motel (lodge).

2. **Development Requirements.** All uses shall require Development Plan review and shall meet the following requirements. Uses shall be clustered on or adjoining the 17-acre contiguous ownership, with 60% of the holding retained in open space. Residential density may be transferred to the adjoining 17-acre property (APN 74-024-11). Site selection shall be based upon a biological evaluation of the sites and determination of the need for preservation of areas of greatest sensitivity.

3. **Density.** Residential density shall not exceed one dwelling unit per acre, with the ultimate density to be determined when the biological studies have been completed. This density shall be computed on the basis of the portion of the site proposed for non-visitor-serving use. Density of the lodge shall not exceed 12 units per acre of the portion determined appropriate for lodge development. This area for visitor-serving development shall not exceed 8 acres.

RESIDENTIAL RURAL:
The following standards apply only to lands within the Residential Rural land use category.

NOTE: THE OTTO PROPERTY HAS BEEN "WHITEHOLED" BY ACTION OF THE COASTAL COMMISSION AND THE COUNTY. THIS MEANS THAT THE DEVELOPMENT STANDARDS FOR THIS AREA HAVE BEEN HELD IN ABEYANCE UNTIL THE COUNTY SUBMITS REVISIONS TO THE LOCAL COASTAL PLAN. THE STANDARDS IN EFFECT FOR THIS AREA ARE CONTAINED IN THE LAND USE ELEMENT OF THE COUNTY GENERAL PLAN (SEE APPENDIX A FOLLOWING THIS PLAN).

A. Resubdivision Required - Otto Property.

Development of the area of existing subdivided lots included within the Residential Rural land use category is to occur only after resubdivision and clustering of the

development adjacent to existing residential development, with the remainder of the site retained in its natural state. (Whitehole)

B. Powell Property - Specific Plan Requirements.

The Powell property (located between the Junior High School to the west and Los Osos Creek to the east) shall be developed in accordance with a specific plan which meets the following requirements:

1. A habitat study and species analysis (e.g., the Morro Bay Kangaroo Rat) of the site shall be performed by a qualified biologist. The biologist shall be jointly selected by the property owner, the county, and the Department of Fish and Game. The study shall determine the biological sensitivity of the site focusing on the Morro Bay Kangaroo Rat; the extent of the environmentally sensitive habitat area and its relative importance to other sensitive habitat areas adjacent to and nearby the property (e.g., the Morro Bay estuary, Los Osos Creek and other areas where the Morro Bay Kangaroo Rat is known to or possibly could exist). The study shall make recommendations necessary to protect the environmentally sensitive habitat area from the effects of the potential development. Such recommendation shall include the following:

a. identification of all sensitive habitat areas but focusing on the Morro Bay Kangaroo Rat that shall not be disturbed by development;

b. buffer zones of at least l00 feet to protect sensitive areas from the uses allowed on the site;

c. determination of appropriate times of year for construction in order to minimize disturbance to the Morro Bay Kangaroo Rat and its habitat area;

d. if consistent with the recommendations and evaluation of the biological study, the residential development shall be clustered at the southern portion of the property, with access provided from Sage Avenue.

2. The maximum amount of development (intensity, type and location) allowed for the site shall be dependent upon the findings of the biological study conducted on the site, but shall not exceed the maximum density allowed under the land use designation.

3. Prior to the approval of the Specific Plan and based upon competent technical analysis, it shall be found that any on-site engineered waste disposal system including systems for the purpose of accommodating water generated from impervious surfaces, (roofs, roads, or driveways, etc.), will not significantly disturb habitat areas or groundwater resources. Additionally, as a condition of approval of the Specific Plan, the dedication of an open space-conservation easement over the identified Morro Bay

Kangaroo Rat habitat area shall be required to provide protection for these areas.

RESIDENTIAL MULTI-FAMILY:
The following standards apply only to lands within the Residential Multi-Family land use category.

A. Density

Maximum residential density for new projects is: 15 dwelling units per acre on properties less than one acre; and 26 units per acre on properties of one acre or more.

B. Height Limitation.

Maximum height shall be 28 feet except for bayfront areas (see Figures 7-41 and 7-42).

1. **Residential Development Potential.** A maximum of one dwelling unit is allowable on this parcel in accordance with a deed restriction that so limits the amount of residential development.

C. Morro Palisades.

The following standards apply only to the Morro Palisades Area (see Figure 7-39).

1. **Density**. Maximum residential density for new projects northwest of South Bay Community Park is 26 units per acre and for the area north of the proposed extension of Palisades Avenue the maximum density shall be 10 units per acre.

2. **Attached Units.** Up to 6 dwelling units per building are permitted to be clustered around an open court arrangement.

3. **Site Coverage**. Maximum site coverage is to be 65%.

RESIDENTIAL SINGLE FAMILY:
The following standards apply only to lands within the Residential Single Family land use category.

A. Height Limitations.

Maximum height shall be 28 feet except where other applicable planning area standards establish other specific height limits (see Figures 7-41 and 7-42).

B. Bayview Heights Area.

Standards 1 through 3 apply only to the Bayview Heights area (see Figure 7-39), in addition to Standard A above.

1. **Parcel Size**. New single family residential lots are to be a minimum of one acre.

2. **Access - New Land Divisions.** New lot divisions south of Bayview Heights Drive are to be designed to provide through street access between Bayview Heights Drive and Calle Cordoniz Road.

3. **Site Planning Criteria.** Uses are to be sited for maximum protection of native oaks along Los Osos Valley Road.

C. Cuesta Area.

Standards 1 through 4 apply only to the Cuesta area (see Figure 7-39), in addition to Standard A above.

1. **Parcel Size.** The minimum parcel size for new land divisions in the Martin Tract is to be 10,000 square feet, and residences are to be sited to minimize removal of trees.

2. **Access - Los Osos Valley Road**. Lots fronting on Los Osos Valley Road which have alternate access roads available are not to use Los Osos Valley Road for access.

3. **Access - New Lots Adjacent to Rosina Drive.** Proposed lot divisions south of Rosina Drive are to be designed to have cul-de-sac access from Rosina Drive.

4. **Setbacks – Cuesta-by-the-Sea**. New construction is to be provided setbacks as follows (New construction proposed on bayfront properties is to be set back from the Morro Bay Wetlands according to wetland setback requirements in the LUE):

   Front: 15 feet
   Side: 3 feet
   Corner side: 10 feet
   Rear: 10 feet.

D. El Moro Area.

Standards 1 and 2 apply only to the El Moro area (see Figure 7-39), in addition to standard A above.

1. **Lot Coverage.** Maximum lot coverage permitted on a single 25 foot lot is 60%; lots of 6,000 square feet or more are permitted 40% coverage, excluding patios, driveway, walks, etc.

2. **Tract 40 - Bayfront**. Front setback adjustment to a maximum of 15 feet (10 feet from the front property line) may be permitted where it can be demonstrated that it would minimize site alteration and minimize coverage of the site beyond the bluff face.

E. Highland Area.

Standards 1 and 2 apply only to the Highland area (see Figure 7-39), in addition to Standard A above.

1. **Parcel Size**. The minimum allowable parcel size for new land divisions is 20,000 square feet, unless a larger size is otherwise required by Section 23.04.028 of the Coastal Zone Land Use Ordinance.

2. **Density.** A maximum density of two dwelling units per gross acre is permitted between Highland Avenue and the boundary of the Residential Suburban category to the south. The allowed number of units at this density shall be clustered.

F. Highland Area - Cabrillo Estates

Standards 1 through 6 apply only to Cabrillo Estates (Tracts 306, 307 and 310--see Figure 7-39).

1. **Architectural Control Committee.** No grading or building permit is to be issued until the applicant has filed with the Planning Department certification that the Architectural Control Committee for Cabrillo Estates, as it then exists and functions: 1) has reviewed pertinent plans and specifications and any applicable land use permit and 2) recommends approval or disapproval of such plans and specifications. If the Architectural Control Committee recommends disapproval of the plans and specifications, the certification is to set forth the reasons for such disapproval. The county approval body (as determined by Sections 23.02.030 through 23.02.034 of the Coastal Zone Land Use Ordinance) is to review the reasons for disapproval of the plans and specifications by the committee. In the event the committee fails to make its recommendation within thirty (30) days after the plans and specifications have been submitted to it, no recommendations will be required and the proposed plans and specifications shall be deemed to be favorably recommended. The approval body is not bound by any decision of the committee, and may grant permits and approvals under these provisions.

2. **Limitation on Use**. Uses shall be limited to: single family dwellings; mobilehomes; residential accessory uses; temporary dwellings; home occupations; schools-preschool to secondary (limited to day care centers), and water wells and impoundments.

3. **Minimum Floor Area.** The minimum floor area for a single family dwelling or mobilehome, excluding garages, carports, porches, patios and basements, is 1200 square feet.

4. **Driveway Construction**. Each lot or parcel shall be equipped with a concrete driveway measuring at least 9 feet in width and at least 3-1/2 inches thick extending from a concrete approach apron, built in accordance with county Standard Improvement Specifications and Drawings, to the garage door. The driveway is to be in place prior to issuance of an occupancy permit for the residence.

5. **Setbacks.** Required setbacks are as follows:

Table 7-4, Setbacks--Cabrillo Estates

Setback Location	Minimum Setbacks (feet) For Dwelling	Minimum Setbacks(feet) For Detached Residential Accessory Uses:
Front	25	25
Side	5	3
Corner Side	10	10
Rear	20	8

6. **Height Limitation**. The maximum height of all buildings and structures shall be 15 feet above the highest point of the lot when measured from the highest point of the roof.

G. Morro Palisades.

Standards 1 through 3 apply only to the Morro Palisades area (see Figure 7-39).

1. **Expansion of Mobilehome Park Use.** Expansion of existing mobilehome park development shall incorporate conditions on roofing materials (non-glare) to reduce visibility from upland areas, and landscaping to screen structures and uniform patterns.

2. **Retention of Monterey Pines**. Retain Monterey pines in all areas where feasible, except the road right-of-way for Ravenna Avenue. This shall include a tree planting program to replace trees that are diseased or old.

3. **Hillside Area**. This area shall be developed as a planned development as follows:

a. For the Morro Palisades area south of Highland Drive and north of the South Bay Boulevard extension, densities shall be 3-5 dwelling units/acre as permitted in the adopted Development Plan.

b. Site selection shall be such as to preserve significant areas of ecological importance. The upper portion of the viewshed in permanent open space or scenic preserve easements shall be established as appropriate to accomplish this preservation. No development shall extend further into the viewshed than the existing subdivided areas to the west and east.

c. Development of the property will be permitted only where adequate additional service capacities are established and it can be demonstrated that development of the property will not jeopardize resource availability to higher priority proposals.

d. No development shall be permitted on slopes exceeding 30%.

e. The stand of Bishop pines located south of the proposed extension of South Bay Boulevard shall be preserved and the small area of Indian Knob yerba santa shall also be maintained as part of the open space.

H. Sunset Area

Standards 1 through 4 apply only to APN No. 74-022-13.

1. Planned Development. The property shall be developed as a Planned Development integrating the residential use with the golf course facility. The density shall not exceed two units per acre.

2. Water Resources. Evidence is to be presented to the county that development at this density will not result in a significantly greater net water usage than present use of water for the golf course facility.

3. Development Plan Review. A Development Plan is required to be processed concurrently with subdivision approval and must address the following concerns:

a. Best means of clustering development to preserve the eucalyptus trees and minimize impacts on the adjacent Morro Bay kangaroo rat habitat.

b. Effects of the projects on schools, fire, and other services.

c. Traffic impacts and vehicular circulation within the project including traffic to the golf course facility.

d. Drainage impacts to the waters of Morro Bay.

e. Provision of sewer treatment facilities which are adequate to allow dual use of the present water resources used at the golf course.

4. Open Space Easement. An open space dedication for the area not proposed for development is to be offered prior to issuance of permits or subdivision approval.

I. Upland Area.

The following standard applies only to the Upland area (see Figure 7-39).

1. **Setbacks**. Setbacks for new structures in the Upland area are to be as follows:

Table 7-5, Setbacks: Redfield Woods, Los Osos Highlands (Tract 84), Morro Palisades (Tract 122)

Location of Setback	Minimum Setbacks (feet), Tract Nol 84	Minimum Setbacks (feet), Tract No. 122	Minimum Setbacks (feet), Redfield Woods
Front	20	20	20
Side	10	5	5
Corner Side	15	15	5
Rear	10	10	5

J. Martin Tract.

The following standard applies only to the Martin Tract area (see Figure 7-39).

1. **Parcel Size**. The minimum parcel size for new land divisions in the Martin Tract is to be 10,000 square feet, unless a larger parcel size is otherwise required by Coastal Zone Land Use Ordinance Sections 23.04.020, et seq., and the residences are to be sited to minimize the removal of trees.

RESIDENTIAL SUBURBAN:
The following standards apply only to lands within the Residential Suburban land use category.

A. Limitation on Use.

All special uses (identified as "S" uses in Coastal Table O, Part I of the Land Use Element) are prohibited adjacent to Los Osos Creek except for: Agriculture accessory structures; animal raising and keeping; home occupations; residential accessory uses; temporary dwellings; accessory storage; participant sports and active recreation; coastal accessways; water wells and impoundments; pipelines and power transmission; and public utility centers.

B. Setbacks.

Maintain a minimum building setback of 50 feet for development on lots adjacent to riparian areas along Los Osos Creek and Eto Lake.

C. Setbacks - Sunset Area.

New land divisions adjacent to public holdings in the Sunset area are to be designed to provide a minimum 50 foot building setback to buffer the sensitive resource and habitat areas.

D. Access--Pecho Valley Road.

Lots fronting on Pecho Valley Road that have alternate access roads available are not to use Pecho Valley Road for access.

E. Land Division Design.

For the Residential Suburban area southeast of Pecho Valley Road, new land divisions are to incorporate design provisions to minimize site disturbance; such provisions may include concentrating proposed development on the most level portions of sites.

F. Limitation on Use West of Pecho Valley Road.

All special uses (identified as "S" uses in Coastal Table O, Part I of the Land Use Element) are prohibited except for: animal raising and keeping; home occupations; mobilehomes; residential accessory uses; temporary dwellings; pipelines and power transmission lines; coastal accessways; water wells and impoundments; and public utility facilities (This does not include the Morro Montana Co. property as discussed below.)

G. Heights - West of Pecho Valley Road.

Maximum height shall be 22 feet.

H. Morro-Montana Co. Property

Standards 1, 2 and 3 apply to the 17- acre property fronting on Pecho Valley Road (APN 74-024-11).

1. **Limitation on of Use.** Allowable uses are limited to single family dwellings; mobilehomes.

2. **Development Requirement**. All uses shall require Development Plan review and shall meet the following requirements: Uses shall be clustered with 60% of the holding retained in open space. Residential density may be transferred to the site from adjacent Morro Bay and Land Co. property (APN 74-022-61). Site selection shall be based upon a biological evaluation of the site and determination of the need for preservation of areas of greatest sensitivity.

3. **Density.** Residential density shall not exceed one dwelling unit per acre, with the ultimate density to be determined when the biological studies have been completed.

I. Parcel Size.

Parcel sizes shall be as follows:

1. Lots on Bayview Heights Drive outside the USL shall be a minimum of 5 acres.

2. Lots on the south side of Bayview Heights Drive to Calle Cordoniz Road inside the USL shall be a minimum of 2-1/2 acres.

3. Lots on the north side of Bayview Heights Drive inside the USL shall be a minimum of 1 acre.

J. Highland Area - Density.

Maximum density shall be one dwelling unit per three acres (excluding the Morro Palisades property).

K. Highland Area - Design.

The following shall apply to development within this area: (This does not include the Morro Palisades property.)

1. Site selection shall be such as to preserve significant areas of ecological or public visual importance. All development shall be clustered to preserve a maximum of 60 percent of each parcel in undeveloped open space.

2. No development shall be permitted on slopes exceeding 20%.

3. Building exteriors shall be principally composed of native materials and textures (such as wood siding and shingles). Extensions, including roofs, shall be of subdued natural hues and tones harmonizing with the colors of the natural environment.

L. Morro Palisades.

Standard 1 applies only to the Morro Palisades Hillside area (see Figure 7-39).

1. **Hillside Area**. This area shall be developed as a planned development as follows:

   f. For the Morro Palisades properties south of the extension of South Bay Boulevard, the densities shall be 0-2 units/acre reflecting the densities as approved in the Morro Palisades Development Plan.

g. Site selection shall be such as to preserve significant areas of ecological importance. The upper portion of the viewshed in permanent open space or scenic preserve easements shall be established as appropriate to accomplish this preservation. No development shall extend further into the viewshed than the existing subdivided areas to the west and east.

h. Development of the property will be permitted only where adequate additional service capacities are established and it can be demonstrated that development of the property will not jeopardize resource availability to higher priority proposals.

i. No development shall be permitted on slopes exceeding 30%.

j. The stand of Bishop Pines located south of the proposed extension of South Bay Boulevard shall be preserved and the small area of Indian Knob Yerba Santa shall also be maintained as part of the open space.

M. El Moro Ave. East of South Bay Blvd.

The following standards apply to 1995 Assessor Parcel Numbers 038-721-005 and 014 located on El Moro Ave., east of South Bay Blvd., as shown in Figure 7-47.

1. **Parcel Size**. The minimum parcel size for new land divisions is five acres., unless a larger minimum parcel size is otherwise required by Coastal Zone Land Use Ordinance Section 23.04.027, et. seq.

2. **Permit Requirements.** Minor Use Permit approval is required for all uses.

3. **Development Standards**. The following standards apply to all properties shown on Figure 7-47. Land use permit applications shall include:

k. **Biological Resources.** At the time of land use permit application, the applicant shall provide a biological survey performed by a qualified wildlife biologist which addresses the potential for occurrence of any special status animal species, including the Morro Bay kangaroo rat, on the project site. The applicant shall implement the recommendations of the wildlife biologist as determined appropriate by the Environmental Coordinator. In addition, the property is required to comply with all provisions of the Federal and State Endangered Species Acts.

l. **Botanical Resources.** At the time of land use permit application, the applicant shall provide a botanical survey performed by a qualified botanist which addresses the potential for occurrence of any special status plant species, including the Indian Knob mountain balm and the Morro Bay manzanita, on the project site. The applicant shall implement the recommendations of the botanist as determined appropriate by the Environmental Coordinator.

m. Archaeological Resources. At the time of land use permit application, the applicant shall provide sub-surface testing conducted by a qualified archaeologist in order to determine the significance and possible mitigation measures for the resources on the project site. The applicant shall implement the recommendations of the archaeologist as determined appropriate by the Environmental Coordinator.

Figure 7-47: East of South Bay Blvd., South of El Morro Ave.

CHAPTER 8: COASTAL ACCESS

I. PURPOSE AND ORGANIZATION

Public access to and along the shoreline is a fundamental value of the State of California. Article 10, Section 4 of the California Constitution affirms the public's right of access to the state's navigable waters, and encourages the legislature to enact laws that give the most liberal construction to this provision.

Protecting and maximizing public shoreline access is a fundamental--and perhaps the most significant--goal of the Coastal Act. To achieve this goal, Coastal Act Section 30500 requires that all Local Coastal Programs (LCPs) include a specific public access component. This chapter contains a comprehensive reference to county goals, policies, standards, and ordinances pertaining to provision and maintenance of coastal access in the Estero Planning Area. It also gives a brief overview of existing and potential coastal access, but a more detailed discussion is included in Appendix E. Also included in the appendix is an inventory of existing and potential accessways and accepted offers-to-dedicate coastal access. That inventory should be evaluated and updated periodically.

II. COASTAL ACT POLICIES

Policies in the California Coastal Act of 1976 guide the conservation and development of California's 1,100 mile coastline, with the goal of protecting California's coastal resources and providing for their wise use. In enacting the Coastal Act, the legislature declared that a basic goal of the state for the coastal zone is to maximize public access to and along the coast and maximize recreational opportunities in the coastal zone consistent with sound

resource conservation principles and constitutionally protected rights of private property owners. (Section 30001.5)

The Coastal Act guarantees the right of public access to all coastal tidelands. It contains policies which require that existing legal rights of public access to the coast be protected, and that reasonable requirements for public access be established in new developments along the coast. Chapter 3 of the Coastal Act contains policies about public access and development between the first public road and the shoreline. For example, Section 30210 states that maximum public access...shall be provided for all the people." Section 30211 states that development shall not interfere with existing public access rights to the sea. Section 30212 requires new development to provide "public access from the nearest public roadway to the shoreline and along the coast." The full text of applicable public access policies from the Coastal Act is included in Chapter 2 of the county's Coastal Plan Policies document.

The public's right to shoreline access is not absolute. Coastal Act Sections 30210, 30212 and 30214 require that public access rights be balanced with other public and private concerns, including public safety needs, military security, private property rights, agricultural interests, and ecological concerns.

III. FRAMEWORK FOR PLANNING GOAL, COASTAL PLAN POLICIES

A. Framework for Planning, Coastal Zone

Framework for Planning, Coastal Zone, serves as the Land Use and Circulation Element of the General Plan for the county's coastal zone. It provides a framework for county decisions on land use, development, and circulation. General Goal 12c encourages better access to the coast through the acquisition and development of coastal accessways, trails, and parks, in appropriate locations. Framework for Planning identifies the coastal zone and areas within the coastal zone where shoreline access is important.

B. Coastal Plan Policies

Coastal Plan Policies states the policy commitment of the county to implement the mandates of the Coastal Act. This document applies to all four coastal zone areas: the Estero, North Coast, San Luis Bay, and South County Planning Areas. Chapter 2 of Coastal Plan Policies summarizes access characteristics by planning area, identifies issues relating to shoreline access, and lists policies for shoreline access that apply throughout the coastal zone.

IV. COASTAL ZONE LAND USE ORDINANCE

The *Coastal Zone Land Use Ordinance (CZLUO)* implements Land Use Element and Local Coastal Plan policies. It contains procedures for review and evaluation of proposed land uses and land divisions, similar to a zoning ordinance. While Framework for Planning identifies where specific uses may be established, the CZLUO determines how such uses may be developed by specifying performance criteria that proposed uses must

satisfy in order to receive approval. Section 23.04.420 of the CZLUO contains requirements for protection and provision of coastal access. It specifies the type of required access, procedures for acquisition, and the type and extent of required improvements.

V. OVERVIEW OF EXISTING AND POTENTIAL COASTAL ACCESS

The Estero Planning Area offers a wide variety of public access opportunities, including highly accessible beaches, two state parks, and formal and informal accessways to the Morro Bay estuary. Examples of existing and potential coastal access are discussed in the following paragraphs, but a more detailed discussion is included in Appendix E, which also contains an inventory of offers-to-dedicate for lateral and vertical access to the coast.

A. Rural Area

Much of the shoreline in the rural portion of the planning area is owned and managed by the State Department of Parks and Recreation. There is good existing access in much of the rural area, including access adjacent to the Morro Bay estuary.

On the coastal terrace west of Cayucos, two properties formerly under private ownership that cover the area between Cayucos and Villa Creek have been acquired for conservation purposes. These properties stretch over about four miles of undeveloped coastline, offering spectacular views of the coast and ocean, and excellent opportunities for coastal access. Formal, defined coastal access should be planned for, consistent with protection of sensitive habitat and scenic views from Highway 1, and compatibility with possible agricultural use.

South of the city of Morro Bay, along South Bay Blvd., is the Los Osos Creek estuary. Access exists from South Bay Blvd. in the vicinity of Turri Road. Future access in this area should be compatible with the fragile environment and soft soils of this area.

The Elfin Forest is a publicly-owned and managed Natural Area identified in the Agriculture and Open Space Element of the county General Plan. The public ownership extends from South Bay Blvd. and Santa Lucia (north of and parallel to Santa Ysabel Ave.) to and along the shoreline of the Morro Bay estuary. Recently, a boardwalk loop trail and overlooks with access from 16th Street were built. Future trail connections are possible.

The shoreline south of Los Osos, including the Morro Bay sandspit, is almost entirely owned by the State of California and operated as Montaña de Oro State Park. This area is open for public use, but coastal access is somewhat limited north of the ranger station at park headquarters. Along Pecho Valley Road are a number of scenic viewsheds. There are some existing turnouts/vista points and trailheads. Additional parking areas and beach access should be considered.

B. Cayucos

In general, the shoreline along Cayucos is highly accessible to the public via a series of beachwalks and stairways leading to Cayucos Beach and Morro Strand State Beach. Many coastal accessways are developed. Most of the street ends that dead-end at the shoreline or on the coastal bluff edge are already improved. Further improvement at the State Beach would enhance public access.

Along Pacific Avenue, there are a number of improved corridors from the street to the bluff edge, with stairs down to the beach. Each of these corridors has signs and is developed with a path to a wood staircase down the bluff to the beach below. Most also include parking and bicycle racks, and are controlled with bollards. Other improvements include viewing platforms and landscaping.

In the Studio Drive neighborhood, there are many street ends and narrow corridors improved with stairways down the bluff. There are opportunities to improve coastal access in this area by installing signs in the parking area for Morro Strand State Beach, developing the unimproved street ends and corridors along Studio Drive, and providing off-street parking for access stairways. In addition, improving the dirt path at the south end of Studio Drive should be considered.

C. Los Osos

Los Osos offers a variety of opportunities for coastal access, and several improved facilities exist, including an overlook and trails along the bay. Most accessways are lateral ones that have been offered for dedication. There are also potential vertical accessways, vista points and major lateral trails along the shoreline. Currently, the primary use of the shoreline is by local residents, as residential neighborhoods border the shoreline.

One notable area for coastal access is the Sweet Springs marsh, a nature preserve open to the public. It includes a nature trail adjacent to the bay and wetlands that offers beautiful views of the estuary, the sandspit, Morro Rock, and the surrounding bayfront.

Following are opportunities for future public access and habitat conservation:

Cuesta-by-the Sea: Back Bay: acquire and develop a boat launch ramp.

VI. ESTERO AREA PLAN GOALS; POLICIES AND STANDARDS

The Estero Area Plan is part of the Land Use Element and Local Coastal Plan, and helps implement the Local Coastal Program, together with *Framework for Planning, Coastal Zone*; *Coastal Plan Policies*; and the *Coastal Zone Land Use Ordinance* (see previous sections III and IV). This plan contains general goals related to coastal access, as well as policies, standards and programs focused on specific communities and/or geographic areas (programs are discussed in the following section VII). In the event that a policy or

ordinance elsewhere in the Local Coastal Program conflicts with an area plan standard, the area plan standard shall prevail.

This plan is intended to maximize public access to the coastline, as expressed by the following goals, policies and standards, which are organized by geographic area. They are compiled from other chapters in this plan, as referenced in parenthesis following each goal, policy and standard.

A. Goals

Planning Areawide

1. Provide maximum public access, and protect existing public access, to the coast, the shoreline, the bay, and public recreation areas, consistent with the need to protect natural resources and private property rights. (Chapter 1: V., Vision and General Goals)

Cayucos

2. Plan with consideration for preserving the natural environment of Cayucos. Protect the seashore, estuaries and coastal area with minimal impairment of physical and visual accessibility. (Chapter 1: V., Vision and General Goals)

B. Policies

Planning Areawide

1. Maximize public access to and along the coast by:

a. Developing all feasible vertical and lateral pedestrian access to and along the shoreline, consistent with public access goals and policies of this plan;

b. Developing a coastal trail from Los Osos to Cayucos, consistent with the California Coastal Trail and the County Trails Plan, and a bicycle path connecting Morro Bay and Cayucos.

c. Developing all other feasible pedestrian circulation systems in the coastal zone, consistent with other public access goals and policies of this plan;

d. Providing a regional bike path system; and

e. Providing conspicuous signs for all public access. (Chapter 5: IV., Estero Circulation Policies)

2. Prevent interference with the public's right of access to the sea, whether acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation. (Chapter 8: VI., Goals, Policies and Standards)

3. Require new development between the nearest public roadway and the shoreline and along the coast to provide public access consistent with sound resource management and consistent with public safety, military security needs, and the protection of fragile coastal resources and agricultural operations. (Chapter 8: VI., Goals, Policies and Standards)

4. Carefully balance the public's right of access to the sea with constitutionally-protected private property rights. (Chapter 8: VI., Goals, Policies and Standards)

Rural Area: South of Los Osos

5. Maintain Pecho Valley Road as a two-lane, county-maintained road in its entire length, with operational improvements. (Chapter 5: IV., Estero Circulation Policies)

Rural Area: Estero Marine Terminal Properties

6. Pursue improved coastal access and amenities, such as a bicycle and pedestrian path connection between Cayucos and the city of Morro Bay. (Chapter 4: II., Rural Land Use Policies)

Cayucos

7. In order to preserve public access to the shoreline and public recreation areas, preserve all rights-of-way and offers of dedication for roads and other accessways. (Chapter 5: IV., Estero Circulation Policies)

8. Develop and maintain accepted beach access ways for safe, public use. (Chapter 4: IV., Cayucos Land Use Policies, REC)

9. Provide additional parking, especially between B and E Streets, using a variety of means. (Chapter 4: IV., Cayucos Land Use Policies, CBD)

C. Standards

Cayucos

1. **Vehicular Use of Accessways.** New development shall not use beach accessways for vehicular access. (Chapter 7: V., Cayucos Urban Area Standards, Combining Designations, B., LCP)

2. **Lateral Access Requirement.** New development located between the sea and the first public road shall be required to make an offer of dedication of lateral access extending from the toe of the bluff to mean high tide, or where applicable, to the inland boundary of the public beach . (Chapter 7: V., Cayucos Urban Area Standards, Combining Designations, B., LCP)

Los Osos

3. **Fences.** Fences shall not be constructed that would restrict public views of the bay from public roads or preclude lateral public access. (Chapter 7: VI., Los Osos Urban Area Standards, Communitywide, Bayfront Development)

4. **Tract 40, Public Access – Setbacks.** New bayfront development in Tract 40 shall be required to provide a minimum 30- foot wide lateral easement extending from the inland extent of wetland vegetation, primarily for habitat protection and secondarily for public access.

5. **Pecho Road.** New development between Pecho Road and Butte Drive shall provide an offer to dedicate a lateral easement. An improved lateral pedestrian trail and signs are to be provided at a level consistent with protection of the wetland habitat and existing prescriptive rights. (Chapter 7: VI., Los Osos Urban Area Standards, Combining Designations, A., LCP)

VII. MANAGEMENT OBJECTIVES, ESTERO AREA PLAN PROGRAMS

A. Management

Management of coastal access is complicated because of the many different types of access facilities and the number of responsible agencies. Accessways include developed and undeveloped beaches, bluff top trails, stairways and paths to the beach, highway pull-outs and vista points, parks, and overlooks. In the Estero Planning Area, most accessways are managed by either the State Department of Parks and Recreation or the County Department of General Services/Parks Division. The Morro Coast Audubon Society, a non-profit organization, also manages a key coastal access site. Other non-profit organizations, such as the Coastal Conservancy or the Land Conservancy of San Luis Obispo County, may accept and manage coastal accessways.

Where the county is the responsible agency for managing coastal accessways, the County Department of General Services, Parks Division oversees:

- Acceptance of offers to dedicate vertical and lateral coastal access
- Design and installation of access facilities, such as parking, stairs, trash receptacles, restrooms, and signs
- Maintenance of existing facilities
- Management of the coastal access inventory
- Evaluation of coastal development proposals for coastal access potential

B. Programs

Chapters 4 and 5 of this area plan contain county objectives for opening and managing existing and future accessways. Chapter 5 also contains circulation maps that show the locations of some key proposed equestrian/hiking trails that provide coastal access. Additional proposed trails are shown and described in the County Trails Plan, and in the Parks and Recreation Element of the county General Plan, which also includes a rating system to determine priorities for developing trails.

The following programs, organized by geographic area, express county objectives for opening and managing existing and future accessways. A reference is given in parenthesis following each program indicating where that program is described in this plan. A table at the end of this chapter summarizes the recommended programs and the schedule for their completion.

Coastal access is to be provided through the following programs, and as new development along the coastline provides coastal access in accordance with the all the policies and ordinances of the Local Coastal Program and the county General Plan.

Planning Areawide

1. **Acceptance and Improvement of Offers-to-Dedicate.** The Department of General Services, Parks Division, together with the County Department of Planning and Building, should develop a plan, to be approved by the Board of Supervisors, for accepting, improving and linking existing and future offers-to-dedicate. (Chapter 8: VII., Management Objectives and Programs, B., Programs) (B1)

2. **Public Lands.** Public land holdings that are appropriate for use as public access or recreation should be retained in public ownership for those purposes. (Chapter 8: VII., Management Objectives and Programs, B., Programs) (B2)

Rural Area

3. **Coastal Bluff and Coastal Access Between Cayucos and Morro Bay.** The county or other applicable agency should acquire and develop a park on the coastal bluff between Cayucos and Morro Bay, south of Studio Drive, and should acquire and improve coastal access between Cayucos and Morro Bay, as follows.

   a. The park should be primarily for pedestrian use, and could include an interpretive display(s) about the coastal environment and federally listed Western snowy plover.

   b. An off-highway bike path should be built connecting Cayucos and Morro Bay.

c. The sandy beach between Cayucos and Morro Bay should be acquired or offered for dedication.

d. Possible dedication and funding for development of a park site should be explored in connection with proposed private development on the larger ownership.

e. Development should protect and enhance sensitive habitat, including habitat for the federally listed Western snowy plover. Environmental review for improvements should include consultation with the U.S. Fish and Wildlife Service. Public access may need to be limited seasonally to protect the snowy plover. (F2) (Chapter 4: VI, Programs, E., County Parks, Cayucos and Vicinity)

Cayucos

Chapter 5, Circulation Element, identifies several proposed recreational trails in Cayucos, including trails that would improve access to the coast. Other proposed improvements along the shoreline would enhance coastal access. Chapter 4, Land Use Policies and Programs, includes programs intended to increase the amount of parking and opportunities for coastal access in the downtown area.

4. Parking. The county should support provision of more parking for downtown, beach and recreation areas by doing the following:

a. Encouraging commercial property owners to form and operate a parking district in order to acquire and/or construct a public parking lot; consider funding through in-lieu fees on business expansion.

b. Encouraging a privately-owned public parking lot (with a charge for parking) adjacent to downtown, providing the lot meets the criteria in the following bullet.

c. Requiring that any publicly or privately-owned parking lot: a) take access from side streets or alleys where feasible, b) not create a dust problem, c) be divided into sections, rather than covering a single large expanse, d) provide safe pedestrian connections to walkways and shops, and e) include landscape screening from streets and residences.

d. Establishing a parking time limit to prevent employees and vendors from using parking spaces needed by customers of downtown businesses.

e. Encouraging property owners to dedicate to the county and improve rights-of way along North Ocean Avenue leading to B Street and on B Street to Ash Street. The streets should be paved and improved with curbs, gutters and sidewalks for access to the beach in a manner that avoids impacts to Cayucos Creek. As much angle parking as possible should be provided on both sides of B Street.

f. Creating angled parking areas along the blocks of D Street and E Street that are immediately northeast of Ocean Ave.

g. Encouraging businesses with on-site parking to make those spaces available for public parking when the businesses are closed.

h. (C3) (Chapter 5: IX, Circulation Programs, C., Cayucos)

5. **Parking and Downtown Enhancement.** The County Department of Planning and Building should seek funding and facilitate implementation of a phased series of improvements to a portion of the downtown. The objectives of the downtown improvements are to increase the amount of parking;, improve streets, sidewalks, access, and safety; make the downtown more pedestrian-friendly; enhance the appearance of the area; and promote activity, especially business activity.

Phase 1: Provide a large net increase in the existing number of formally designated public parking spaces within a one-block radius of Ocean Front Street through means such as:

- Reconfiguring the parking arrangement in the public parking lot adjacent to the Veterans Memorial Building for greater efficiency (a later phase could include attractive landscaping and lighting)
- Creating angled parking areas along the blocks of D and E Streets that are immediately northeast of North Ocean Avenue within the central business district
- Creating a parking area at the seaward terminus of E Street
- Creating angled parking spaces along North Ocean Avenue leading to B Street and along B Street to Ash Street

Phase 2: Reconfigure Ocean Front Street and the parking area southeast of D Street to create a pedestrian promenade that could become a premier attraction and destination of the Estero Bay and North Coast areas. Create a public place where people wish to visit, window shop, dine, and spend time. Encourage businesses to orient their entrances to Ocean Front Street. Install drainage improvements as appropriate. Consider including the following features:

- A wide pedestrian walkway adjacent to the beach, with seating areas, small-scale, low-maintenance landscaping, and small-scale lighting
- A sidewalk adjacent to the buildings
- A new seawall that incorporates handicapped-accessible observation areas overlooking the beach

Phase 3: Make various improvements along North Ocean Avenue in order to improve pedestrian access and safety, including "calming"

traffic, and make the area more attractive, while reinforcing the community's historic character and identity. Improvements could include the following:

- Widened sidewalks, with seating areas and landscaping
- Textured crosswalks, especially at the intersection with Cayucos Drive
- Islands with community identification signs at the each end of the area shown in the enhancement plan concept
- Subtle "bulb-outs" at intersections to slow-down or "calm" traffic

Phase 4: Install a trail from Hardie Park to the Veterans Memorial Building and make a connection to the proposed promenade (see Phase 2) (B6) (Chapter 4: VI, Programs, B., Land Use, Cayucos and Vicinity)

6. **Bikeways.** The county should install a pedestrian and bikeway system, including bikeway improvements recommended in the County Bikeways Plan, to connect recreation areas with residential and commercial areas. (C6) (Chapter 5: IX, Circulation Programs, C., Cayucos)

7. **Hardie Community Park Trail** The county should acquire an easement to develop a pedestrian/bicycle trail linking Hardie Park with the beach. This will link two important community recreation areas and help relieve parking problems. (C7) (Chapter 5: IX, Circulation Programs, C., Cayucos)

8. **Beach Access.** The county should continue to develop and maintain public walkways to the beach along Studio Drive and Pacific Avenue. (C8) (Chapter 5: IX, Circulation Programs, C., Cayucos)

9. **Acceptance of Dedications.** The county should continue to accept new offers of dedication to the public for beach access from Pacific Avenue and Studio Drive. (C9) (Chapter 5: IX, Circulation Programs, C., Cayucos)

10. **Shoreline Access Parking.** The county should acquire and improve off-street parking on the east side of Studio Drive near Nagel, Crawford, Cody or Haines Streets. (C10) (Chapter 5: IX, Circulation Programs, C., Cayucos)

11. **Improvement of Publicly-Owned Sites.** The County should develop existing publicly-owned sites with improvements such as the following (see Figure 8-1; addresses are those of adjacent properties and are for general location only):

    a. 3430 Studio Drive: Development could include walkways, bicycle racks, bollards, signs, staircases, overlooks, and landscaping

    b. 2616, 2827 and 3336 Studio Drive: Future development could include walkways, bicycle racks, bollards, signs, staircases, overlooks, and landscaping. Environmental impacts must be adequately mitigated.

c. 290 Pacific Street. Development could include a walkway, bicycle racks, bollards, signs, a staircase, overlook, and planting. (C11) (Chapter 5: IX, Circulation Programs, C., Cayucos)

12. Old Creek and Willow Creek. The State Department of Parks and Recreation should improve the state park at Old Creek and Willow Creek consistent with protection of creek and wetland habitats. Improvements should include adequate parking, restrooms and trails. (E2) (Chapter 4: VI, Programs, D., State Parks)

13. Morro Strand State Beach Improvements. The State Department of Parks and Recreation should complete the following improvements, consistent with protection of sensitive wetland habitat:

a. A paved parking area south of Old Creek.

b. Picnic tables and restrooms.

c. Interpretive signs describing the Old Creek lagoon and riparian habitat. (E3) (Chapter 4: VI, Programs, D., State Parks)

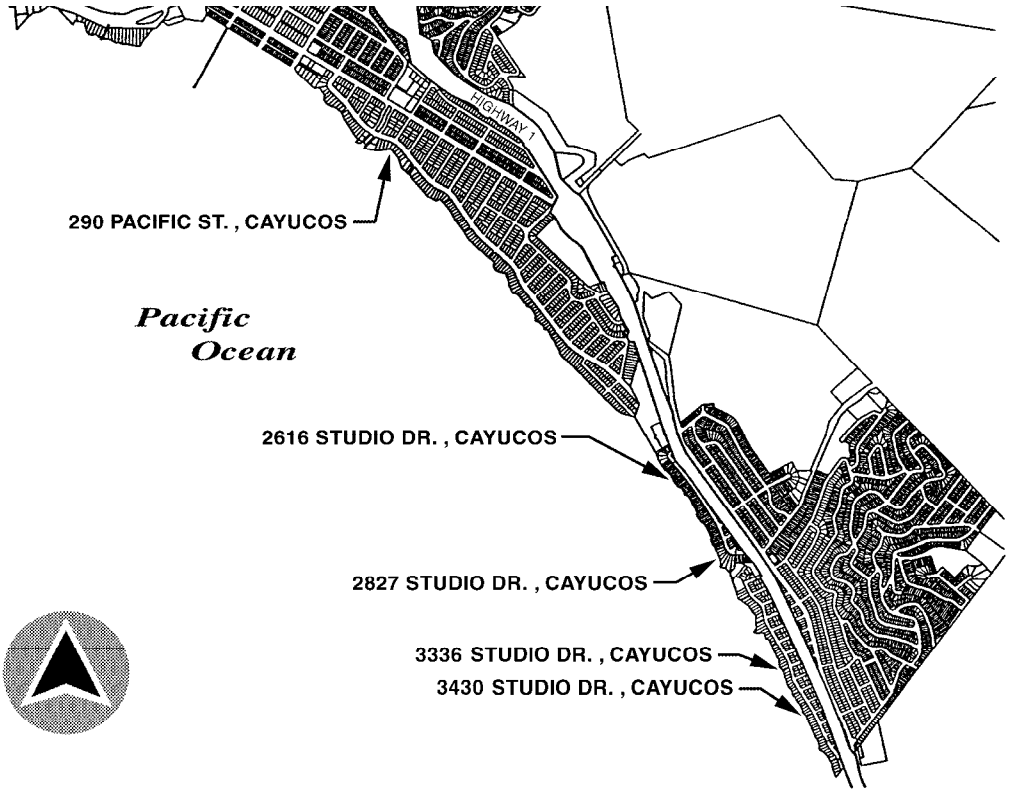


Figure 8-1: Improvement of Coastal Access-Cayucos

14. Cayucos Parks. The county should provide a total of about 28 acres of neighborhood and community parkland in Cayucos. The following or equivalent sites should be considered in order to meet this goal:

a. **Cayucos Neighborhood Parks.** The county should develop two neighborhood parks in Cayucos. At least one of those parks should be located on the east side of Highway 1, such as the proposed park site located adjacent to Highway 1, near the cemetery.

b. **Coastal Bluff Park and Coastal Access Between Cayucos and Morro Bay.** (see preceding item B2) (F2) (Chapter 4: VI, Programs, E., County Parks, Cayucos and Vicinity)

Los Osos

15. **Street End Improvements – El Morro.** The county should accept the implied offers to dedicate on 3rd – 10th streets between Santa Ysabel and the bayfront. These street ends should be improved as cul-de-sacs for vista points.

16. **Boat Launching ramp.** The county should work with the community toward acquisition and development of a site for a boat launching ramp at Cuesta-by-the-Sea. (Chapter 4: VI, Programs, F., County Parks, Los Osos and Vicinity)

The following table summarizes the preceding recommended programs to be implemented by the county or other public agencies. In the table, the first column, "Program No.," identifies the program by its number in the preceding text. The second column, "Program," identifies the subject of the program. The column under "Responsible Agencies" lists which public and/or private agencies have primary responsibility for carrying out each program. The column, "Potential Program Funding," lists potential sources of funding for each program. The column, "Time Frame," identifies whether each program is expected to be carried out over a short, medium, or long-term period, or whether the program requires an on-going effort. The column, "Target Date," lists the estimated date by which each program should be implemented. The last column, "Priority," ranks each program according to whether it has a high, medium or low priority for implementation. This will help decision makers and the public decide how to allocate limited funds.

Table 8-1, Schedule for Completing Recommended Programs

Program No.	Program	Responsible Agencies	Potential Program Funding	Timeframe	Target Date	Priority
1. Planning Areawide						
B1.	Offers-To-Dedicate	Co. Parks, Co. Planning	County, Grants	Short-Term	2005	High
B2.	Public Lands	County, Public Agencies	County, Public Agencies	On-Going	On-Going	High

2. Rural Area						
B3.	Cayucos Parks	Co. Parks, State Parks, Other Applicable Agencies	Facilities Fees, Grants, Developer	Long-Term	2010+	Medium-High
3. Cayucos						
B4.	Increased Downtown Parking	Co. Planning, Pub. Works	Assmt. Dst., Developer	Short-Med.-Term	2005-2010	High
B5.	Parking and Downtown Enhancement	Co. Planning	Grants	Med-Term	2005-2010+	High
B6.	Bikeways	Pub. Works, Co. Parks	Grants	On-Going	On-Going	Medium
B7.	Hardie Park Trail	Co. Parks	Grants	Med-Term	2010	Medium
B8	Beach Access	Co. Parks	County	On-Going	On-Going	High
B9.	Accepting Beach Access Dedications	Board of Supervisors	Not Applicable	On-Going	On-Going	High
B10.	Shoreline Parking	Pub. Works	County	Long-Term	2010+	Medium
B11.	Improvement of Publicly-Owned Sites	Co. Parks	County	Med.-Term	2010	Medium
B12.	Old Creek and Willow Creek	State Parks	State	Long-Term	2010+	Medium
B13.	Morro Strand State Beach Improvements	State Parks	State	Long-Term	2010+	Medium
B14.	Cayucos Parks	Co. Parks, State Parks, Other Applicable Agencies	Facilities Fees, Grants, Developer	Long-Term	2010+	Medium-High
4. Los Osos						
B15.	Street End Improvement	County				
B16.	Boat Launching Ramp	County				

Co. Planning	County Department of Planning and Building
Pub. Works	County Department of Public Works
Co. Parks	County Department of General Services, Parks Division
State Parks	State of California Department of Parks and Recreation

APPENDIX A

(Not a part of the LCP)

General Plan text, standards and maps applicable to the uncertified Sweet Springs and Otto properties ("Whiteholes").

NOTE:

Prior to development of the Sweet Springs or Otto properties, coastal development permits must be obtained from the Coastal Commission.

CHAPTER 1: INTRODUCTION

NOTE: This document does not apply to the coastal zone portion of the planning area except that text and map designations shall remain for the Sweetsprings and Otto property (uncertified) areas until such time as they are certified into the LCP by the California Coastal Commission. Otherwise, this document shall not be used for information, analysis or any decision regarding any aspect of the coastal zone. [Amended 1988, Ord. 2344]

This report describes county land use policies for the Estero Planning Area, including regulations that are also adopted as part of the Land Use Ordinance. This area plan allocates land use throughout the planning area by land use categories. The land use categories determine the varieties of land use that may be established on a parcel of land, as well as defining their allowable density and intensity. A list of allowable uses is in Chapter 7 (Table O of Framework for Planning.

Specific development "standards" are included in this report to address special problems and conditions in individual communities. Standards for public services, circulation, and land use are found in Chapter 6 (Planning Area Standards) and provide criteria for detailed evaluation of development projects. The text of this report, other than Chapter 6, is for general planning guidance only and is not to be used as a basis for approval or disapproval of development or land division proposals. Careful reading of the planning area standards will assist creating projects that are consistent with adopted policies and regulations.

Proposed "programs" are also noted at the end of the chapters on Circulation (Chapter 2), and combining designations (Chapter 7). Programs are non-mandatory actions recommended to be initiated by the communities through the county or other specified public agency, to work toward correcting local problems or conditions. They are also intended to support community objectives in implementing the general plan. Because many recommended programs involve public expenditures, their initiation will be dependent upon the availability of funding.

In addition to the land use categories, programs and standards, one or more combining designations have been applied to specific areas. Combining designations identify potential natural hazards and locations of notable resources. The designations are shown on the maps following Chapter 6.

This report also initiates the Resource Management System in this planning area. Three estimated population thresholds are provided for the levels of severity for the resources of water supply, sewage disposal, schools and roads.

The Estero Planning Area encompasses the central coastal area of San Luis Obispo County from Point Estero on the north to Point Buchon on the south, and from the coast inland to Los Padres National Forest. Three identified urban areas include the city of

Morro Bay and the unincorporated communities of Cayucos and South Bay. These urban areas are discussed in greater detail as urban area plans.

The planning area (including the city of Morro Bay) occupies 73,181 acres or 114 square miles. The majority of the area outside of the urban communities is rolling countryside largely devoted to grazing, while the level valley areas of Los Osos, Morro and Chorro Creeks are devoted to more intensive agricultural uses.

CHAPTER 2: CIRCULATION

The area circulation system is planned to accommodate anticipated traffic primarily through improvement of existing routes. A few new routes are proposed in urban areas to improve local circulation patterns as well as to serve proposed expansion areas. Other important transportation elements are: (1) an inter-community bus system serving Morro Bay, South Bay, and San Luis Obispo; (2) a network of bikeways to interconnect communities and recreation areas throughout the scenic planning area; and (3) harbor facilities in Morro Bay and Estero Bay.

PLANNING AREA CIRCULATION PROGRAMS

"Programs" are non-mandatory actions or policies recommended by the Land Use Element to achieve community or areawide objectives identified in this area plan. The implementation of each LUE program is the responsibility of the community, through the county or other public agency identified in the program itself. Because programs (some of which include special studies) are recommended actions rather than mandatory requirements, implementation of any program should be based on consideration of community needs and substantial community support for the program and its related cost.

The following circulation programs for the Estero Planning Area are grouped under headings indicating the location in the planning area where they each apply.

South Bay

1. **Beach Access.** The county should retain all present public street accesses to the bayfront.

CHAPTER 3: RESOURCE MANAGEMENT

The primary purpose of the resource management system is to provide an alert process for a timely identification of potential resource deficiencies so that sufficient lead time is allowed for correcting or avoiding a problem. This chapter initiates the resource management system by summarizing assessments of the major resources of water supply, sewage disposal, schools, and road capacity. In conjunction with those assessments, population thresholds have been estimated for three levels of severity for each resource. Since population thresholds are estimates however, changes in the population growth, resource consumption or other factors may change estimated thresholds. Data developed for this report will be reviewed and updated annually as part of the general plan review process.

Resource capacity information is included in this area plan to support ongoing county review of needs for capital programs and provide information to the public on the status of county resources. This information is not to be used for reviewing individual development proposals or their consistency with the general plan. The use of resource capacity information by the county to evaluate individual development proposals can only occur through separate hearings and enactment of ordinances outside of the general plan. (An explanation of this procedure is in Framework For Planning, Chapter 4.)

The resources that appear to be experiencing deficiencies are summarized in Table C. Verification of the level of severity will occur after public hearings and Board of Supervisors action to certify the documentation on which these assessments are based.

TABLE A: RESOURCE SEVERITY LEVELS & POPULATION THRESHOLDS ESTERO PLANNING AREA			
South Bay Urban Area			
	Levels of Severity		
Resources	I	II	III
Water Resources	6,100	8,500	12,600
Water System	N/A	N/A	N/A
Sewage Treatment Plant[1]	N/A	N/A	N/A
Schools			
Elementary	5,800	8,100	11,200
Secondary[2]	15,100	17,000	22,000
Roads/Circulation[3]	9,200	10,000	18,500
Morro Bay Urban Area			
	Levels of Severity		
Resources	I	II	III
Water Resources	N/A	N/A	N/A
Water System	N/A	N/A	N/A
Sewage Treatment Plant[4]	13,100	13,600	15,500
Schools			
Elementary	--	--	--

TABLE A: RESOURCE SEVERITY LEVELS & POPULATION THRESHOLDS ESTERO PLANNING AREA			
Secondary[2]	15,100	17,000	22,000
Roads/Circulation	N/A	N/A	N/A
Cayucos Urban Area			
	Levels of Severity		
Resources	I	II	III
Water Resources	2,700	2,800	3,100
Water System	--	--	--
Sewage Treatment Plant[4]	13,100	13,600	15,500
Schools			
Elementary	--	--	--
Secondary[2]	5,000	5,500	6,300
Roads/Circulation	N/A	N/A	N/A

Notes:

[1] The need for a sewage treatment plant is closely related to water supply; however, water quality will need further study to determine population thresholds.

[2] Population of Estero Planning Area excepting Cayucos.

[3] Los Osos Valley Road.

[4] Combined population of Morro Bay and Cayucos.

[5] Combined population of Cayucos and North Coast Planning Area.

A. WATER SUPPLY

Assuring adequate future water supplies is one of the most critical resource management needs in the Estero Planning Area. South Bay and Morro Bay are presently dependent solely on local groundwater resources. Cayucos, however, is better off with an assured allocation from Whale Rock Reservoir, which will meet its needs for some years.

The following table (Table B) is an inventory of existing local water sources, major uses, and safe yields. Safe yield amounts are derivedfrom the county Master Water and Sewerage Plan except for the update for the Los Osos basin derived from the Brown and Caldwell Report of 1974.

Water usage in South Bay and Morro Bay must also consider impacts on rural and agricultural users drawing water from the same groundwater basins. Another major concern, particularly in South Bay, is protection of water quality from the combined gradual degradation impacts of excessive withdrawals approaching or slightly exceeding safe yields, seawater intrusion in wells too close to Morro Bay or the ocean, septic tank wastewater recharge from extensive residential development, and leaching of agricultural chemicals.

All three urban areas are relatively close and could mutually benefit by pooling efforts to obtain imported water supplies necessary for continued

growth while stabilizing groundwater supplies needed for irrigated agriculture and rural uses. One problem is that citizens are divided in opinion on how much their communities should grow. Importing water and developing or expanding community sewer systems would assure steady growth, while depending on existing resources would curtail development. The objective of this section, however, is to indicate the population levels at which an imported water supply system needs to be planned and constructed. Since each community is supplied by different groundwater basins, each is discussed separately.

South Bay

South Bay presently depends on water from the Los Osos groundwater basin underlying the ancient sand dune area of the community and Los Osos Valley. The most recent estimate of safe yield of this basin, provided in the Brown and Caldwell Report of 1974, ranges from 1,300 to 1,800 acre-feet per year. The high figure is based on optimum location of wells and balanced pumping.

Net urban demand added to net agricultural demand has already exceeded the lower safe yield limit of 1,300 acre-feet per year cited in the Brown and Caldwell study. The maximum safe yield limit of 1,800 acre-feet per year will be attained when the population reaches 12,600, assuming only modest increases in irrigated agricultural uses. Continued irrigation is realistic since Coastal Act policies require protection of agricultural uses.

A Level II severity for water supply may exist in South Bay. The lead time necessary to plan and construct an imported water supply system from Nacimiento Lake, the most likely source, is estimated to be seven years. Hence, if safe yield estimates are correct, growth of South Bay will be limited until alternative water supplies are made available.

Table B – Water Resources-Estero Planning Area		
Water Resources	Principal Uses	Safe Yield (AF/Yr.)
Los Osos Groundwater	South Bay Domestic Use, Los Osos Valley Ag. Use	1,300 – 1,800[1]
Chorro Creek Groundwater Basin	City of Morro Bay Domestic Use, Morro Bay Golf Course and Chorro Valley Ag. Uses	1,500
Morro Creek Groundwater Basin	City of Morro Bay Domestic Use, Morro/Little Morro Valleys Ag. Use	1,700
Torro Creek Groundwater Basin	Agriculture Use	530
Old Creek Groundwater Basin	Cayucos Domestic Use	330
Whale Rock Reservoir	3,740 a.f.y. exported, mostly to SLO; 660 a.f.y. maximum entitlement for Cayucos by recharge of Old Creek Basin	---
Cayucos Creek Groundwater Basin	Agriculture Use	6300
Villa Creek Groundwater Basin	Agriculture Use	1,030

Notes:
1 Estimated by the State Department of Water Resources. Safe yield of the Los Osos basin was updated by Brown and Caldwell, consultants, 1974.

Water sources needed to serve total build-out would include importation from either Nacimiento Lake or the State Water Project. The County Service Area No. 9 Advisory Group has submitted requests for state or Nacimiento Lake water totaling 2,000 acre-feet per year. This amount should offset the potential water deficit that would result from build-out of the community.

B. SEWAGE DISPOSAL

Currently-used methods of sewage disposal in the Estero Planning Area include septic tanks in South Bay and rural areas, and community sewage systems with treatment facilities serving Cayucos and Morro Bay.

South Bay

Existing wastewater disposal in South Bay is by means of on-site septic tanks with leach lines. Highly permeable soils, high groundwater tables, and extensive community development have posed water quality concerns, prompting a study of the feasibility of sewering the community.
South Bay's potential problem with water supply is so closely interrelated with sewage disposal that the latter may also be determined to be at Level II severity. One of the problems with sewering is that exportation of wastewater may lead to lowering of the safe yield of the Los Osos groundwater basin and increase the risk of seawater intrusion. Wastewater from a community sewer system, however, might be sufficiently treated and returned to the groundwater basin by irrigation in the nearby Los Osos Valley. If supplemental water is imported to the community, wastewater disposal with an ocean outfall line may be the best alternative to protect groundwater quality over the long run. A Clean Water Grant to study the alternatives and possible implications of sewering may be completed soon.

C. SCHOOLS

The Estero Planning Area is served by several school districts. San Luis Coastal Unified School District includes two elementary schools and a junior high school in South Bay and two elementary schools and a high school located in Morro Bay. Cayucos is served by Cayucos Elementary School District consisting of a single elementary school in Cayucos and the Coast Joint Union High School District with the high school located in Cambria.

Growth in South Bay is pushing enrollments of all schools within the local elementary and high school districts to Severity Levels II and III.

Schools in the city of Morro Bay are of two-fold significance in that future residential development of the fringe area on the east side of the city will require an additional local elementary school and projected enrollments in the junior high school and high school must consider population growth in both incorporated and unincorporated areas served.

No levels of severity are indicated for the Cayucos Elementary School District. The school has enough capacity to accommodate growth during the 20 year span of this plan.

Alternatives to overcrowding classrooms include short-term adjustments to balance the number of students where two or more elementary schools serve one community, building additional classrooms on existing school sites, or building new schools. In the levels of severity, it is estimated that a five year lead time is needed to plan, acquire sites, and build new schools.

D. ROADS/CIRCULATION

State Highways 1 and 41, Los Osos Valley Road, and South Bay Boulevard are the major corridors in the Estero Planning Area. The most critical problem with this existing system is the rush hour commuter traffic congestion on two-lane Los Osos Valley Road. Hazards are compounded by the mixture of high speed drivers, slower pleasure drivers, and bicyclists using the road and drivers ingressing or egressing from abutting properties. Some commuters between South Bay and San Luis Obispo have chosen to take the longer route via South Bay Boulevard and Highway 1 to avoid the congestion and hazards.

A Level II resource capacity problem may exist on Los Osos Valley Road, even though the county recently completed improvements on the road.

Other major roads within the Estero Planning Area do not appear to be subject to any immediate problems. Morro Bay and Cayucos are growing at more modest rates and the population make-up does not contribute severely to peak traffic flows. Tourist traffic also tends to be fairly well distributed during the day except for somewhat higher volumes in the early morning or late afternoon. The new bus system serving South Bay, Morro Bay, Cayucos, and San Luis Obispo should help to alleviate traffic congestion and accidents.

CHAPTER 4: LAND USE

This chapter addresses land use issues affecting the Estero Planning Area. The chapter is divided into four sections: the rural area outside urban reserve lines and the urban areas of South Bay, Morro Bay, and Cayucos.

The LUE official maps separate the planning area into land use categories, which define regulations for land uses, density and intensity of use. Land use "programs" at the end of this chapter recommend actions by the county or other public agencies. Chapter 8 contains development standards related to the land use categories to assist in guiding planning area development. Standards define actions required for new development to achieve consistency with the general plan.

Table E summarizes the acreage for each land use category in the planning area. Land use within the city of Morro Bay is not included in the totals.

A. SOUTH BAY URBAN AREA LAND USE

The South Bay urban area is at the westerly end of Los Osos Valley and is bounded by Los Osos Creek on the east, Morro Bay and its tidelands on the north, Irish Hills on the south, and Montana de Oro and Morro Bay State Parks on the west. Although generally referred to as South Bay, the area consists of several loose-knit neighborhoods, including Baywood Park, Los Osos, and Cuesta-by-the-Sea.

The urban reserve line encompasses approximately 2,590 acres (four square miles) and allows for future growth through in-filling of existing developed areas and expansion onto adjacent vacant lands.

The South Bay area is divided into neighborhoods to show local facilities needs such as schools, parks, and convenience shopping. These neighborhood units are named simply to provide a convenient aid to location in the text discussion of land uses.

Residential Rural

A small area has been designated Residential Rural in the northern portion of South Bay. This area is covered with a dense stand of pygmy oaks sloping toward the bay and the marshlands. This area is being considered for acquisition by the State Department of Parks and Recreation and would be redesignated Open Space if acquired. If acquisition does not occur, any development proposed should be through resubdivision of the area and clustering of the units in the least sensitive portion of the site.

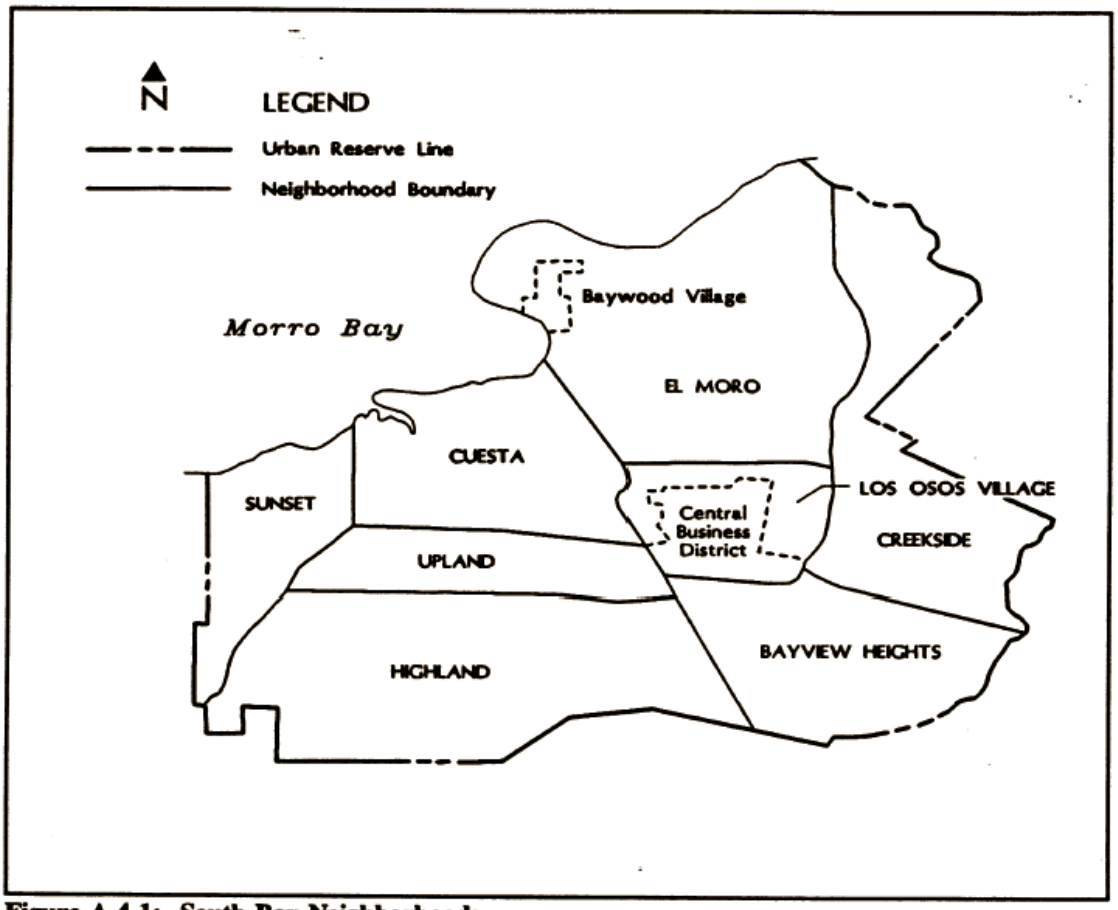


Figure A-4-1: South Bay Neighborhoods

Residential Single Family

Single family residential uses occupy more land than any other land use in South Bay and include a wide variety of residential neighborhoods ranging from the older tract areas developed in the late 1800's with undersized 25 foot wide lots, to hillside homes with lots ranging from 10,000 square feet to one acre. Each presents a unique neighborhood feeling that blends to form the community character of South Bay. Significant environmental resources are found throughout the community and serve as a scenic backdrop surrounding the periphery.

Growth is occurring through both in-filling of existing tracts on a lot-by-lot basis and lot divisions and larger subdivisions. The timing and ultimate size of the community's growth must be directly related to available water resources and other urban services. The following is a discussion of specific neighborhoods shown in Figure A-4-1. (Rev. 2-11-81)

El Moro

The El Moro neighborhood is the largest in terms of both land area and population. Its 704 acres are bordered on the north by Morro Bay and on the south by the village area. Most of the area was subdivided in the late 1800's into lots of slightly more than 3,000 square feet with 80 foot street rights-of-way laid out in a grid pattern. Development has occurred sporadically, primarily in single family uses, and most building has occurred on multiple lots. A mixture of housing styles and sizes gives the present character to the community. Small, older homes, many of which were initially built for second homes or retirement, are scattered throughout the area. Future growth will involve in-filling of vacant lots, so the present mixture of housing types will continue; however, larger homes are being built on these small lots, often resulting in a cramped, overcrowded feeling. Of particular concern in some of this area is the lack of street trees or other features that tie the neighborhoods together. A street treatment program to break the grid pattern would improve neighborhood appearance and character.

CHAPTER 5: COMBINING DESIGNATIONS

A. COMBINING DESIGNATIONS

Combining designations are special overlay categories applied in areas of the county with hazardous conditions or special resources, where more detailed project review is needed to avoid adverse environmental impacts or effects of hazardous conditions on proposed projects. The following areas are subject to special combining designations. In some cases, specific standards have been adopted for an area where a combining designation is applied. These standards are found in Chapter VII, (Planning Area Standards) and are applicable to development proposals in addition to the standards of Chapter 22.07 of the Land Use Ordinance.

Morro Bay (SRA) - Morro Bay is one of the few intact natural estuaries on the Pacific Coast. The future of Morro Bay as a coastal estuary system has been the subject of local, state and federal concerns for at least ten years. Geologically unique, the bay is essentially a lagoon, with rare ecological processes found only at two other locations on the entire California coast. Its coastal location dictates a crucial interaction with the land surrounding it. A wide variety of life forms survive in the coastal bay and watershed due to the confluence of salt and fresh water and upland and coastal life support system. The bay itself is divided between public ownership in the northern sections and private tidelands in the southern portions of the bay.

Morro Bay Shoreline (SRA) - The Morro Bay tidelands and adjoining shoreline areas are important areas for preserving the complex ecology of the bay as well as unique scenic amenities. Marshlands are particularly important as a source of food and refuge for marine life and also provide feeding and nesting areas for a variety of waterfowl and shorebirds. Proposed acquisition by Morro Bay State Park would include much of these tideland areas. Much of the shoreline is in private ownership, with developed urban areas bordering the estuary in Morro Bay and South Bay. Critical areas include the following:

a. **Sweet Springs Marsh -** This is an unusual (though man-made) combination of saltwater marsh, freshwater spring, cypress and eucalyptus grove.

B. COMBINING DESIGNATION PROGRAMS

"Programs" are non-mandatory actions or policies recommended by the Land Use Element to achieve community or areawide objectives identified in this area plan. The implementation of each LUE program is the responsibility of the community, through the county or other public agency

identified in the program itself. Because programs (some of which include special studies) are recommended actions rather than mandatory requirements, implementation of any programs should be based on consideration of community needs and substantial community support for the program and its related cost.

Combining designation programs for the Estero Planning Area are grouped under names of communities or rural areas, and then under combining designations or other location headings to identify specific areas where they each apply.

Sensitive Resource Areas

1. **Sensitive Resource Preservation.** The county should encourage the use of open space agreements or other appropriate instruments to protect portions of properties with sensitive resources such as native oak groves.

CHAPTER 6: PLANNING AREA STANDARDS

This chapter contains special "standards" for the Estero Planning Area. Standards are mandatory requirements for development, designed to handle identified problems in a particular rural area, or to respond to concerns in an individual community. Planning area standards can range from special setbacks in one neighborhood, to limits on the kinds of land use normally allowed by the LUE (Table O, Part I) because of certain community conditions.

These standards apply to the planning and development of new land uses, and must be satisfied for a new land use permit to be approved, and for a newly-constructed project to be used. All standards listed in this area plan may not affect the entire planning area. Most apply to specific communities or rural locations.

Estero area standards are organized under several headings describing locations in the planning area where they apply. Standards are grouped first by community, then by land use category, and finally under headings naming a specific area where the standard must be satisfied.

These requirements apply to proposed projects in addition to provisions of the Land Use Ordinance. Where these standards conflict with the LUO, these standards control. In any case where this area plan designates a property in the Open Space or Recreation land use categories, in the Sensitive Resource or Historic Area combining designations, or where the LUE identifies a need for open space preservation through easement, contract or other instrument, such designation does not in and of itself convey or imply any right of public use, access, trespass or violation of privacy.

A. SOUTH BAY URBAN AREA STANDARDS

The following standards apply within the South Bay Urban Reserve Line to the land use categories or specific areas listed.

COMBINING DESIGNATIONS:
The following standards apply to all lands in the Sensitive Resource Area (SRA) combining designation, as listed below.

Sensitive Resource Area (SRA)

1. **Site Planning - Development Plan Projects.** Projects requiring Development Plan approval are to concentrate proposed uses in the least sensitive portions of properties. Native vegetation is to be retained as much as possible.

COMMUNITYWIDE:
The following standards apply to all land uses categories within the South Bay urban area or specified portions thereof.

South Bay Lowland Areas. Standard 1 applies only to areas designated in Figure A-6-2. [Amended 1984, Ord. 2174]

1. **Drainage Plan Requirement.** All land use permit applications for new structures or additions to the ground floor of existing structures shall require drainage plan approval pursuant to Land Use Ordinance Sections 22.05.040 et seq. if the project is located within the area shown on Figure A-6-2, unless the County Engineer determines that the individual project site is not subject to or will not create drainage problems. [Amended 1984, Ord. 2174]

Bayfront Development. Standards 2 and 3 apply only to the area designated in Figure A-6-3. [Amended 1985, Ord. 2226]

2. **Height**. Proposed structures are limited to a maximum height of 14 to 22 feet in accordance with Figure A-6-3. [Amended 1985, Ord. 2226; 1987, Ord. 2321]

3. **Fences.** Fences should not be constructed that would restrict public views of the bay from public roads or preclude lateral public access. [Amended 1985, Ord. 2226]

RESIDENTIAL RURAL:
The following standards apply only to lands within the Residential Rural land use category.

1. **Resubdivision Required.** Development of the area of existing subdivided lots included within the Residential Rural land use category is to occur only after resubdivision and clustering of the development adjacent to existing residential development, with the remainder of the site retained in its natural state.

RESIDENTIAL SINGLE FAMILY:
The following standards apply only to lands within the Residential Single Family land use category.

1. **Height Limitations.** Maximum height shall be 28 feet, unless a more detailed standard is established in the standards that follow. [Amended 1981, Ord. 2063; 1987, Ord. 2321]

El Moro Area. Standards 9 and 10 apply only to the El Moro area (see Figure A-6-1).

2. **Lot Coverage.** Maximum lot coverage permitted on a single 25 foot lot is 60%; lots of 6,000 square feet or more are permitted 40% coverage, excluding patios, driveway, walks, etc.

3. **Setbacks.** The minimum setback for all structures on lots with bay frontage is 25 feet from mean high tide.

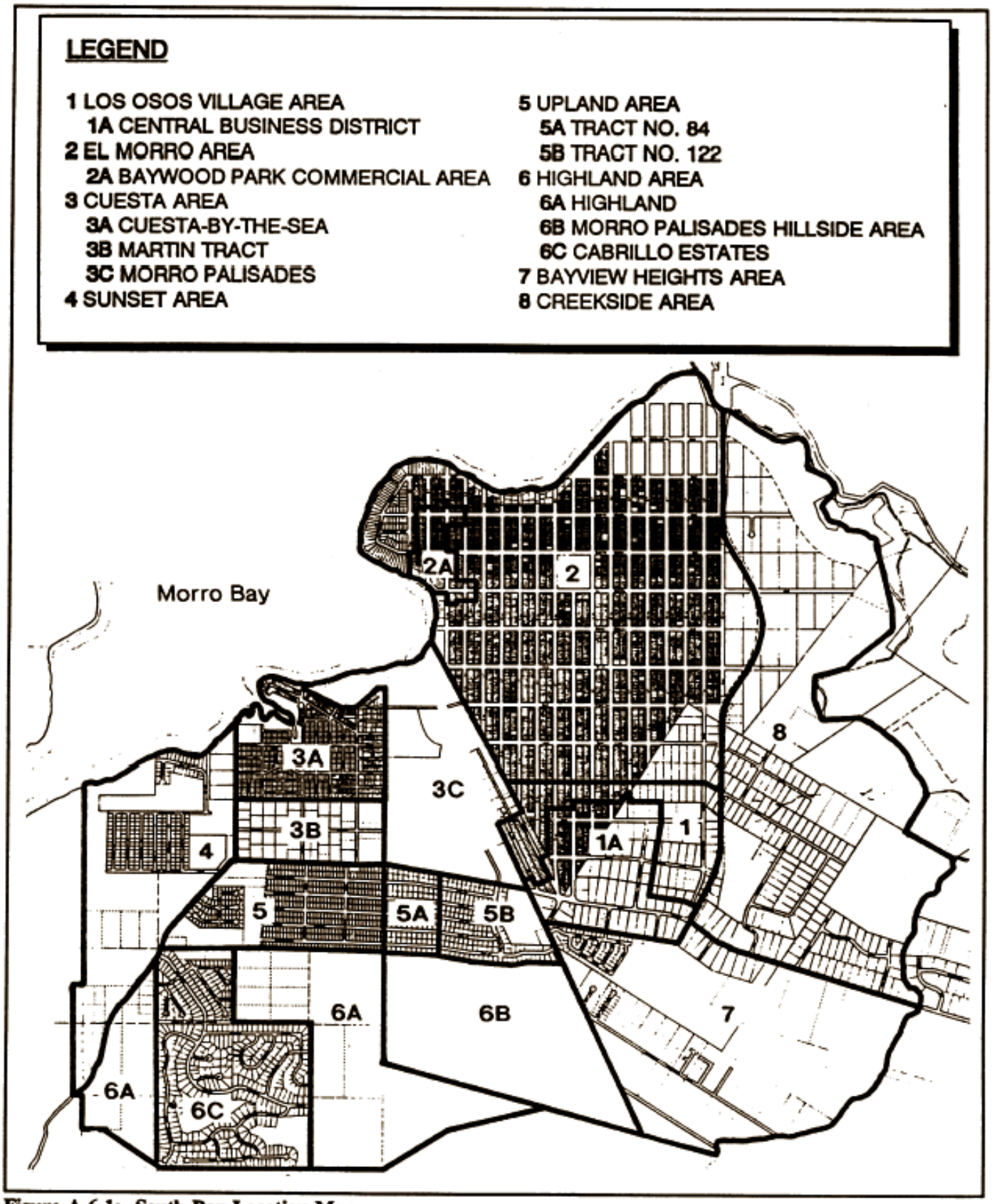


Figure A-6-1: South Bay Location Map

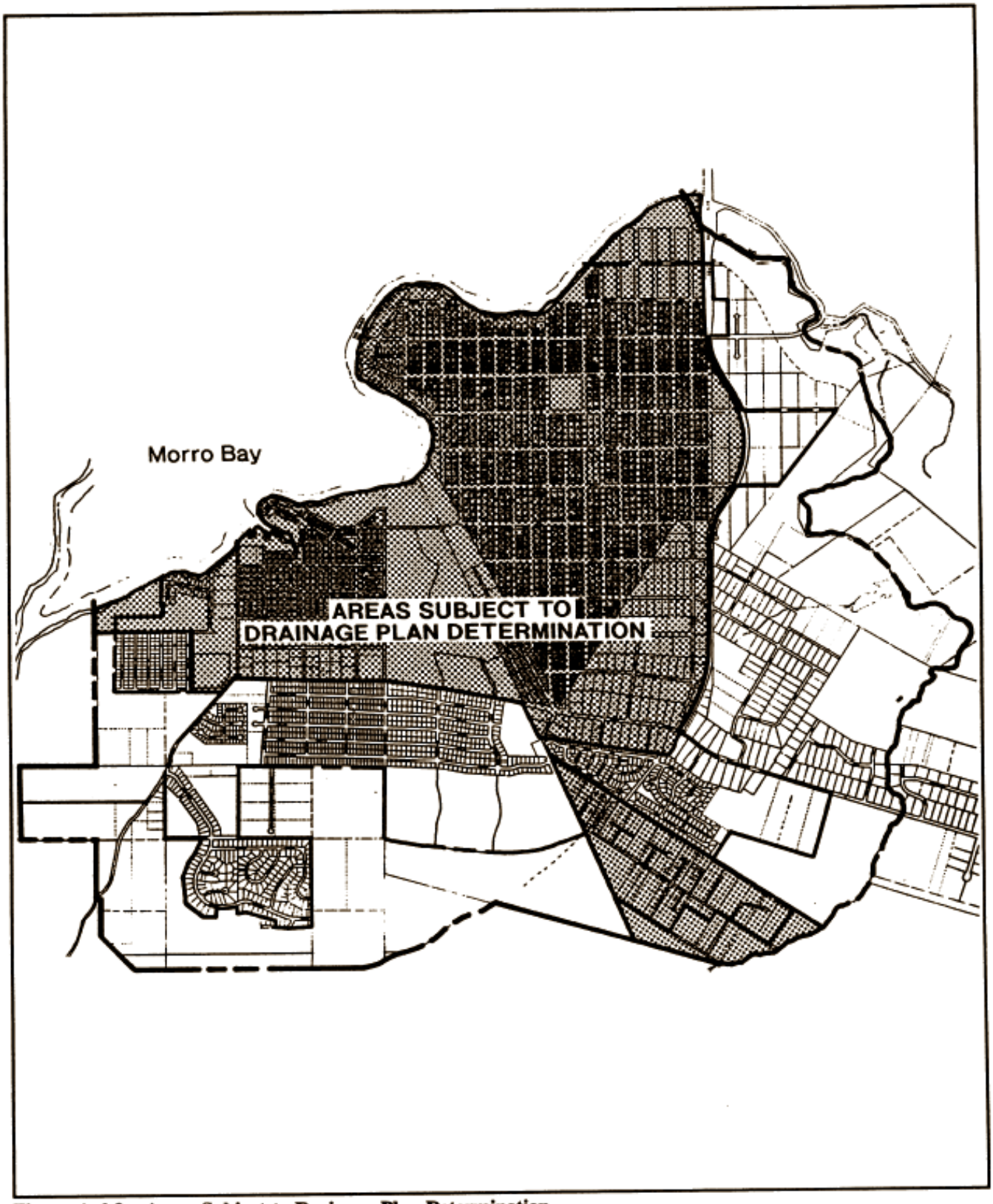


Figure A-6-2: Areas Subject to Drainage Plan Determination

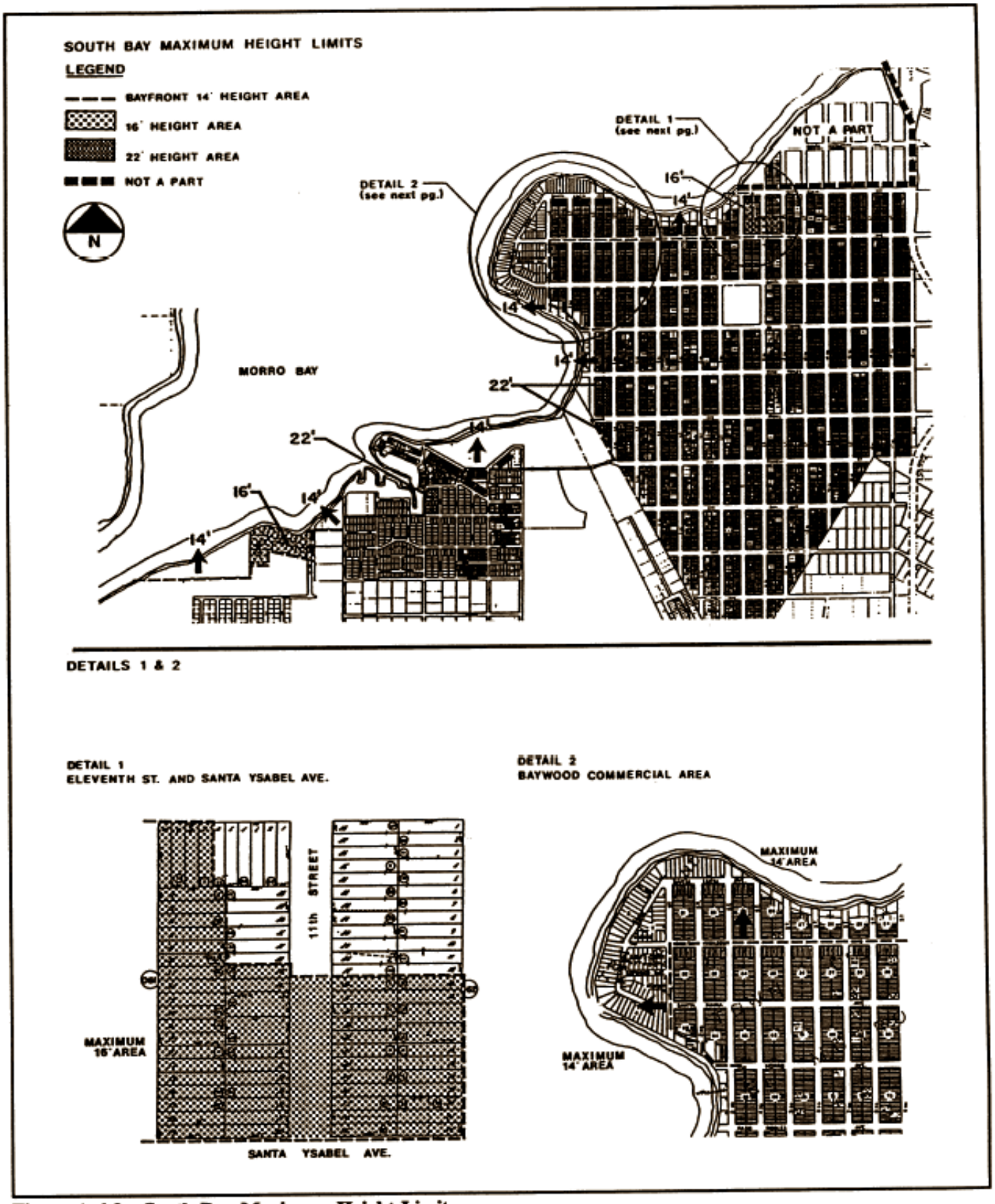
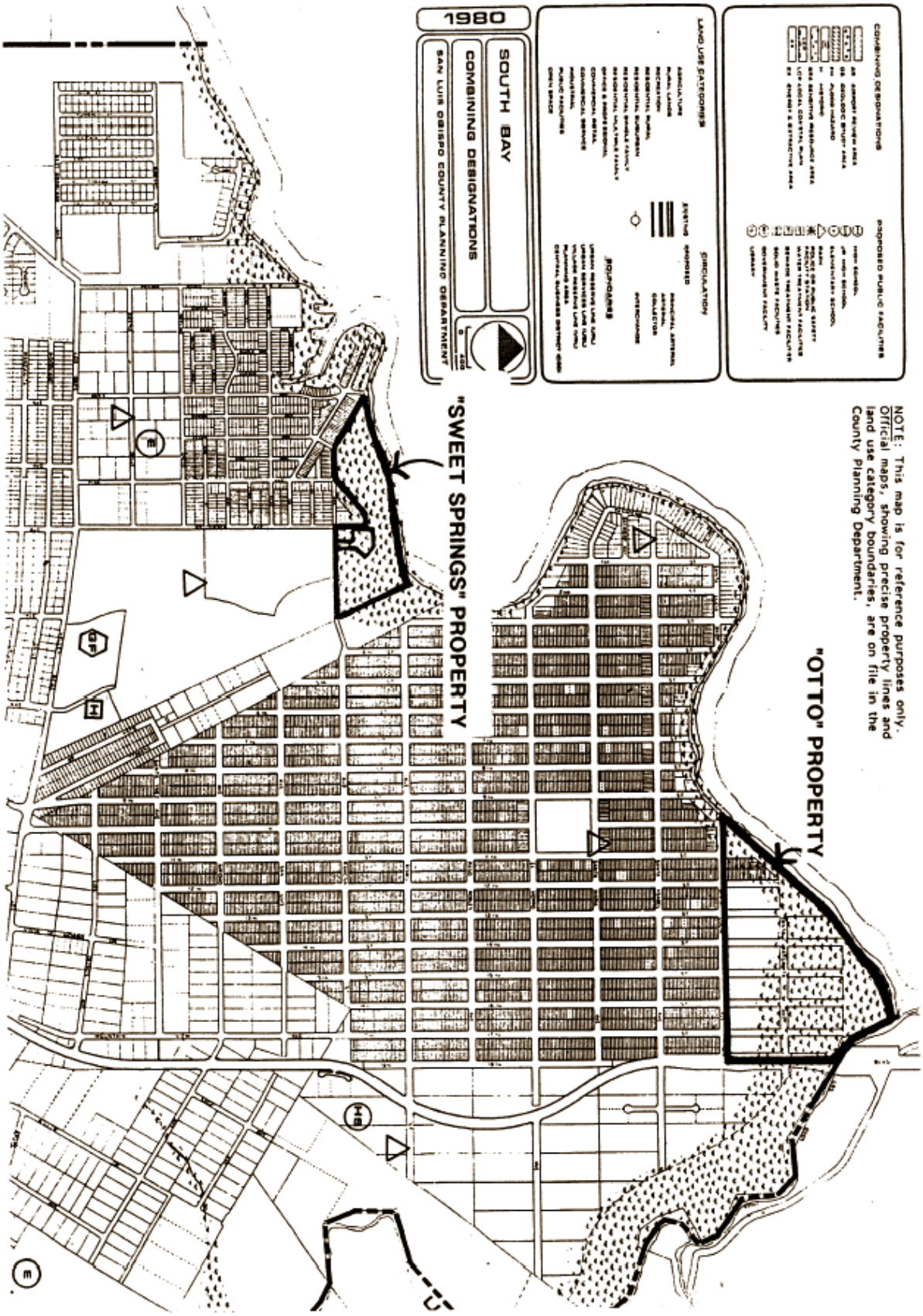
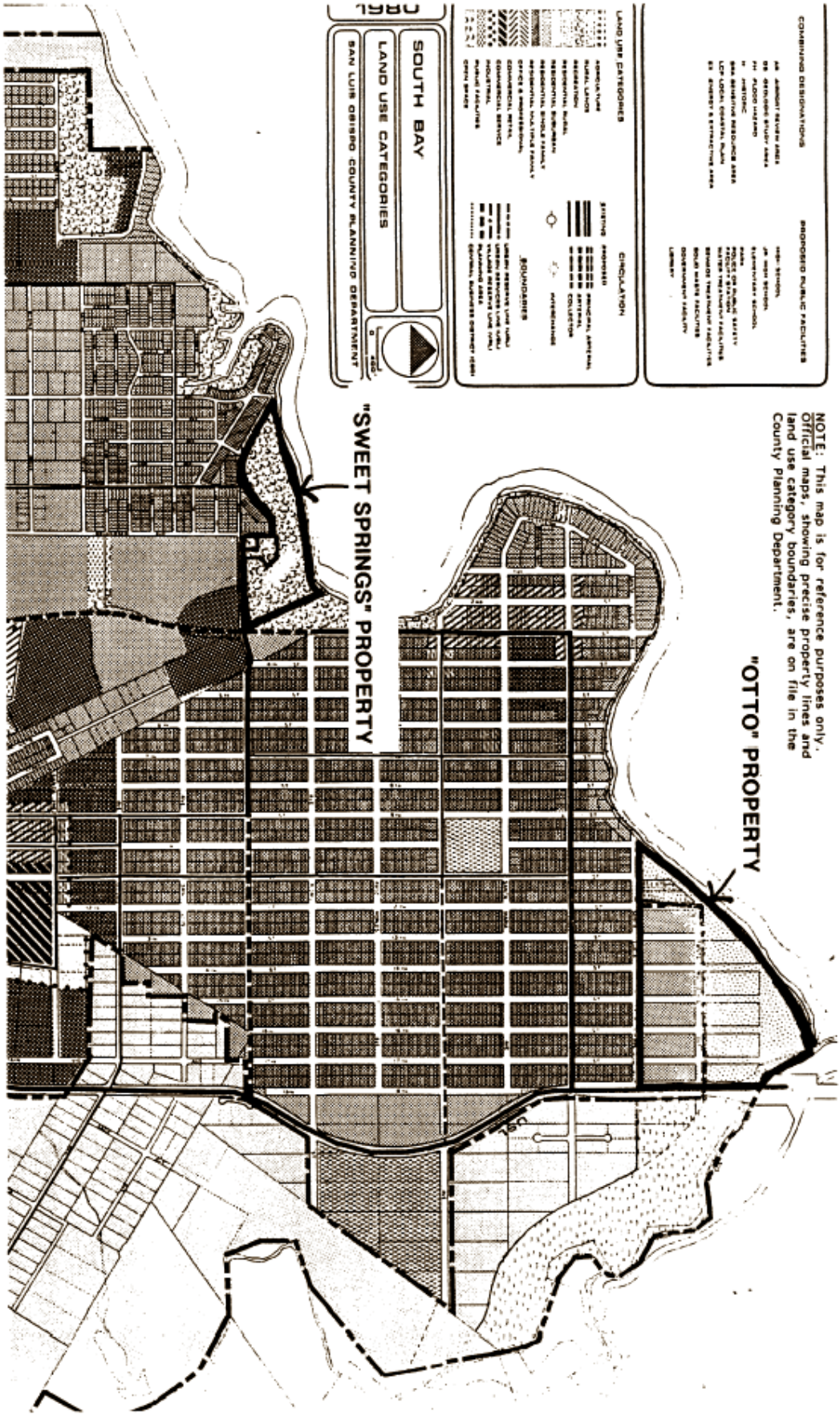


Figure A-6-3: South Bay Maximum Height Limits


1980
SOUTH BAY
COMBINING DESIGNATIONS
SAN LUIS OBISPO COUNTY PLANNING DEPARTMENT
NOTE: This map is for reference purposes only. Official maps, showing precise property lines and land use category boundaries, are on file in the County Planning Department.
"OTTO" PROPERTY
"SWEET SPRINGS" PROPERTY


COMBINING DESIGNATIONS
PROPOSED PUBLIC FACILITIES
LAND USE CATEGORIES
CIRCULATION
BOUNDARIES
SOUTH BAY
LAND USE CATEGORIES
SAN LUIS OBISPO COUNTY PLANNING DEPARTMENT
1980
NOTE: This map is for reference purposes only. Official maps, showing precise property lines and land use category boundaries, are on file in the County Planning Department.
"OTTO" PROPERTY
"SWEET SPRINGS" PROPERTY

APPENDIX B: GENERAL COMMUNITY GOALS-CAYUCOS

The following general community goals are taken from the *General Plan Update Report, Community of Cayucos, San Luis Obispo County, California*, February 1992, prepared by the Cayucos Citizens Advisory Council. The goals were modified and reaffirmed by the Advisory Council on July 5, 1995.

1. The General Plan should take full advantage of the natural assets of the area, preserving the character of the planning area as beach resort with emphasis on the attraction of permanent year-round residents. The residential nature of the community should be stressed with provision being made for essential services to this type of community.

2. Efforts should be made to plan so that the visitor-serving and residential features of the community can coexist in harmony and supplement each other. Both features of the community should be emphasized to promote their excellent potential.

3. Planning should be done with consideration for preservation of the natural environment of Cayucos. The seashore and coastal area should be protected through minimal impairment of physical and visual accessibility.

4. Future development should be carefully planned and consistent with current community nature with concern toward balance necessary to successfully maintain a community of this character. Major development projects can have a devastating effect on a small community. Therefore, any projects of this nature should be carefully examined to see that they do not destroy the character of the community or so dominate it as to cause an imbalance between the residential and recreational elements of the community.

APPENDIX C: GLOSSARY OF TERMS

A. Glossary of Terms. Many of the following terms are used in the Estero Area Plan. Terms noted with a (C) are unique to the coastal zone of the county.

Absorption Capacity (population). The potential total population that would result from unconstrained growth and full development of all land to the maximum extent permitted within each land use category designated in the area plan.

Access. The means of vehicular entrance or exit to a parcel or building site (see also vertical and horizontal coastal access).

Agriculture. The work of producing crops and raising of livestock.

Agricultural Accessory Building. An uninhabited structure, designed and built to store farming animals, implements, supplies, or products, which is not used by the public. This definition does not include commercial greenhouses or buildings for agricultural processing activities.

Agricultural Soils, Prime. (C) Prime agricultural soils or land means any of the following:

1. All land which qualifies for rating as class I or II in the Soil Conservation Service land use capability classifications.

2. Land which qualifies for rating 80 through 100 in the Storie Index Rating.

3. Land which supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the U.S. Department of Agriculture.

4. Land planted with fruit or nut bearing trees, vines, bushes or crops which have a nonbearing period of less than five years and which will normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than $200 per acre.

Agricultural Soils, Non-Prime. Areas of land that do not contain prime agricultural soils but are classified in the Agriculture land use category by the Land Use Element of the San Luis Obispo County General Plan.

Allowable Use. "See Use, Allowable."

Antiquated Subdivision. An older subdivision that no longer meets current standards for size, location, services, or other standards defined by the Subdivision Map Act and Local Coastal Program. See definition in Chapter 23.11 of the Coastal Zone Land Use Ordinance.

Approval Body. See "Review Authority."

Aquaculture. (C) The culture and husbandry of aquatic organisms, including but not limited to shellfish, mollusks, crustaceans, kelp and algae.

Archaeological Resource. Any Native American or Pre-Columbian artifact or human remains.

Archaeologically Sensitive Areas. (C) Areas where there is a high likelihood of the existence of archaeological resources as shown on the Land Use Element (Part III) combining designation maps and other information on file with the Planning Department.

Area Plan. The portion of the Local Coastal Program that consists of the Land Use and Circulation elements for each planning area.

Arterial Road. A freeway, expressway, or principal county road that connects major population centers and other points of traffic generation.

Articulation. Horizontal and vertical variation in the surface plane of a structure. For example, a cube has no articulation. By adding and subtracting vertical and horizontal elements to or from the cube, a more interesting shape may be achieved.

Buildout, Buildout Capacity (population). An estimate of the probable ultimate number of dwelling units or population that can be expected within the land use categories in the area plan, including any limitations on density imposed by standards in the plan or the Coastal Zone Land Use Ordinance. Buildout figures are typically adjusted to take into account constraints on development due to physical limitations and market demand.

Building. Any structure having a roof supported by columns and/or walls and intended for shelter, housing, and/or enclosure of any person, animal or chattel, but not including tents.

Building Height. The vertical distance from the average level of the highest and lowest point of that portion of the lot or building site covered by the building to the topmost point of the structure, excluding chimneys or vents according to the Coastal Zone land Use Ordinance. In some areas height may be measured from the centerline of the fronting road.

Building Site. The area within a lot of record (or contiguous lots under single ownership) actually proposed for development with buildings or structures, including areas immediately adjacent to the buildings or structures to an extent equivalent to any required setback areas.

Census. The tabulation of population and other data every 10 years by the United States Census Bureau.

Central Business District (CBD). An area of concentrated retail trade identified by the Land Use Element for each urban area.

Channel. The area occupied by the normal flow of an intermittent or perennial stream during non-flood conditions.

Circulation, Circulation System. The system or act of providing for the orderly movement of people and goods by such means as highways, streets and alleys, bikeways, sidewalks, trails, railroads, airplane flight, ships and boats, electrical and pipeline transmission, and other means of transportation.

Clustered or Concentrated Development. Land divisions and other development subject to discretionary review that are designed according to standards in the Estero Area Plan in order to protect sensitive features such as environmentally sensitive areas, visually sensitive areas and areas subject to hazards. The Estero Area Plan provides several options to design a compact form of development that permanently protects sensitive features in larger contiguous areas of open space rather than smaller, disconnected pockets of open space.

Coastal Act. (C) The California Coastal Act of 1976.

Coastal Bluff. (C) A steep bank or cliff generally having a relief of 10 feet or more and the toe of the bluff may be subject to marine erosion.

Coastal Commission. (C) The California Coastal Commission as established by the California Coastal Act of 1976.

Coastal-Dependent Development or Use. (C) Any development or use that requires a permanent location on or adjacent to the ocean.

Coastal Plan. (C) See "Local Coastal Plan," "Local Coastal Program."

Coastal Streams and Riparian Vegetation. (C) Streams and adjacent riparian vegetation appearing as dotted or dashed blue lines on the 7.5 minute USGS topographic quadrangle maps, and shown on the Combining Designation maps of the Land Use Element.

Coastal Zone. (C) The portions of the California Coastal Zone within San Luis Obispo County established by the California Coastal Act of 1976.

Collector Road. A road that enables traffic to move to and from local roads, centers of population, or carries large volumes of traffic within an urban or rural area.

Combining Designations. Areas identified by the Land Use Element with characteristics that are either of public value, or are hazardous to the public. Combining Designations have special design and permit requirements established.

Commercial Category. Includes either or both of the Commercial Retail or Commercial Service land use categories as defined by the Land Use Element.

Community Sewer System. A sewage effluent collection network, treatment and disposal facilities provided within a prescribed service boundary, which results in the primary, secondary, or tertiary treatment of such effluent.

Community Water System. A water storage and distribution network for the provision of potable water to the public for human consumption, within a prescribed service boundary, operated and maintained by a public agency, or private company approved by the Board of Supervisors. The system must comply with the provisions of the California Safe Drinking Water Act and all applicable laws and standards relating to domestic water supply.

Construction. Any site preparation, assembly, erection, substantial repair, alteration or similar action, for or of rights-of-way, structures, utilities or similar property.

Coverage. Site or lot coverage means the extent of a lot of record occupied by structures and paving.

Density. The measure of the ratio of population to the area of land occupied by that population, which may be expressed as dwelling units per acre, families per acre, persons per acre, or conversely as acres per dwelling unit or square feet per dwelling unit. "Gross density" is the number of lots derived from dividing the area of a site by the area required for each lot or dwelling unit. "Net density" is the number of lots resulting from subtracting the area required for streets (in the case of a subdivision) from the total area of the undivided site, and then dividing the remaining area by the area required for each lot.

Design Plan. A conceptual or detailed plan for a commercial or other area illustrating how it could be developed in the future to carry out design principles, such as those included in the applicable area plan.

Development. (C) Pursuant to PRC 30106, "Development" means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511).

As used in this section, "structure" includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.

Development Plan. A type of land use permit intended to enable public review of significant land use proposals. Requirements for Development Plans are contained in the Coastal Zone Land Use Ordinance.

Discretionary Review. Processing of applications for entitlements under the provisions of the Coastal Zone Land Use Ordinance (CZLUO) that require the exercise of judgement and the resolution of factual issues to determine if the application and required entitlement conform with the provisions of the CZLUO. Generally, entitlements subject to discretionary review, such as a Minor Use Permits and Development Plans, require decisions to approve, approve subject to conditions or disapprove, based on judgement of the review authority.

Driveway. A vehicular access from a road that serves no more than two structures, with no more than three dwelling units on a lot of record and any number of accessory strucutres.

Dwelling Unit. An independent, attached or detached residential building designed to house and provide living space, including kitchen and bathroom facilities, for an individual family.

Easement. A legal restriction on the future use of land afforded a person or persons to make limited use of another's real property for access, utilities, conservation, or other purposes.

Ecosystem. All the components of a biological community and the physical environment, and the interactions among and between them. Examples are grasslands, forests and sand dunes.

Element. One of the mandatory or optional parts of the general plan; for example, the Land Use Element or the Housing Element.

Environmentally Sensitive Habitat. (C) A type of Sensitive Resource Area where plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and development. They include wetlands, coastal streams and riparian vegetation, terrestrial and marine habitats and are mapped as Land Use Element combing designations.

Environmental Coordinator. The environmental coordinator of the county of San Luis Obispo.

Estuary. (C) A semi-enclosed, coastal water body receiving open or intermittent exchange with the ocean and fresh water from the land. Estuaries are valuable ecosystems that typically support a high diversity of plant and animal life and provide spawning grounds and nurseries for much of the seafood we eat.

Existing Plan. (C) The existing North Coast Area Plan and other applicable land use regulations adopted by the county and the California Coastal Commission.

Feasible. Capable of being accomplished in a successful manner within reasonable period of time, taking into account economic, environmental, social and technological factors.

Fill. A deposit of earth material placed by artificial means.

Fire Hazard. The measure of the potential for range, brush and forest fires based upon the type of plant community, as defined and mapped by the Safety Element.

First Public Road Paralleling the Sea. (C) As defined in Section 30115 of the Public Resources Code, the "first public road paralleling the sea" means that road nearest to the sea which:

1. Is lawfully open to uninterrupted public use and is suitable for such use;
2. Is publicly maintained;
3. Is an improved, all-weather road open to motor vehicle traffic in at least one direction;
4. Is not subject to any restrictions on use by the public except when closed due to an emergency or when closed temporarily for military purposes; and
5. Does in fact connect with other public roads providing a continuous access system, and generally parallels and follows the shoreline of the sea so as to include all portions of the sea where the physical features such as bays, lagoons, estuaries, and wetlands cause the waters of the sea to extend landward of the generally continuous coastline.

(In many areas of the county the first public road and the sea is Highway One.)

Flood, 100-Year. A flood inundation event, the extent of which has a statistical probability of occurring once every 100 years.

Flood or Flooding: A general and temporary condition of partial or complete inundation of normally dry land areas from:

1. The overflow of inland or tidal waters and/or

2. The unusual and rapid accumulation of runoff of surface waters from any source.

Flood Plain. Land that has been or may be hereafter covered by flood water, including but not limited to the 100-year flood.

Flood Profile, Storm. A graph or longitudinal profile showing the relationship of the water-surface elevation of a flood event to location along a stream or river.

Floodway. The channel of a river or other watercourse and the adjacent land areas that must be reserved to discharge the 100-year flood without cumulatively increasing the water surface elevation more than one (1) foot. The floodway is delineated on the "Flood Boundary Floodway Map."

Floor Area. Includes the total floor area of each floor of all buildings on a site, including internal circulation, storage and equipment space, as measured from the outside faces of the exterior walls, including enclosed halls, lobbies, stairways, elevator shafts, enclosed porches and balconies.

General Plan, County General Plan. The comprehensive, long-term plan for the physical development of the county, prepared and adopted in accordance with

Section 65300 et. seq. of the California Government Code. The general plan comprises an integrated, internally consistent and compatible statement of policies. The general plan consists of seven mandatory parts, called elements, that address land use, circulation, housing, conservation, open space, noise and safety.

Goals. Statements in the general plan that describe the vision for the future of an area. Goals are expanded on and implemented by policies, programs and standards found in the general plan and area plans.

Grade. The vertical location of the ground surface, as follows:

1. Existing or Natural Grade: The contour of the ground surface before grading.

2. Rough Grade: The stage at which the grade approximately conforms to the approved plan.

3. Finish Grade: The final terrain contour of the site that conforms to the approved grading plan.

Grading. Any excavating, filling or combination thereof. See Section 23.05.020 of this title.

Grazing. The keeping (for commercial purposes) of cattle, horses or sheep at a density of four or less animals per acre, using feed produced on the site.

Greenbelt. A concept created over 100 years ago by Ebeneezer Howard, who envisioned "an agricultural country belt" around his "garden city" to maintain its urban integrity, maintain the rural environment and prevent urban areas from spreading into each other. Greenbelts are used for a variety of purposes, such as preventing urban sprawl, and protecting rural character, agricultural lands, sensitive habitat, and scenic qualities.

Groundwater. The water contained in interconnected pores of subsurface materials located in an aquifer.

Groundwater Basin. An underground reservoir of groundwater that is generally separate from adjacent groundwater reservoirs, and may be separated by geologic or hydrologic boundaries.

Gross Acreage or Site Area. The total area of a legally created parcel (or contiguous parcels of land in single or joint ownership when used in combination for a building or permitted group of buildings), including any ultimate street rights-of-way, existing rights-of-way deeded to the parcel, and all easements (except open space easements) across the site.

Guesthouse. Sleeping facilities detached from a principal residence, which may include a bathroom and other living space, but not kitchen facilities.

Guideline. An advisory statement in an area plan and other parts of the general plan that provides direction on how to implement the goals and policies of the general plan.

Height. See "Building Height."

Household. An occupied housing unit.

Improvements. Includes any structures or mobilehomes for which a building or installation permit is required.

Incidental Camping Area. Any area or tract of land where camping is incidental to the primary use of the land for agricultural or other uses listed by the Land Use Element as allowable in the Agricultural or Rural Lands category, and where one or more camp- sites are rented or leased or held out for rent or lease.

Infill Development. Development of vacant land (usually individual lots or left-over properties) within areas which are already largely developed.

Lagoon. (C) See "Wetland" and "Estuary."

Land Division, Division, Subdivision. Any real property which is divided into two or more parts or parcels for any purpose, whether identified by metes and bounds description, deed, map, record of survey, or in any other way, including court decrees, gifts or interstate or testamentary disposition. Division or subdivision includes a condominium project as defined in Civil Code section 1350, a community apartment project as defined in Business and Professions Code section 11004, or the conversion of five or more existing dwelling units to a stock cooperative as defined in Business and Professions Code section 11003.2.

Land Use Category. One of 13 designations in the county General Plan regulating allowable uses, parcel sizes, density and intensity of development, and other factors.

Land Use Element (LUE). The Land Use Element of the San Luis Obispo County General Plan adopted under Section 65302 of the California Government Code.

Land Use Permit or Entitlement. (C) A ministerial or discretionary permit that grants an applicant the authority to establish a use of land only after obtaining additional building and/or grading permits, as required, and serves as the local government equivalent of a coastal development permit in accordance with the Coastal Act. Land use permits are the Plot Plan, Site Plan, Minor Use Permit, Development Plan or Variance.

Land Use Plan. (C) The land use plan of the San Luis Obispo County Local Coastal Program, which is combined with the Land Use Element of the San Luis Obispo County General Plan.

Lateral Access. (C) A recorded dedication or easement providing for public access and use along the shoreline.

Level of Service (LOS). A rating system used to describe operational conditions of roadways. Levels of service range from LOS "A" to "F." LOS "A" is free flow of traffic, with unlimited freedom to maneuver and select desired speed. LOS "F" is forced flow of traffic, with stoppages for long periods.

Local Coastal Plan. (C) The Local Coastal Program Land Use Plan, which is a portion of the county's Local Coastal Program as certified by the California Coastal Commission. The Local Coastal Plan consists of the Policy Document, Land Use Element Programs and Standards (Part II of the LUE) and Land Use Element Maps (Part III of the Land Use Element).

Local Coastal Program (LCP). (C) Consists of (a) the Local Coastal Plan, (b) the Coastal Zone Land Use Ordinance, and (c) other implementing actions for the coastal zone of the county which meets the requirements of the California Coastal Act of 1976 as certified by the California Coastal Commission.

Local Road. A road that is used primarily for access to adjacent property.

Long-term Sustainable Yield (of a groundwater basin). The average amount of groundwater that can be extracted from a groundwater basin over a sustained period of time without depleting the storage of fresh water or degrading water quality.

Lot Line Adjustment. An adjustment of the property lines between two or more adjacent parcels, where the land taken from one parcel is added to an adjacent parcel and where a greater number of parcels than originally existed is not thereby created.

Marine Habitats. (C) Sensitive habitat areas for marine fish, mammals and birds as shown on the Combining Designation maps of the Land Use Element.

Marine Sanctuary Programs. (C) A federal or state program developed to preserve unique and sensitive ocean waters.

Mean. The average, a number between the smallest and the largest of a set of values.

Median. Designating the middle number in a series of numbers.

Minimum Parcel Size or Area. The area established in Sections 23.04.020 et. seq. of the Coastal Zone Land Use Ordinance.

Minimum Site Area. The smallest lot of record or contiguous lots in a single ownership, as determined by the planning area standards of the Land Use Element, Section 23.04.040 or Chapter 23.08 of the Coastal Zone Land Use Ordinance, on which a new land use may be established. This is measured as net site area (See "Site Area, Net").

Ministerial Permit. Any permit that may be issued under the provisions of this Title without review by the Planning Commission or Board of Supervisors. A

ministerial decision involves only the evaluation of a proposal with respect to fixed standards or objective measurements, without the use of subjective criteria.

Minor Use Permit. A type of land use permit intended to satisfy the notice and public hearing requirements established by the California Coastal Act for Plot Plans and other appealable land use permits, and enable public review of significant land use proposals which are not of sufficient magnitude to warrant Planning Commission review. Requirements for Minor Use permits are contained in the Coastal Zone Land Use Ordinance.

Mitigation or Habitat Banking. A method to mitigate the effects of development on sensitive habitat that is an alternative to on-site mitigation. An example is allowing an applicant for a development project to contribute environmental mitigation fees into a habitat bank that can be used toward the purchase or restoration of important habitat elsewhere.

Mixed Use Development. Development that includes a combination of different land uses on the same site, typically commercial and residential uses in commercial areas.

Monterey Pine (Cambria Variety). A Monterey pine species occurring in the Cambria area and unique to only 3 locations in California. The species is named Pinus Radiata var. macrocarpa.

Non-Prime Soils. See "Agricultural Soils, Non-Prime."

Non-Residential Use. All uses of land including agricultural, communication, cultural, educational, recreation, manufacturing, processing, resource extraction, retail trade, services, transient lodging, transportation and wholesale trade uses, except facilities for residences.

Offer of Dedication, Offer to Dedicate. An offer to dedicate interests in real property for specified public purposes such as roadways or utilities, typically made by a developer in connection with a land division or other development project.

Open Area. All areas of a lot not included within the definition of floor area: parking, recreation spaces, passive open areas, landscaped areas and other open, unpaved areas of the site.

Owner. The person or persons, firm, corporation or partnership that is the owner of record of a premises identified on the last equalized assessment roll.

Ownership. Ownership of one or more parcels of land (or possession under a contract to purchase or under a lease, the term of which is not less than 10 years) by a person or persons, firm, corporation or partnership, individually, jointly, in common or in any other manner whereby such property is under single or unified control.

Parcel.

1. A parcel of real property shown on a subdivision or plat map, required by the Subdivision Map Act (or local ordinance adopted pursuant thereto) to be recorded before sale of parcels shown on the map or plat, at the time the map was recorded;

2. A parcel of real property that has been issued a certificate of compliance pursuant to Government Code Section 66499.35; or

3. A parcel of real property not described in a or b above, provided the parcel resulted from a separate conveyance or from a decree of a court of competent jurisdiction which was record before the requirement of the filing of the subdivision map by the Subdivision Map Act or local ordinance adopted pursuant thereto.

Permit. Any formal authorization or entitlement from, or approval by the County, the absence of which would preclude establishment of a land use, activity, construction project, grading or surface mining operation.

Planned Development. A type of "common interest development" (other than a community apartment project, a condominium project or a stock cooperative) that has either or both of the following features, as defined in California Civil Code section 1351: (1) Any contiguous or noncontiguous lots, parcels or areas in which owners of separately owned lots, parcels or areas are owners in common, possessing appurtenant rights to the beneficial use and enjoyment of the commonly owned property; or (2) A power exists in the management association to enforce an obligation of an owner of a separately owned lot, parcel or area with respect to the beneficial use and enjoyment by means of an assessment which may become a lien upon the separately owned lot, parcel or area.

Planning Area. One of thirteen planning areas as identified in the Land Use Element. Four are located in the coastal zone of the county.

Planning Area Standards. Development criteria established by the Land Use Element for specific areas.

Planning Department. The San Luis Obispo County Department of Planning and Building, including the Director of Planning and Building and all subordinate employees.

Planning Director. The Director of Planning and Building of San Luis Obispo County with duties and responsibilities as set forth in Section 23.01.040 of the Coastal Zone Land Use Ordinance. Planning director may include designated staff of the Planning Department when acting in an official capacity.

Plot Plan. A ministerial land use permit, the approval of which certifies that the land use or development will satisfy all applicable provisions of the Land Use Ordinance or Coastal Zone Land Use Ordinance. A ministerial permit is issued without review by a hearing officer, the Planning Commission or the Board of Supervisors, and involves the evaluation of a proposal only with respect to fixed standards or objective measurements, without the use of subjective criteria.

Policies. Statements in the general plan that expand on and implement the goals in the general plan and area plans. Policies, in turn, are implemented by programs and standards found in the general plan and area plans.

Prime Soils. (C) See "Agricultural Soils, Prime."

Principal Permitted Use or Primary Permitted Use. (C) A use of land specifically encouraged by policies and standards of the Local Coastal Program in a specific land use category. Also includes "principally permitted uses".

Programs. Recommended, non-mandatory actions found in the general plan and area plans to achieve specific objectives. Programs are implemented by the county or other public agency identified in the program itself.

Project. Any land use, activity, construction or development which required to be authorized by a permit pursuant to this Title before beginning construction or establishment of the use.

Residence. See also "Dwelling."

Residence, Primary and Secondary. A primary residence is one single-family dwelling constructed on a lot. A secondary residence is an additional single-family dwelling on the same lot permitted under the provisions of Section 23.04.082 or 23.08.036 of the Coastal Zone Land Use Ordinance.

Residential Category or Area. Any Residential land use category as identified in the Land Use Element; indicates reference to any or all of the residential land use categories (including Rural, Suburban, Single-Family, or Multi-Family).

Review Authority. The individual or group identified by the Coastal Zone Land Use Ordinance as having the authority to take action to approve, approve subject to conditions or disapprove a land use permit application pursuant to the Coastal Zone Land Use Ordinance; either the Planning Director, Subdivision Review Board, Planning Commission, or Board of Supervisors.

Right-of-Way. A public road, alley, pedestrian or other access right-of-way with width described in recorded documents.

Riparian Habitat. (C) An area of stream related vegetation and associated animal species.

Riparian Vegetation. (C) An association of plant species growing adjacent to freshwater watercourses, including perennial and intermittent streams, lakes and other bodies of fresh water.

Road. An access way (improved or unimproved) that provides vehicles or pedestrians a means to pass from one location to another.

Runoff. The total amount of water that flows over land and in streams.

Rural Area (or category). Any area or land use category outside of the urban or village reserve lines established by the LUE.

Sedimentation. The addition of soil materials through erosion to a stream or water body that increases the turbidity of the water.

Senior Citizen Housing. Residential development that is either a) specifically designed to meet the physical and social needs of persons aged 62 and over; or b) 35 or more dwellings that are specifically designed to meet the physical and social needs of persons aged 55 and over. Senior citizen housing includes accommodations for independent living and/or assisted living.

Sensitive Coastal Resource Area. (C) Means those identifiable and geographically bounded land and water areas within the coastal zone of vital interest and sensitivity, pursuant to Section 23.01.043c(3) of the Coastal Zone Land Use Ordinance.

Sensitive Features or Sensitive Habitat. As defined in the Estero Area Plan, areas containing any of the following: (1) sensitive Resource Area combining designations (SRAs) or Environmentally Sensitive Habitats as shown in the Land Use Element and Local Coastal Plan; (2) ecologically significant areas of oak woodland, coastal strand, coastal sage scrub, dune scrub, and maritime chaparral communities--whether or not identified as SRAs--as defined in the Final EIR for the Estero Area Plan Update and as confirmed in a biological report; (3) all riparian habitat corridors, including riparian woodland and riparian scrub communities as defined in the Final EIR for the Estero Area Plan Update--whether or not they border "blue line" streams as indicated on U.S.G. S. quadrangle maps--as confirmed in a biological report; (4) rare, endangered or threatened species as listed by federal or state agencies or as defined in the State CEQA Guidelines; (5) other significant stands of vegetation, such as Bishop pine, eucalyptus, and cypress that do not need to be removed due to hazardous condition or restoration/enhancement of native habitat.

Sensitive Resource Area (SRA). A combining designation applied by the Official Maps (Part III) of the Land Use Element to identify areas with special environmental qualities, or areas containing unique or endangered vegetation or habitat.

Setback. An open area on a lot between a building or structure and a property line or other site feature specified by the Coastal Zone Land Use Ordinance, unoccupied and unobstructed from the ground upward, except as otherwise provided in Section 23.04.100 (Setbacks).

Small Scale Recreational Development. Parks, beaches, overnight facilities of less than 20 rooms or campsites, including incidental and supporting food service, sanitary facilities and storage.

Site. A land parcel or parcel(s) that are the location of a proposed development project or entitlement.

Site Area, Gross. The total area of a legally created parcel (or contiguous parcels of land in single or joint ownership when used in combination for a building or permitted group of buildings), including any ultimate street right-of-way, existing rights-of-way deeded to the parcel, and all easements (except open space easements), across the site.

Site Area, Net. The gross site area minus any ultimate street rights-of-way and any easements (except open space easements) that limit the surface use of the site for building construction.

Site Area, Usable. Net site area minus any portions of the site that are precluded from building construction by natural features or hazards, such as areas subject to inundation by tides or the filling of reservoirs or lakes.

Specific Plan. A plan that implements the general plan for all or part of the area covered by the general plan. A specific plan is prepared and adopted in accordance with sections 65450 et. seq.. of the California Government Code. It details the locations of land uses, circulation and infrastructure facilities; development standards and criteria; implementation measures, including financing measures; the relationship to the general plan; and other subjects that are necessary of desirable for implementation of the general plan.

Story. Usable floors of a building, except that where this ordinance or a Land Use Element planning area standard use stories as a measurement of building height, basements or building floors six feet or more below street level are not included.

Stream. (C) A waterway that is identified on U.S.G.S. Survey maps with a blue line, commonly called "blue line streams". See also "Coastal Streams and Riparian Vegetation".

Street. A access that provides the principal means of vehicle access to abutting property.

Street Tree. Any plant material located adjacent to a public street, having the capability of growth that will produce a vegetative canopy above a trunk not less than 10 feet high.

Structure. Any artifact constructed or erected, the use of which requires attachment to the ground, including any building, but not including fences or walls six feet or less in height.

Structure, Accessory. A structure, the use of which is incidental to that of a principal structure on the same lot. May be either detached, or attached if part of the principal structure.

Subdivision Map, Tentative or Final. As defined in Title 21 of the County Code and the State Subdivision Map Act, Government Code Section 6640 et seq.

Subject Site. A parcel or parcels of land which are the intended or actual location of a land use or land development project which is the subject of an application for

land use permit, construction permit, variance or adjustment, or an amendment to the Land Use Element.

Table O. When used in the Local Coastal Program, shall mean Coastal Table 'O', the allowable uses chart, Part I of the Land Use Element.

TDC. A transferable development credit. A credit is a capital asset and development means the asset has a value for construction of a single family dwelling or other form of development. Transferable means the credit can be bought, sold, or traded.

TDC (Transfer of Development Credits) Program. A voluntary program developed for the use of TDC's that identifies sending areas, receiving areas, and a way to get the proposed development from one place to another. Also includes the legislative, administrative, financial, and organizational structure to implement the use of TDC'S. The Los Osos Community-Based TDC Program is a voluntary program intended to help establish a greenbelt around Los Osos and protect sensitive habitat and scenic areas by shifting development potential from sensitive and scenic areas called TDC sending sites (TDCS) to other areas that are appropriate for additional development, called TDC receiving sites (TDCR).

Terrestrial Habitat. (C) Sensitive animal or plant habitats on land areas in the Coastal Zone, identified as Combining Designations in the Land Use Element.

Topsoil. The upper strata of soil materials which is of most value for supporting vegetation, generally not exceeding two feet in depth, and occasionally more shallow, depending on the site.

Traffic Calming. The name for a variety of measures that can be used to slow-down traffic, improve safety and promote a more pedestrian-friendly environment in residential neighborhoods and commercial areas. Examples of traffic calming measures are reducing widths of existing streets and designing narrower streets in new development, and installing traffic circles, speed humps, and raised crosswalks.

Unit. See "Dwelling."

Urban Area. Any area within the urban reserve lines established by the Land Use Element of the general plan.

Urban reserve line (URL). The boundary around an urban area that separates urban land uses from the adjacent rural area, defining land that is planned for urban growth within the next 20 years.

Urban service line (USL). (C) A line within a urban reserve line encompassing areas where urban services are now provided, or where such services are expected to be extended to in the next 5 to 10 years. In the coastal zone, the USL is the Urban-Rural boundary.

Useable Parcel. A parcel of real property for which a land use permit can be obtained under the provisions of the Coastal Zone Land Use Ordinance.

Use, Allowable. A use of land identified in the Land Use Element as being possible to establish in a given land use category subject to the standards of the Land Use Ordinance and with either a ministerial or discretionary permit. An "A", "S" or "P" use on Coastal Table 'O', Part I of the Land Use Element.

Use, Principally Permitted. (C) An allowable use of land that is encouraged to locate within a specific land use category by the Local Coastal Program (a "P" use on the Allowable Uses Chart, Coastal Table 'O' of the Land Use Element).

Use, Residential. Any use listed in the Land Use Element in the residential group.

Use, Special. An "S" use on Table 'O', Part I of the Land Use Element, identified as "allowable subject to special standards," for which standards are established by Chapter 23.08.

Vertical Access. (C) A recorded dedication or easement, or improvement providing access from the first public road to the ocean or perpendicular to the shore.

Viewshed. The area that is visible from specified locations, typically public roads and other public places.

Village Area. Settlements in the county where homes are grouped that have a greater density than the surrounding rural areas, but which are not self sufficient communities.

Village Reserve Line (VRL). A boundary around a village that distinguishes it from the adjacent rural areas.

Visitor-Serving Priority Area (V). (C) A combining designation in the Land Use Element applied to areas designated in the Commercial or Recreation land use categories. Limited to areas that presently or are proposed to serve tourists or visitors to the coast. In such areas, visitor-serving uses have priority over non-visitor serving uses but not over aquaculture or coastal-dependent uses.

Visitor-Serving Uses or Development. (C) Land uses or development that serve tourists and visitors to the coast, including hotels and motels, restaurants, gift shops, and art galleries. Visitor-serving uses or development also include recreational facilities for ocean and pier fishing, boating, beach activities, scuba diving, nature study, picnicking, bicycling, hiking, camping, horseback riding, and other recreational activities.

Watercourse. The normal channel or limits of an intermittent or perennial stream, or other body of water, during non-flood conditions.

Watershed. A drainage basin, which is the land area from which surface runoff drains into a stream system.

Wetland. (C) Lands that may be covered periodically or permanently by shallow water, including saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens.

APPENDIX D: ALLOWABLE USES IN THE COASTAL ZONE

TABLE "O"

ALLOWABLE LAND USE IN THE

COASTAL PORTION OF THE COUNTY

A. Description of Land Use Categories

This section describes the 13 land use categories in detail, including their purpose and intended character. The criteria listed for each land use category are the basis for determining actual locations where the categories should be applied.

The statements of purpose and character are to be used as criteria for evaluating whether a Land Use Element amendment is appropriate for a specific site, neighborhood or community. The statements of category purpose and character are also used to evaluate development proposals. For example, when evaluating a proposed development for consistency with the LUE/LCP, the proposed development should be encouraged when it furthers the purpose and character of the category in which it is to be located. Similarly, a proposed development that does not further the purpose and character of the category cannot be found consistent with the LUE/LCP.

The purpose statements are also objectives related to the goals in Chapter 1. Character statements identify suitable features or conditions for the location, extent and timing of designating a land use category. These statements also are the basis for establishing allowable uses in Coastal Table O.

OPEN SPACE

The Open Space category is applied to lands in public fee ownership, or private lands where an open space agreement or easement has been executed between the property owner and the county. The category may also be applied to areas left open as part of density transfer negotiated through the amendment process. Applying the Open Space category to a parcel of land does not in and of itself, convey or imply any right of public access, use, trespass or violation of privacy. The open space designation may be applied to public or private lands with public easements, including the undeveloped portions of state park properties.

Purpose:

a. To identify land areas having value as primitive or natural areas.
b. To identify environmentally-fragile areas that are capable of supporting only passive recreational activities and non-structural uses.
c. To identify areas in public ownership which are reserved for wilderness use or as a wildlife or nature preserve.
d. To retain areas with fragile plant or animal communities (such as marshes and wetlands) in a natural or undisturbed state.
e. To retain natural beauty and ecological diversity.

Character:

a. National forest, Bureau of Land Management or other public lands specifically reserved or proposed for watershed preservation, outdoor recreation wilderness or wildlife/nature preserves.
b. Sites or portions of a site with natural features such as unique topography, vegetation or stream courses without a quality or extent sufficient to necessitate application of a Sensitive Resource Area combining designation. May also include Environmentally Sensitive Habitat for animal or plant community.
c. Areas reserved for passive, non-intensive recreational uses such as riding and hiking trails, primitive trail camps, etc.
d. Areas where only appropriate residential use in an open space category would be ranger or caretaker quarters, established without division of the underlying parcel.

AGRICULTURE

In many instances, coastal agricultural lands, such as areas for cattle grazing and row crops, display a rural and open character, and therefore have open space values. As used in this discussion, 'open space' is meant in the context of the Williamson Act.

Purpose:

a. To recognize and retain commercial agriculture as a desirable land use and as a major segment of the county's economic base.
b. To designate areas where agriculture is the primary land use with all other uses being secondary, in direct support of agriculture.
c. To designate areas where a combination of soil types, topography, water supply, existing parcel sizes and good management practices will result in the protection of agricultural land for agricultural uses, including the production of food and fiber.
d. To designate areas where rural residential uses that are not related to agriculture would find agricultural activities a nuisance, or be incompatible.
e. To protect the agricultural basis of the county economy and encourage the open space values of agriculture to continue agricultural uses, including the production of food and fiber.
f. To recognize that agricultural activities on a small scale can supplement income from other sources, particularly where older subdivisions have resulted in parcels smaller than would currently qualify for new subdivisions within the parcel size range for the agricultural category.
g. To permit conversion of agricultural lands to other uses only when such conversion would be appropriate or because the continuing agricultural productivity of a specific site is not feasible, considering the factors of purpose Statement C above.
h. To give high priority to the protection of commercial prime and non-prime agricultural soils where the commercial viability, siting (whether inside or outside urban reserve lines), and natural resources allow for agricultural uses, including the production of food and fiber.
i. To recognize areas of both prime and non-prime soils as a coastal resource.

Character:

a. Areas of prime and non-prime agricultural soils, and other productive and potentially productive lands located inside and outside of urban and village

reserve lines where land use conflicts with other adjacent uses can be mitigated.

b. Areas for agricultural processing and its support services.
c. Areas where the residential uses allowed are for property owners or employees actively engaged in agricultural production on the same property.
d. All lands previously designated as agricultural preserve, whether or not under contract, according to the adopted agricultural preserve rules of procedure.
e. Lands that may be eligible for agricultural preserve if the rules of procedure are satisfied.
f. Areas where existing land uses are mainly truck crops, specialty crops, row and field crops, irrigated crops and pasture, irrigated vineyards and orchards, dry farm orchards and vineyards, dry farm and grain, grazing and rangeland.
g. Areas where parcel sizes and ownership patterns are sufficiently large to make agricultural operations economically viable, given other features such as soil types, water supply, topography and commercial potential through optimum management.
h. Areas with an existing pattern of smaller parcels that cannot support self-sustaining agricultural operations, but where physical factors of soil, water supply and topography would support agricultural production.

RURAL LANDS

Purpose:

a. To permit rural development to very low densities which will maintain the character of rural and open areas, and maximizes preservation of watershed and wildlife habitat areas.
b. To preserve large parcel sizes but allowing rural residences to be established on lands having open space value but limited agricultural potential.
c. To maintain low population densities in rural areas outside of urban and village reserve lines where an open and natural countryside with very low development intensity is intended.
d. To establish areas where commercial agricultural activities are not the primary use of the land, but where agriculture and compatible uses may co-exist.

Character:

a. Areas outside urban and village reserve lines that have open space value for retaining large parcel sizes, in support of large acreage homesites for hobby farming or ranching, but are not feasible for commercial agriculture.
b. Areas of older subdivisions with an average parcel size of 19 acres or less that are located three miles or more from urban reserve lines.
c. Areas outside urban and village areas with existing land uses including limited agriculture, mining and quarry operations, public and private recreation areas, occasional rural residences and vacation cabins, and watershed, wildlife and open space uses.
d. Areas where rural residences are the primary use of the land, but where agriculture and other compatible uses such as hunting clubs, dude ranches, etc., may be found or located.
e. Areas with soils of poorer quality than in agricultural areas; vegetation consisting of grasses, woodlands, chaparral and brush, which constitute a high or extreme fire hazard potential.

f. Areas where parcel sizes are sufficiently large enough to allow for the creation of at least one adequate building site and proper access to the site.
g. Lands with localized portions of limited agricultural capability, which may nevertheless be eligible for Agricultural Preserve status because of their large parcel size if criteria of the adopted rules of procedure are satisfied.

RECREATION

Purpose:
a. To identify areas having recreational potential where private or public development of recreational uses can be encouraged when not in conflict with surrounding rural and agricultural uses.
b. To allow for recreation and resort-oriented development that will be incidental to outdoor recreation on the same site.
c. To allow recreation and resort-oriented development where significant public recreational resources are available in the immediate vicinity.
d. To provide for public park and recreation areas when not in conflict with surrounding rural and agricultural land uses.
e. To provide for visitor-serving priority areas.

Character:
a. Areas of existing and/or proposed private recreational uses that emphasize and retain a recreational resource on a significant portion of the site.
b. Areas shown on an adopted State Park System Master Plan or on acquisition lists of the state or county parks and recreation departments.
c. Areas of existing public recreational uses.
d. Visitor-serving priority areas are:
   (1) Areas that presently serve tourists and visitors to the coast and coastal communities, which are protected by preserving the visitor-serving uses within them.
   (2) Ocean-front land, upland support areas and private lands and coastal areas suitable for Recreational and Visitor-Serving commercial activities (as reflected on the land use maps) shall be preserved for such developments. Priority is given to the use of private lands to enhance public opportunities for coastal recreation over private residential, general industrial or general commercial development but not over agricultural or coastal-dependent uses.
   (3) These areas are identified on the land use maps with the letter "V". The designation applies to the entire Recreation category.
e. Areas with a natural or man-made recreational resource that will serve particular public recreational needs and should be protected from the encroachment of residential and commercial activity.
f. Areas where residential uses can be integrated into a mixed use resort development, secondary to outdoor recreational activities that is to be approved under the Development Plan requirements of the Coastal Zone Land Use Ordinance.
g. Areas reserved for active and intensive recreational activities, such as motels, hotels, golf courses and campgrounds.
h. Existing established state, county or city park holdings, as well as those areas of the national forest where active recreation uses exist.

RESIDENTIAL RURAL

Purpose:

a. To provide for residential development at a low density compatible with a rural atmosphere and life-style which maintains the character of the open countryside and is compatible with surrounding agricultural uses.
b. To allow limited, compatible, non-residential uses commensurate with rural parcel sizes.
c. To permit residential uses in areas where agriculture is clearly a secondary use, or where agriculture is not feasible yet large open space areas are maintained as part of a residential life-style.
d. To encourage agricultural and other open space uses as part-time or incidental "hobby" activities, such as horse raising or specialty farming.

Character:

a. Areas of existing small-acreage parcels no more than three miles from urban reserve lines that are not commercially viable for agriculture, where the average parcel size within any contiguous area is below 19 acres.
b. Areas that are outside of urban and village areas and connected to them by county maintained roads, although exceptions may be observed for existing older subdivided areas.
c. Areas with slopes generally less than 30%.
d. Areas with marginal agricultural soils.
e. Areas with a rural landscape high in visual quality (woodlands, hills, rock formations, existing agriculture and agricultural accessory structures) where clustering of allowed densities to less sensitive portions of a site is encouraged to be required through planning area standards.
f. Areas generally free of fragile natural resources.
g. Areas where growth will not be premature with respect to utility and public service capacities, or in conflict with agricultural, commercial, or industrial uses. Light agricultural uses are to be encouraged.
h. Areas where horses and other similar farm animals are allowed accessory to residential uses.
i. Areas where public service demands are limited (see Table H), and septic tanks and individual wells can suffice for required water and sewer capability.

RESIDENTIAL SUBURBAN

Purpose:

a. To allow for single-family residential development on estate sized lots in a semi-rural suburban setting within the urban and village areas or in older existing rural subdivisions.
b. To allow limited, compatible non-residential uses which complement suburban neighborhoods such as animal raising or hobby farming.
c. To designate areas for lower density residential expansion within urban and village boundaries.
d. To encourage clustering of allowed densities where there are important open space attributes that are a community resource or where sensitive habitats exist.

Character:

a. Areas at the outer portion of communities where open space is prominent with residences on parcels ranging from one to five acres in size.
b. Areas within urban or village reserve lines, but outside urban service lines and programmed for less than full urban services (see Table H).
c. Areas where soil conditions will enable septic systems to serve adequately on larger parcels.
d. Areas where the majority of land contains slopes less than 30% (with increased lot sizes required as slope increases) and where land with slopes less than 20% is available for building sites on all proposed parcels.
e. Areas with a landscape or viewshed of high visual quality (for example, woodlands, hills, rock formations, existing agriculture and agricultural accessory structures) where clustering of allowed density to less sensitive portions of a site can occur.
f. Areas of generally marginal agricultural land.
g. Areas generally free of fragile natural resources.
h. Areas where growth will not be premature with respect to utility and public service capacities, or in conflict with agricultural, commercial or industrial uses.
i. Areas where horses and other similar farm animals are allowed accessory to residential uses.
j. Areas where small-scale neighborhood commercial and service uses may be appropriate in limited areas if consistent with individual area plans and Coastal Zone Land Use Ordinance standards.

RESIDENTIAL SINGLE-FAMILY

Purpose:
a. To provide areas for single-family homes on urban sized lots of less than one acre and mobilehome developments in communities with full urban services.
b. To allow accessory and non-residential uses that complement single-family neighborhoods.
c. To discourage incompatible non-residential uses in single family neighborhoods.
d. To provide housing within a neighborhood context where social interaction is facilitated by allowing compatible nonresidential uses such as small neighborhood/convenience stores, parks and schools.
e. To encourage clustering of allowed densities where there are important open space attributes that are a community resource or where sensitive habitats exist.

Character:
a. Areas with single-family dwellings at gross densities from one to seven dwelling units per acre.
b. Areas having (or programmed to receive) appropriate urban level services (see Table H).
c. Areas within an urban or village reserve line and areas within (or programmed by an individual community plan to be within) an urban services line.
d. Areas where the majority of land contains slopes less than 20% (with increased lot sizes required as slope increases) and where land with slopes less than 15% is available for development of building sites on all parcels.
e. Areas generally without fragile natural resources.

f. Areas with a landscape or viewshed of high visual quality where clustering of allowed density to less sensitive portions of a site is encouraged by planning area standards.
g. Areas where residential structures generally should not exceed two stories in height or cover more than 60% of the site.
h. Areas where small-scale neighborhood commercial and service uses may be appropriate in limited areas if consistent with the LUE area plan and Coastal Zone Land Use Ordinance location criteria.

RESIDENTIAL MULTI-FAMILY

Purpose:
a. To provide areas for residential development with a wide range of densities and housing types including single-family dwellings, multi-family dwellings and mobilehome developments.
b. To efficiently relate higher density residential development to community utilities and facilities as well as site characteristics.
c. To locate higher residential densities in close proximity to commercial areas and community services and facilities.
d. To offer a wider range of residential living environments than the detached single family residence.
e. To allow diverse non-residential activities compatible with a multi-family neighborhood.
f. To establish densities at three levels related to street capacities, distance from central business areas and public sewer service.
g. To relate allowed densities to adequate outdoor space supportive of private recreational activity.

Character:
a. Areas of existing multi-family development.
b. Areas that have, or are programmed to receive, full urban services (see Table H).
c. Areas within an urban or village reserve line, and within (or programmed by an individual community plan to be within) an urban service line.
d. Areas where the majority of land contains slopes less than 20%, (with increased lot sizes required as slope increases) and where land with slopes less than 15% is available for development of building sites on all parcels.
e. Areas having close proximity to downtown or neighborhood commercial and public facilities, where urban infrastructure, circulation and neighborhood and community facilities are capable of handling high density residential development.
f. Areas where structures should generally not exceed three stories in height.
g. Multi-family density should be clustered to reserve portions of sites for usable private outdoor space and common landscaped open spaces to increase unit privacy and to visually enhance public areas.

OFFICE AND PROFESSIONAL

Purpose:
a. To provide for office and professional development in community centers and civic areas.

b. To allow for public and quasi-public uses, which are compatible with a centralized urban location or a transitional area.
c. To provide for the concentration of office uses for their mutual benefit and convenience, as well as public convenience.
d. To establish areas for the conduct of business that will minimize conflicts and adverse impacts on other land uses.
e. To encourage conversion and renovation of historic or architecturally significant buildings when located in office and professional areas.

Character:

a. Transitional areas within Central Business Districts (CBD'S) between residential and major commercial or public facilities, rather than components of retail or residential areas.
b. Areas set aside to support a concentration of office uses, making office and professional activities more visible and easily accessible to the public, but not located in lengthy "strip development" corridors.
c. Peripheral areas within central business districts in close proximity to commercial and public uses.
d. Areas with slopes generally less than 15%, and located outside environmentally sensitive areas or hazardous areas such as floodways or fault zones.
e. Areas located with primary access from arterial, collector or commercial local streets, avoiding the use of local residential streets.
f. Areas where residential use may be allowed but limited to second floor or "rear half of building" locations, to reserve ground-floor frontages for business use.

COMMERCIAL RETAIL

Purpose:

Central Business Districts (CBD):

a. To provide centralized locations for stores, offices, service establishments and amusements, offering a wide range of commodities and services scaled to meet neighborhood and community general shopping needs.
b. To provide areas for a concentration of business and public facilities to encourage pedestrian circulation for public convenience and for mutual benefit.
c. To allow for limited multi-family residential uses only as secondary to commercial uses.
d. To allow community scale shopping centers if designed for street pedestrian shopping; regional shopping centers should be located within incorporated cities.

Visitor-Serving Commercial Areas:

e. To provide for Visitor-Serving Priority Areas.
f. To provide limited areas for highway traveler services and uses associated with tourists and vacationers within urban areas on collectors or arterials or in rural areas where other commercial areas are distant.
g. To allow for commercial and compatible accessory uses related to resort or recreational activities.

Neighborhood Commercial Areas:

h. To provide convenient locations for retail and service commercial establishments to meet daily shopping needs of residential areas.

Character:
Central Business District (CBD) Areas:

a. Areas for retail businesses and services that supply a full range of community commercial needs, and located within an Urban Area.
b. Uses that are economically and physically compatible, mutually supportive in function and location.
c. Areas of intense retail commercial use in concentrated centralized locations serving as "drawing cards" for local and regional trade to minimize travel requirements for comparison shopping.
d. An identified Central Business District (CBD) that can support improvement districts, parking districts and other improvements to prevent "leakage" to other commercial centers outside the region they intend to serve.
e. Areas where residential uses are limited to upper floor or "rear-half of building" locations, to reserve ground floor frontages for business use.

Visitor-Serving Commercial Areas:

f. Presently serve tourists and visitors to the coast and coastal communities and shall be protected by preserving the visitor-serving uses within them.
g. Include ocean front land, upland support areas and private lands and coastal areas suitable for recreational and Visitor-Serving commercial activities (as reflected on the land use maps) and are preserved for such developments. Priority is given to use of private lands to enhance public opportunities for coastal recreation over private residential, general industrial or general commercial development but not over agricultural or coastal-dependent energy.
h. Are identified on the land use maps with the letter "V". The designation applies to the Commercial Retail category.
i. Areas that serve transient and tourist needs incidental to traveling rather than local or regional residential demands, located within urban or village areas or at remote locations distant from urban or village areas where highway services already exist or would be accommodating of traveler safety in new locations.
j. Areas that are easily accessible and apparent from regional transportation routes.
k. Areas that concentrate tourist accommodations and services and preclude functionally unrelated multi-family and retail commercial uses discouraging dispersion of motels and other highway commercial uses in other commercial or residential areas.
l. Areas in communities that are close to cultural, recreational and entertainment facilities.

Neighborhood Commercial areas:

m. Limited areas where small-scale neighborhood commercial and service uses can be allowed in regard to day-to-day shopping needs without disrupting the residential character of the area.
n. Locations between residential areas and downtown areas along collector or arterial streets which serve to reduce the number of shopping trips for daily needs and to encourage walking or bicycling.
o. Sites between two and five acres in size, related to the population within a one-half to one mile radius market area.

p. Areas with individual uses of generally less than 8,000 square feet of floor area to support small-scale business, with site and building design to blend with surrounding residential character.

COMMERCIAL SERVICE

Purpose:

a. To provide areas for commercial or industrial trade services and light manufacturing where they will not adversely affect surrounding properties.
b. To protect adjacent incompatible uses from harmful influences and prevent intrusion of conflicting uses.
c. To provide suitable locations for retail, wholesale, heavy commercial and service establishments usually located near highway traffic or where terminal facilities are convenient.

Character:

a. Areas characterized by existing heavy commercial, service, and small-scale industrial uses.
b. Areas where uses generally serve occasional needs rather than day-to-day needs.
c. Areas and uses that will not create extensive, incompatible land use mixtures.
d. Areas within urban service and reserve lines, or village reserve lines.
e. Areas located to promote infill and restructuring of existing heavy and service commercial areas and discourage proliferation of scattered service uses.
f. Areas appropriate for developments using planned development concepts where unified landscaping, signing, building design, service capabilities and adequate circulation can be ensured.
g. Areas located to have access from collector and arterial streets to avoid use of residential streets for access or deliveries.
h. Areas with slopes less than 15 percent and located generally outside of flood ways, fault zones and other hazardous or environmentally sensitive areas.

INDUSTRIAL

Purpose:

a. To identify areas suited to industrial activities that will not adversely affect adjacent areas of other uses.
b. To provide opportunities for the concentration of industrial uses to enable efficient use of transportation, circulation and energy facilities.
c. To protect adjacent land uses from harmful influences, as well as to prevent the intrusion of incompatible uses into industrial areas. Residences are allowed only as caretaker or accessory uses.
d. Where the Industrial category is located outside of urban or village reserve lines, it is intended to reserve appropriately located areas for industrial uses requiring large areas of land, nearby transportation or energy facilities, or related activities compatible with agricultural and other rural uses.

Character:

a. Areas located within urban service and reserve lines, with full urban services available or programmed to be available within the time frame anticipated in the applicable area plan.

b. Areas located within the peripherally of urban areas where residential or long-term agricultural uses are inappropriate. Areas also appropriate for private on-site water supply and sewage disposal systems.
c. Industrial uses located outside urban services lines should be limited to activities which are not employment intensive and do not require urban services and infrastructure.
d. Areas of existing industrial uses that have been established legally prior to existing plan designations.
e. Areas with slopes less than 15 percent and located generally outside of flood ways, fault zones and other hazardous or environmentally sensitive areas.
f. Areas that are or can be adequately buffered from adjacent uses in other land use categories.
g. Areas adjacent to major transportation terminals and energy facilities.
h. Areas with access provided by collector or arterial streets and where industrial traffic is not routed through residential or other areas not compatible with industrial traffic.
i. Areas appropriate for development of large acreages using the concepts of planned development to provide industrial parks with unified landscaping, signing, building design, services, infrastructure and circulation.

PUBLIC FACILITIES

The Public Facilities land use category is intended to be applied only to lands owned by public agencies. In the event land designated in this category is transferred from public to private ownership, the county will initiate a Land Use Element/Local Coastal Plan amendment to change the site to the same designation as an adjoining privately-owned parcel.

Purpose:

a. To identify lands and structures committed to public facilities and public agency uses that benefit the public. For proposed public facilities, where site selection has not occurred., site selection criteria are included in the chapter entitled "Combining Designations and Proposed Public Facilities", with development guidelines for establishing the uses.
b. To provide areas for development of public facilities to meet public needs.
c. To identify adequately sized facility locations that satisfy both community and regional needs relating to the population levels being served.
d. To identify facility sites based on the character of the area being served and also compatible with and supportive of the comprehensive plans of agencies within the facility service area.

Character:

a. Areas with existing public or quasi-public facilities and uses, or publicly-owned lands intended for development with public facilities.
b. Areas that satisfy the specialized site location requirements of public agencies, where facilities will be visible and accessible to their users.
c. Areas without known natural or man-made hazards.

B. ALLOWABLE LAND USES IN THE COASTAL ZONE

The following charts (Coastal Table O) list uses of land that may be established in the land use categories shown by the LUE area plans in the coastal zone. After determining what land use category and combining designation applies to a

particular property, the chart can be used to find what uses are allowable. The chart will also show where to look in the Coastal Zone Land Use Ordinance to find the standards that apply to the planning and development of such land uses, as well as what permit is needed before a use can be established.

IMPORTANT: When determining the land use category and combining designation (if any) applicable to a particular property, also check the planning area standards and any policies from the Coastal Plan Policies Document that may apply to the property. (Planning area standards can be found in the LUE area plan that covers the part of the county containing the property in question. The LCP Policy Document may include additional requirements or standards affecting the type of development proposed.) Those standards may limit the uses allowed by the following charts, or set special permit requirements for a particular land use category, community or area of the county.

The column headings at the top of the charts are the land use categories, and the left column lists land uses, grouped under general headings. When the proposed land use is known, reading across the columns will show where the use is allowable. If a proposed use doesn't seem to fit the general land use headings, the definitions of uses in Section D of this chapter can help determine the proper group of uses to look for. A particular use of land need not be listed in the use definitions to be allowable. If a proposed use is not specifically mentioned, the planning director will, upon request, review a proposed use and identify the listed use it is equivalent to, as described in Chapter 2 of this document.

The letter "A" on the chart means that the corresponding use in the left column is "Allowed" in that land use category, if consistent with the LUE, LCP and other applicable regulations. Though some uses with an "A" in various categories (such as crop production) are identified in the Coastal Zone Land Use Ordinance as requiring no permit, in most cases the "A" means a use can be established with a plot plan approval as part of a building permit (or more intensive permit process if required by the CZLUO based on the size of the use), subject to the Coastal Zone Land Use Ordinance standards that must be considered in planning and developing a use.

The letter "S" means that a use is allowable in a particular land use category only when special standards or permit procedures are followed. The number after the "S" refers to the key following the charts, which explains where to look in the Coastal Zone Land Use Ordinance to find the special standards. A "P" means that the use is principally permitted and encouraged over non-principally permitted uses. A "PP" means the same as a "P" where found in the text. A blank space in a land use category column means the corresponding use on the left side of the chart is not allowable in that land use category.

KEY TO COASTAL TABLE O

USE STATUS	DEFINITION
A	Allowed use, unless otherwise limited by a specific planning area standard. Coastal Zone Land Use Ordinance Chapter 23.03 ("Required Level of Processing") determines the permit necessary to establish an "A" use, and Chapters 23.04 through 23.06 determine the site design, site development, and operational standards that affect the use. See also the "Planning Area Standards" sections of the Land Use Element Area Plans and the LCP Policy Document to find any standards that may apply to a project in a particular community or area.
S	Special use, allowable subject to special standards and/or processing requirements, unless otherwise limited by a specific planning area standard. The following list shows where in the Coastal Zone Land Use Ordinance to find the special standards that apply to particular uses.
P	Principally permitted use, a use to be encouraged and that has priority over non-principally permitted uses, but not over agriculture or coastal dependent uses.

"S" NUMBER	APPLICABLE COASTAL ZONE LAND USE ORDINANCE SECTION AND/OR LAND USE ELEMENT REQUIREMENT	
1	23.08.120 b	MISCELLANEOUS USES
2	23.08.120 a	MISCELLANEOUS USES
3	23.08.040	AGRICULTURAL USES
4	23.08.060	CULTURAL, EDUCATIONAL & RECREATIONAL USES
5	23.08.080	INDUSTRIAL USES are allowable subject to the special standards found in Section 23.08.080. For new or expanded uses within the Petroleum Refining and Related Industries and Marine Terminals and Piers use groups, a specific plan is required prior to acceptance of land use permit(s) subject to the standards as set forth in Section 23.08.094.
6	23.08.100	MEDICAL & SOCIAL CARE FACILITIES
7	23.08.140	OUTDOOR COMMERCIAL USES
8	23.08.160	RESIDENTIAL USES
9	23.08.170	RESOURCE EXTRACTION
10	23.08.200	RETAIL TRADE
11	23.08.220	SERVICES
12	23.08.260	TRANSIENT LODGINGS
13	23.08.280	TRANSPORTATION, UTILITIES & COMMUNICATION
14		Uses are allowable in the Open Space land use category on privately-owned land subject to Coastal Zone Land Use Ordinance Section 23.08.120a in addition to the special standards in Chapter 23.08, only when authorized by a recorded open space agreement executed between the property owner and the county. On public lands, uses designated are allowable subject to Coastal Zone Land Use Ordinance Section 23.08.120b, in addition to the special standards found in Chapter 23.08.

15		Listed processing activities are allowable in the Rural Lands and Agriculture landuse categories only when they use materials extracted on-site pursuant to Coastal Zone Land Use Ordinance Section 23.08.120a, or when applicable, the Coastal Zone Land Use Ordinance Surface Mining Standards, Section 23.08.180 et. seq.
16	23.08.020	ACCESSORY USES
17	23.08.240	TEMPORARY USES
18	23.08.050	INTERIM AGRICULTURAL USES
19	23.08.400	WHOLESALE TRADE
20	23.08.300	ELECTRIC GENERATING PLANTS

LOCAL COASTAL PLAN

COASTAL TABLE 'O'

ALLOWABLE USES

LAND USE CATEGORY

USE GROUP		PAGE NUMBER OF USE	Agriculture - Prime Soils	Agriculture - Non-Prime Soils	Rural Lands	Recreation	Residential Rural	Residential Suburban	Residential Single-Family	Residential Multi-Family	Office & Professional	Commercial Retail	Commercial Service	Industrial	Public Facilities	Open Space
A) AGRICULTURE																
Ag Accessory Structures	1	6-39	S-3-P	S-3-P	S-3-P	S-3	S-3	S-3					S-3	S-3	S-3	S-14
Ag Processing	2	6-39	S-3	S-3	S-3		S-3						S-3	A		
Animal Raising & Keeping	3	6-40	S-3	S-3	S-3	S-3	S-3	S-3	S-3	S-3	S-3	S-3	S-3	S-3	S-3	S-3
Aquaculture	4	6-40		S-3	S-3		S-3						S-3-P	S-3-P		
Crop Production & Grazing	5	6-44	P	P	P	A	A	S-18	S-18	S-18	S-18	S-18	S-18	A	A	A
Farm Equipment & Supplies	6	6-45		S-3	S-3		S-3						A	A		
Nursery Specialties - Soil Dependent	8	6-51	S-3-P	S-3-P	S-3		S-3	S-3				S-3	S-3	S-3		
Nursery Specialities - Non-Soil Dependent	9	6-52		S-3	S-3		S-3	S-3				S-3	S-3	S-3		
Specialized Animal Facilities	10	6-58	S-3	S-3-P	S-3	S-3	S-3	S-3	S-3		S-3	S-3	S-3	S-3	S-3	
B) COMMUNICATIONS																
Broadcasting Studios	1	6-41									P	A	P	A	A	
Communications Facilities	2	6-43		S-13	S-13	S-13	S-13	S-13	S-13	S-13	S-13	S-13	S-13-P	S-13-P	S-13-P	S-13

LAND USE CATEGORY

USE GROUP

C) CULTURAL, EDUCATION & RECREATION		PAGE NUMBER OF USE	Agriculture - Prime Soils	Agriculture - Non-Prime Soils	Rural Lands	Recreation	Residential Rural	Residential Suburban	Residential Single-Family	Residential Multi-Family	Office & Professional	Commercial Retail	Commercial Service	Industrial	Public Facilities	Open Space
Cemeteries & Columbariums	1	6-42					S-4	S-4							S-4	
Churches	2	6-42			S-4		S-4	S-4	S-4	S-4	P	P	P			
Coastal Accessways	3	6-42	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Drive-In Theaters	4	6-44											S-4	S-4		
Indoor Amusements & Recreation	5	6-48				S-4-P					S-4	S-4-P	S-4		S-4-P	
Libraries & Museums	6	6-49				S-2-P	S-2				P	P			P	
Marinas	7	6-50				S-1-P							S-1		S-1-P	
Mbrship. Organization Facilities	8	6-50				S-2				S-1	A	A	A	A	A	
Off-Road Vehicle Courses	9	6-52			S-1	S-1										
Outdoor Sports & Recreation	10	6-53				S-4-P	S-4	S-4	S-4	S-4		S-4	S-4		S-4-P	
Passive Recreation	11	6-53		A	P	P	P	P	P	P	P	P	P	P	P	P
Public Assembly & Entertain.	12	6-55				A					P	P	P		P	
Rural Recreation & Camping	13	6-56		S-4	S-4	S-4-P	S-4	S-4							S-4	S-14
Schools - Specialized Education & Training	14	6-57			S-4	S-4	S-4	S-4			P	P	P	S-4-P	S-4	
Schools - College & University	15	6-57									P				P	
Schools - Pre to Secondary	16	6-57			S-4	S-4	S-4	S-4-P	S-4-P	S-4-P	S-4-P				S-4-P	
Social Service Organizations	17	6-58									P	A	A	S-2	S-2-P	
Sports Assembly	18	6-58				S-1							S-1	S-1	S-1	
Temporary Events	19	6-59		S-17	S-17	S-17	S-17				S-17	S-17	S-17	S-17	S-17	

LAND USE CATEGORY

USE GROUP		PAGE NUMBER OF USE	Agriculture - Prime Soils	Agriculture - Non-Prime Soils	Rural Lands	Recreation	Residential Rural	Residential Suburban	Residential Single-Family	Residential Multi-Family	Office & Professional	Commercial Retail	Commercial Service	Industrial	Public Facilities	Open Space
D) MANUFACTURING & PROCESSING																
Apparel Products	1	6-40											A	P		
Chemical Products	2	6-42												S-5-P		
Concrete, Gyps. & Plaster Prods.	3	6-43			S-15								S-1-P	P		
Electric Generating Plants	4	6-44		S-20	S-20	S-20	S-20						S-20	S-20-P	S-20-P	
Electrical Equipment, Electronic & Scientific Instruments	5	6-45											P	P		
Food & Kindred Products	6	6-46		S-5	S-5							S-5-P	P	P		
Furniture & Fixture Products	7	6-46											P	P		
Glass Products	8	6-47												P		
Lumber & Wood Products	9	6-49												P		
Machinery Manufacturing	10	6-49												P		
Metal Industries, Fabricated	11	6-50											A	P		
Metal Industries, Primary	12	6-50												S-1-P		
Motor Vehicles & Transportation Equipment	13	6-51												S-1-P		
Paper Products	14	6-53												A		
Paving Materials	15	6-53		S-15	S-15									P		
Petroleum Refining & Related Industries	16	6-54												S-5-P		
Plastics & Rubber Products	17	6-54												S-1-P		
Printing & Publishing	18	6-55										S-11-P	P	P		
Recycling Collection Stations	19	6-56		S-5	S-5	S-5	S-5	S-5		S-5	S-5	S-5-P	S-5-P	S-5-P	S-5	
Recycling & Scrap	20	6-56											S-5	S-5-P	S-5	

LAND USE CATEGORY

USE GROUP		PAGE NUMBER OF USE	Agriculture - Prime Soils	Agriculture - Non-Prime Soils	Rural Lands	Recreation	Residential Rural	Residential Suburban	Residential Single-Family	Residential Multi-Family	Office & Professional	Commercial Retail	Commercial Service	Industrial	Public Facilities	Open Space
D) MANUFACTURING & PROCESSING (CONTINUED)																
Small Scale Manufacturing	21	6-58											P	P		
Stone & Cut Stone Products	22	6-58		S-15	S-15								P	P		
Structural Clay & Pottery - Related Production	23	6-59			S-15									P		
Textile Products	24	6-59												P		
E) RESIDENTIAL USES																
Caretaker Residence	1	6-42	S-8	S-8	S-8-P	S-8-P	S-8-P	S-8-P			S-8	S-8	S-8	S-8	S-8	S-14
Farm Support Quarters	2	6-45	S-16	S-16-P	S-16-P											
Home Occupations	3	6-48	S-16-P	S-16-P	S-16-P	S-16	S-16-P	S-16-P	S-16-P	S-16-P	S-16	S-16	S-16	S-16	S-16	
Mobilehome Parks	4	6-51				S-8	S-8	S-8	S-8-P	S-8-P						
Mobilehomes	5	6-51	S-8	S-8-P	S-8-P	S-8-P	S-8-P	S-8-P	S-8-P	S-8-P	S-8	S-8			S-8	
Multi-Family Dwellings	6	6-51				S-8				P	S-8	S-8				
Nursing & Personal Care	7	6-52						S-6		S-6	P	S-6-P			A	
Organizational Houses	8	6-53			S-8		S-8	S-8		S-8	S-8	S-8	S-8			
Residential Accessory Uses	9	6-56	S-16-P	S-16-P	S-16-P	S-16-P	S-16-P	S-16-P	S-16-P	S-16-P	S-16-P	S-16-P	S-16-P	S-16-P	S-16-P	S-14
Residential Care	10	6-56			S-6		S-6	S-6	S-6	S-6	S-6				S-6	
Residential Vacation Rental	0	6-56	S-8	S-8	S-8	S-8	S-8	S-8	S-8	S-8	S-8	S-8				
Secondary Dwelling	11	6-57					S-8	S-8	S-8							
Single-Family Dwellings	12	6-57	S-16	S-16-P	P	S-2-P	P	P	P	P	S-8	S-8				
Temporary Dwelling	13	6-59	S-17-P	S-17-P	S-17-P	S-17-P	S-17-P	S-17-P	S-17-P	S-17-P	S-17-P	S-17-P	S-17-P	S-17-P	S-17-P	

LAND USE CATEGORY

USE GROUP		PAGE NUMBER OF USE	Agriculture - Prime Soils	Agriculture - Non-Prime Soils	Rural Lands	Recreation	Residential Rural	Residential Suburban	Residential Single-Family	Residential Multi-Family	Office & Professional	Commercial Retail	Commercial Service	Industrial	Public Facilities	Open Space
F) RESOURCE EXTRACTION																
Fisheries & Game Preserves	1	6-46		A	A	A	A									S-14
Forestry	2	6-46		A	A	A	A	A								
Mining	3	6-51		S-9	S-9										S-9	S-14
Petroleum Extraction	4	6-54		S-9	S-9		S-9	S-9					S-9	S-9	S-9	
Water Wells & Impoundments	5	6-61	S-9-P	S-9-P	S-9-P	S-9-P	S-9-P	S-9-P	S-9-P	S-9-P	S-9-P	S-9-P	S-9-P	S-9-P	S-9-P	S-9-P
G) RETAIL TRADE																
Auto, Mobilehome & Vehicle Dealers & Supplies	1	6-40										S-10	S-7	S-7		
Building Materials & Hardware	2	6-41										S-10-P	P	A		
Eating & Drinking Places	3	6-44		S-10		S-10-P	S-10	S-10			A	P	A	S-2		
Food & Beverage Retail Sales	4	6-46				S-10-P	S-10	S-10	S-10	S-10	S-10	P	A	S-2		
Fuel & Ice Dealers	5	6-46											S-5	S-5-P		
Furniture, Home Furnishings & Equipment	6	6-47										P	A			
General Merchandise Stores	7	6-47				S-1-P						P	A			
Mail Order & Vending	8	6-50										P	P	A		
Outdoor Retail Sales	9	6-53		S-7	S-7	S-7	S-7				S-7	S-7	S-7	S-7	S-7	
Roadside Stands	10	6-56		S-3	S-3	S-3	S-3	S-3								
Service Stations	11	6-57				S-10						S-10-P	S-10-P	S-10		

LAND USE CATEGORY

USE GROUP		PAGE NUMBER OF USE	Agriculture - Prime Soils	Agriculture - Non-Prime Soils	Rural Lands	Recreation	Residential Rural	Residential Suburban	Residential Single-Family	Residential Multi-Family	Office & Professional	Commercial Retail	Commercial Service	Industrial	Public Facilities	Open Space
H) SERVICES																
Auto & Vehicle Repair & Service	1	6-40											S-11-P	S-11		
Business Support Services	2	6-41											P	A		
Construction Contractors	3	6-43											P	A		
Consumer Repair Services	4	6-43										S-11	P	A		
Correctional Institutions	5	6-44													S-1-P	
Financial Services	6	6-46				S-2					P	P				
Health Care Services	7	6-47				S-1					P	A			A	
Laundries & Dry Cleaning Plants	8	6-49											P	P		
Offices	9	6-52									P	A	A	A	A	
Offices, Temporary	10	6-52				S-17	S-17	S-17	S-17	S-17	S-17-P	S-17	S-17	S-17	S-17	
Personal Services	11	6-54				S-1			S-11	S-11	A	P	P			
Public Safety Facilities	12	6-55		S-2	S-2	S-2	S-2	S-2	S-2	S-2	S-2	P	P	P	P	
Storage, Accessory	13	6-58		A	S-16	S-16	S-16	S-16	S-16	S-16	S-16	S-16	S-16	S-16	S-16	S-14
Storage Yards & Sales Lots	14	6-59											S-7	S-7	S-7	
Temporary Construction Yards	15	6-59		S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	
Waste Disposal Sites	16	6-60		S-1	S-1									S-1	S-1-P	

LAND USE CATEGORY

USE GROUP		PAGE NUMBER OF USE	Agriculture - Prime Soils	Agriculture - Non-Prime Soils	Rural Lands	Recreation	Residential Rural	Residential Suburban	Residential Single-Family	Residential Multi-Family	Office & Professional	Commercial Retail	Commercial Service	Industrial	Public Facilities	Open Space
I) TRANSIENT LODGINGS																
Bed & Breakfast Facilities	1	6-41		S-12	S-12-P	S-12-P	S-12-P	S-12-P		S-12	S-12	S-12-P	S-12		S-12	
Homestays	5	6-48						S-12	S-12							
Hotels, Motels	2	6-48				S-12-P					S-12	S-12-P	S-12		S-12	
Recreational Vehicle Parks	3	6-55				S-12-P						S-12	S-12		S-1	
Temporary Const. Trailer Park	4	6-59		S-12	S-12		S-12							S-12		
J) TRANSPORTATION																
Airfields & Landing Strips	1	6-40	S-13	S-13	S-13	S-13	S-13				S-13		S-13	S-13	S-13-P	
Harbors	2	6-47													S-1-P	
Marine Terminals & Piers	3	6-50				S-5							S-5	S-5	S-5-P	
Pipelines & Transmission Lines	4	6-54	S-13	S-13	S-13	S-13	S-13	S-13	S-13	S-13	S-13	S-13	S-13	S-13	S-13	S-14
Public Utility Facilities	5	6-55	S-13	S-13	S-13		S-13	S-13	S-13	S-13	S-13	S-13	S-13	S-13	P	
Transit Stations & Terminals	6	6-60				S-2					S-2	S-2	S-2	A	A	
Truck Stops	7	6-60											A	A		
Vehicle & Freight Terminals	8	6-60											A	A		
Vehicle Storage	9	6-60				S-13					S-13	S-13	P	A	A	
K) WHOLESALE TRADE																
Warehousing	1	6-60		S-19	S-19					S-19			P	A	A	
Wholesaling & Distribution	2	6-61		S-19	S-19								P	A		

C. LAND USE DEFINITIONS

This section contains definitions of the land uses that can be established under the Land Use Element for the area of the county which lies in the coastal zone. The uses defined here are allowed in the various land use categories as determined by the preceding charts. The definitions are intended only to list the various land uses included under each general heading, and do not explain what permit requirements or performance standards may be applicable to a given use. Standards and review procedures for establishing land uses are contained in the Coastal Zone Land Use Ordinance.

The following definitions are correlated wherever possible with the use definitions of the Standard Industrial Classification Manual (SIC), published by the Executive Office of the President, Office of Management and Budget (1987). The SIC is referenced wherever appropriate.

Agricultural Accessory Structure [A1]
An uninhabited structure or building designed and built to store farm animals, implements, supplies or products (not including commercial greenhouses which are included under "Nursery Specialties," or buildings for agricultural processing activities) that contains no residential use and is not open to the public. Also includes greenhouses engaged in agricultural research as the primary use. Agricultural Accessory Structures can also include but not be limited to wind and solar powered devices used for direct climate control, and water pumping or other conversion of wind or solar energy to mechanical or thermal power used on-site. Wind energy conversion machines for electric power generation are included under "Electric Generating Plants." Includes barns, grain elevators, silos, and other similar buildings and structures. [Amended 1995, Ord. 2740]

Ag Processing [A2]
Establishments performing a variety of operations on crops after harvest, to prepare them for market on-site or further processing and packaging at a distance from the agricultural area including: alfalfa cubing; hay baling and cubing; corn shelling; drying of corn, rice, hay, fruits and vegetables; pre-cooling and packaging of fresh or farm-dried fruits and vegetables; grain cleaning and custom grinding; custom grist mills; custom milling of flour, feed and grain; sorting, grading and packing of fruits and vegetables; tree nut hulling and shelling; cotton ginning; wineries, alcohol fuel production; and receiving and processing of green material, other than that produced on-site (Commercial Composting). Green material is any wastes which are derived from plant material, including but not limited to leaves, grass clippings, weeds, tree trimmings or shrubbery cuttings. Note: any of the above activities performed in the field with mobile equipment not involving permanent buildings (with the exception of receiving and processing of green material) are included under "Crop Production and Grazing." (SIC: 0723, 0724) [Amended 1995, Ord. 2740]

Airfields and Landing Strips [J1]
Transportation uses including any area of land or water used for the landing and take-off of aircraft as well as any appurtenant areas used for airport buildings, aircraft operations and related facilities. Public airports may include aircraft sales and car rental establishments, eating and drinking places, hotels and motels, restaurants, cocktail lounges, gift shops, newsstands, beauty and barber shops, and

other similar commercial uses serving the air-traveling public and airport employees. Also includes agricultural, personal, restricted and public use landing strips, and heliports.

Animal Raising and Keeping [A3]
The keeping, feeding or raising of animals as a commercial agricultural venture, avocation, hobby or school project, either as a principal land use or subordinate to a residential use. Includes the keeping of common farm animals, small-animal specialties such as rabbit farms and other fur-bearing animals; bee farms; aviaries; worm farms; household pets, etc. This definition does not include grazing, which involved the keeping of grazing animals at densities less than two animals per acre, and is instead included under the definition-of "crop production and grazing". See also "Specialized Animal Facilities."

Apparel Products [D1]
Manufacturing establishments, known as the cutting-up and needle trades, producing clothing and fabricating products by cutting and sewing purchased woven or knit textile fabrics, and related materials such as leather, rubberized fabrics, plastics and furs. Included in the apparel industries are three types of establishments: (1) "regular" or inside factories; (2) contract factories; and (3) apparel jobbers. Regular factories perform all of the usual manufacturing functions within their own plant; the contract factories manufacture apparel from materials owned by others; and apparel jobbers perform the entrepreneurial functions of a manufacturing company, such as buying raw materials, designing and preparing samples, arranging for the manufacture of the garments from their materials and selling of the finished apparel. Also includes leather and leather products, tanning finished products. Custom tailors and dressmakers not operating as a factory are not included. (SIC: Group 23)

Aquaculture [A4]
The culture and husbandry of aquatic organisms including but not limited to shellfish, mollusks, crustaceans, kelp and algae. (See "Fisheries and Game Preserves" for activities related to fish.)

Auto, Mobilehome and Vehicle Dealers and Supplies [G1]
Retail trade establishments selling new and used automobiles, boats, vans, campers, trucks, mobilehomes, recreational and utility trailers, motorized farm equipment, motorcycles, golf carts, snowmobile and jet-skis (except bicycles and mopeds, which are included under "General Merchandise"). Such dealerships include any sales of vehicles by an individual when more than six (6) vehicles are sold in one (1) calendar year. Also includes establishments selling new automobile parts, tires and accessories (including tire recapping establishments), as well as establishments dealing in used automobiles exclusively. Does not include establishments dealing exclusively in used parts, which are included under "Recycling and Scrap." Includes automobile repair shops only when maintained by an establishment selling new vehicles on the same site. Does not include "Service Stations," which are separately defined. (SIC: Group 55)

Auto and Vehicle Repair and Services [H1]
Commercial Service establishments engaged in repair, alteration, restoration, towing, painting, cleaning or finishing of automobiles, trucks, recreational vehicles,

boats and other vehicles as a principal use, including the incidental wholesale and retail sale of vehicle parts as an accessory use. May also include rental of cars, trucks or trailers; leasing of cars and trucks, except finance (equity) leasing which is included under "Financial Services". Does not include: automobile parking (classified in "Transportation"); repair shops subordinate to and maintained by a vehicle dealership which are included under "Auto, Mobilehome and Vehicle Dealers and Supplies"; service stations (which are separately defined); or automobile wrecking yards (which are included under "Recycling and Scrap"). (SIC: Groups 751, 753, 754)

Bed and Breakfast Facilities [I1]
Residential structures with one family in permanent residence where bedrooms without individual cooking facilities are rented for overnight lodging, where meals may be provided subject to applicable county Health Department regulations. Does not include "Homestays" and "Hotels, Motels", and "Residential Vacation Rentals" which are defined separately; rooming and boarding houses (included under "Multi-Family Dwellings"); or the rental of an entire residence for more than 30 days. [Amended 1995, Ord. 2740; 2003, Ord. 2933]

Broadcasting Studios [B1]
Commercial and public communications uses including telegraph, telephone, radio and television broadcasting and receiving stations and studios, and motion picture studios, with facilities entirely within buildings. Transmission and receiving apparatus, such as towers, lines, reflectors and antennas are included under the definition for "Communications Facilities."

Building Materials and Hardware [G2]
Retail trade establishments primarily engaged in selling lumber and other building materials including paint, wallpaper, glass, hardware, nursery stock, lawn and garden supplies. Includes all such stores selling to the general public, even if contractor sales account for a larger proportion of total sales. Also includes incidental retail ready-mix concrete operations. Establishments primarily selling plumbing, heating, and air conditioning equipment and electrical supplies are classified in "Wholesale Trade." (SIC: Group 52)

Business Support Services [H2]
Service establishments primarily within buildings, providing other businesses with services including maintenance, repair and service, testing, rental, etc., also including: outdoor advertising services; mail advertising services (reproduction and shipping); blueprinting, photocopying, photofinishing, commercial art and design (production); film processing laboratories; services to structures such as window cleaning, exterminators, janitorial services; heavy equipment and business equipment repair services including welding repair and armature rewinding and repair (except vehicle repair which is included under "Auto and Vehicle Repair and Service"; computer related services (rental, repair, and maintenance); research and development laboratories, including testing facilities; soils and materials testing laboratories; protective services (other than office related); equipment rental businesses that are entirely within buildings (equipment rental yards are included under "Storage Yards and Sales Lots"), including leasing tools, machinery and other business items except vehicles; trading stamp services; and other business services of a "heavy service" nature. (SIC: GROUP 73)

Caretaker Residence [E1]
A permanent residence that is secondary or accessory to the primary use of the property. A caretaker dwelling is used for housing a caretaker employed on the site of any non-residential use where a caretaker is needed for security purposes or to provide 24 hour care or monitoring of people, plants, animals, equipment, or other conditions on the site.

Cemeteries and Columbariums [C1]
Interment establishments engaged in subdividing property into cemetery lots and offering burial plots or air space for sale. Includes animal cemeteries; cemetery real estate operations; cemetery associations; cemetery, mausoleum and columbarium operations, including funeral parlors accessory to a cemetery or columbarium. Funeral parlors and related facilities as a principal use are listed under "Personal Services."

Chemical Products [D2]
Manufacturing establishments producing basic chemicals and establishments creating products predominantly by chemical processes. Establishments classified in this major group manufacture three general classes of products: (1) basic chemicals such as acids, alkalies, salts, and organic chemicals; (2) chemical products to be used in further manufacture such as synthetic fibers, plastic materials, dry colors, and pigments; and (3) finished chemical products to be used for ultimate consumption such as drugs, cosmetics, and soaps; or to be used as materials or supplies in other industries such as paints, fertilizers, and explosives. Also includes sales and transportation establishments handling the chemicals described above in other than one of the uses incurred in the retail trade group on Coastal Table O. (Sic: Group 28, 5161)

Churches [C2]
Religious organization facilities operated for worship or promotion of religious activities, including churches and religious Sunday-type schools and monasteries, convents and religious residential retreats. Other establishments maintained by religious organizations, such as full-time educational institutions, hospitals and other potentially-related operations (such as a recreational camp) are classified according to their respective activities. [Amended 1995, Ord. 2686]

Coastal Accessways [C3]
Land areas, pathways and improvements that may be used for access to the shoreline or other coastal resource such as a stream. They may include pathways, trails, overlooks and may be improved or unimproved. Typical improvements may include parking, lighting, structural improvements such as retaining walls, stairs, signs, picnic tables and restrooms.

Communications Facilities [B2]
Public, commercial and private electromagnetic and photoelectrical transmission, repeater and receiving stations for radio, television, telegraph, telephone, data network and other microwave applications; includes earth stations for satellite-based communications. Does not include home broadcasting and receiving antennas, which are included under "Residential Accessory Uses," or telephone, telegraph and cable television transmission facilities utilizing direct connections

which are instead included under "Pipelines and Transmission Lines." (See also "Broadcasting Studios".)

Concrete, Gypsum, and Plaster Products [D3]
Manufacturing establishments producing concrete building block, brick and all types of precast and prefab concrete products. Also includes ready-mix concrete batchplants, lime manufacturing, and the manufacture of gypsum products, such as plasterboard. A retail ready-mix concrete operation as an incidental use in conjunction with a building materials outlet or an equipment rental yard is defined under "Building Materials and Hardware" when in conjunction with a building materials outlet and under "Storage Yards and Sales Lots" when in conjunction with an equipment rental yard. (SIC: Groups 326, 327)

Construction Contractors [H3]
Service establishments primarily engaged in construction, including new work, additions, alterations, and repairs. Construction activities are generally administered or managed from a relatively fixed place of business, but actual construction work is performed at one or more different sites that may be dispersed geographically. Three broad types of construction activities are covered: (1) building construction by general contractors or by operative builders; (2) other construction by general contractors; and (3) construction by special trade contractors such as electrical, air conditioning and plumbing contractors, or others such as well drilling services. The installation of prefabricated buildings and equipment is also included. Business offices for such establishments which are not on the same site as work crew dispatching, equipment, vehicle or material storage for the establishment may also be considered under the definition of offices. An outdoor storage yard in conjunction with a contract construction service is defined under "Storage Yards and Sales Lots" or "Temporary Construction Yards," and is also subject to all applicable CZLUO standards for such uses. (SIC: Groups 15, 16, 17).

Consumer Repair Services [H4]
Service establishments where repair of consumer products is the principal business activity, including: electrical repair shops; television and radio and other appliance repair; watch, clock and jewelry repair; re-upholstery and furniture repair. Does not include shoe repair (included under "Personal Services"). Does not include repair or services incidental and accessory to retail sales. Does not include businesses serving the repair needs of heavy equipment, which are included under "Business Support Services." (SIC: Group 76)

Correctional Institutions [H5]
Institutions for confinement and correction of offenders sentenced by a court. Halfway houses and homes for delinquents, or other facilities not under court order, are classified in "Social and Service Organizations." (SIC: Group 9223)

Crop Production and Grazing [A5]
Agricultural uses including production of grains, field crops, vegetables, melons, fruits, tree nuts, flower fields and seed production, ornamental crops, tree and sod farms, associated crop preparation services and harvesting activities including but not limited to mechanical soil preparation, irrigation system construction, spraying, crop processing and sales in the field not involving a permanent structure. Also

includes the raising or feeding of beef cattle, sheep and goats by grazing or pasturing. Does not include cattle feedlots, which are included under "Specialized Animal Facilities". The distinction between feedlots and grazing operations is established by the Coastal Zone Land Use Ordinance Section 23.08. See also "Animal Raising and Keeping".

Drive-In Theaters [C4]
Facilities for outdoor presentation of motion pictures for viewing from vehicles, which may include subordinate eating places. Secondary outdoor uses sometimes associated with drive-in theaters (such as swap meets) are classified under "Storage Yards and Sales Lots."

Eating and Drinking Places [G3]
Restaurants, bars and other establishments selling prepared foods and drinks for on-premise consumption, as well as facilities for dancing and other entertainment that are secondary and subordinate to the principal use of the establishment as an eating and drinking place. Also includes drive-in restaurants, lunch counters and refreshment stands selling prepared goods and drinks for immediate consumption. Restaurants, lunch counters, and drinking places operated as subordinate service facilities within other establishments are not included here unless they are operated as leased departments by outside operators. (SIC: Group 58)

Electric Generating Plants [D4] [Amended 1995, Ord. 2740]
Facilities engaged in the generation and distribution of electrical energy for sale. The electricity may be generated from oil, gas, coal or nuclear fuels or from "alternative" sources including but not limited to water, wind, the sun, bio-gas, municipal or agricultural wastes. This includes "cogeneration," which means the sequential use of energy for the production of electrical and useful thermal energy. The sequence can be thermal use followed by electric power production or the reverse. "Wind Energy Conservation System" (WECS) means any device which converts wind energy to a form of usable energy. WECS producing electricity are included here; those used for direct climate control, water pumping or other conversion to mechanical or thermal power, are included under "Agricultural Accessory Structures." Transmission lines located off the site of the power plant are included under "Pipelines and Transmission Lines." Electrical substations are included under "Public Utility Facilities." Electric Generating Plants include but are not limited to electrical power plants; thermal electric power plants with a generating capacity of greater than 50 megawatts and related facilities cannot be sited within designated areas of the Coastal Zone which have been identified pursuant to Public Resources Code Section 30413. (SIC: Group 49)

Electrical Equipment, Electronic and Scientific Instruments [D5]
Establishments engaged in manufacturing machinery, apparatus and supplies for the generation, storage, transmission, transformation and utilization of electrical energy, including: electrical transmission and distribution equipment such as transformers, switch gear and switchboard apparatus: electrical industrial apparatus such as motors and generators, industrial controls, electrical welding apparatus; household appliances such as cooking equipment, refrigerators, home and farm freezers, household laundry equipment, electric housewares and fans, vacuum cleaners, sewing machines; electrical lighting and wiring equipment such as electric lamps, wiring devices, lighting fixtures, vehicular lighting equipment; radio

and television receiving equipment such as television and radio sets, phonograph records and pre-recorded magnetic tape, telephone and telegraph apparatus; electronic components and accessories such as radio and TV receiving type electron tubes, cathode ray TV tubes, semiconductors and related devices; miscellaneous electrical machinery, equipment and supplies such as storage and primary batteries, X-ray apparatus and tubes, electromedical and electrotherapeutic apparatus, electrical equipment for internal combustion engines. Also includes: manufacturing establishments producing instruments (including professional and scientific) for measurement, testing, analysis and control, and their associated sensors and accessories; optical instruments and lenses; surveying and drafting instruments; surgical, medical, and dental instruments, equipment, and supplies; ophthalmic goods; photographic equipment and supplies; watches and clocks; avionics; electronic instruments, components and equipment including but not limited to integrated circuits, semiconductors, calculators and computers. Does not include testing laboratories (research and development, soils and materials testing, etc.), which are defined under "Business Support Services." (SIC: Group 36 and 38)

Farm Equipment and Supplies [A6]
Establishments primarily engaged in sale, rental or repair of agricultural machinery and equipment for use in the preparation and maintenance of the soil, the planting and harvesting of crops, and other operations and processes pertaining to work on the farm; also dairy and other livestock equipment. Includes agricultural machinery (except the sale of trailers, tractors and other motorized, self-propelled farm vehicles, which are included under "Auto, Mobilehome and Vehicle Dealers and Supplies"), dairy farm machinery and equipment, irrigation equipment, poultry equipment and frost protection equipment; hay, grain and feed sales; retail sales of prepackaged fertilizer and agricultural sprays. Sales may include the final assembly of farm machinery, implements or equipment from component parts received from the manufacturer in a partially assembled state, but not the creation of such components from raw materials.

Farm Support Quarters [E2]
Includes residences, rooming and boarding houses with mess halls for farm workers employed on and near land owned by the owner of the building site on which the quarters are located.

Financial Services [H6]
Service establishments primarily engaged in the field of finance, including: banks and trust companies; lending and thrift institutions, credit agencies; brokers and dealers in securities and commodity contracts; security and commodity exchanges; holding (but not predominantly operating) companies; and other investment companies; vehicle finance (equity) leasing agencies. (SIC: Groups 60, 61, 62, 67)

Fisheries and Game Preserves [F1]
Resource extraction operations engaged in commercial fishing (including marine-related animals, mammals, etc.), and the operation of fish hatcheries, fish and game preserves, and game propagation. (See "Aquaculture" for shellfish, kelp, algae, etc.) (SIC: Group 09)

Food and Beverage Retail Sales [G4]

Retail trade establishments primarily engaged in selling food for home preparation and consumption, as well as the retail sale of packaged alcoholic beverages for consumption off the premises, including wine tasting facilities which are not on the same site as the winery. Establishments (except for wine tasting facilities) may include no more than two gas pumps as an accessory use. (SIC: Groups 54, 592)

Food and Kindred Products [D6]
Manufacturing establishments producing or processing foods and beverages for human consumption and certain related products. Includes: (1) meat, poultry and seafood products (slaughtering, canning, and curing and by-product processing); (2) dairy products processing; (3) canned and preserved fruit and vegetables and related processing; (4) grain mill products and by-products; (5) bakery products, sugar and confectionery products; (6) fats and oil products, including rendering plants; (7) beverages and liquors (except wineries, which are included under "Ag Processing"); (8) and miscellaneous food preparation from raw products. (Operations on crops subsequent to their harvest are included under "Ag Processing"). (SIC: Group 20)

Forestry [F2]
Establishments primarily engaged in operation of timber tracts, tree farms, forest nurseries, and related activities such as reforestation services; also the gathering of gums barks, sap, moss and other forest products; also includes logging camps and sawmills (except for mills producing finished lumber, which are included under "Lumber and Wood Products"). (SIC: Groups 08, 241)

Fuel and Ice Dealers [G5]
Retail trade establishments primarily engaged in the sale to consumers of ice, bottled water, fuel oil, butane, propane and liquefied petroleum gas (LPG), bottled or in bulk, as a principal use. (SIC: Group 598)

Furniture and Fixtures Products [D7]
Manufacturers producing: wood and metal household furniture and appliances; bedsprings and mattresses; all types of office furniture and public building furniture and partitions, shelving, lockers and store furniture; and miscellaneous drapery hardware, window blinds and shades. Includes wood and cabinet shops. (SIC: Group 25)

Furniture, Home Furnishings and Equipment [G6]
Retail trade establishments primarily engaged in selling home furnishings such as furniture, floor coverings, draperies, glass and chinaware, domestic stoves, refrigerators, other household electrical and gas appliances including televisions and home sound systems and outdoor furniture such as lawn furniture, movable spas and hot tubs. Establishments selling electrical and gas appliances are included only if the major part of their sales consist of articles for home use. Also includes the retail sale of office furniture and large musical instruments. (SIC: Group 57)

General Merchandise Stores [G7]
Retail trade establishments including department stores, variety stores, drug and discount stores, general stores, etc., engaged in retail sales of many lines of new and used merchandise, including: dry goods; apparel and accessories; small wares; sporting goods and equipment; bicycles and mopeds, musical instruments, parts

and accessories. Also includes sales of miscellaneous shopping goods such as: books; stationery; jewelry; hobby materials, toys and games; cameras and photographic supplies; gifts, novelties and souvenirs; luggage and leather goods; fabrics and sewing supplies; florists and houseplant stores; cigar and newsstands; artists supplies; orthopedic supplies; religious goods; handcrafted items (stores for which may include space for crafting operations when such area is subordinate to retail sales); and other miscellaneous retail shopping goods. (SIC: Groups 53, 56, 591-594)

Glass Products [D8]
Manufacturing establishments producing flat glass and other glass products which are pressed, blown, or shaped from glass produced in the same establishment. Does not include artisan and craftsman type operations of a larger scale than home occupations, which are listed under "Small Scale Manufacturing." (SIC: Groups 321, 323)

Harbors [J2]
Establishments providing a full range of services relating to commercial and recreational water-based activities such as: commercial and recreational fishing; fisheries and hatcheries; seafood processing; ship and boat building and repair; marine hardware sales and service; yachting and rowing clubs; petroleum storage and handling; eating and drinking places; food and beverage retail sales; sporting goods and clothing stores; personal services; service stations; vehicle and freight terminals; hotels and motels; recreational vehicle parks; boat storage and miscellaneous storage facilities. Also includes all uses listed under "Marinas" and "Marine Terminals and Piers."

Health Care Services [H7]
Service establishments primarily engaged in furnishing medical, mental health, surgical and other personal health services including: medical, dental and psychiatric offices (mental health-related services including various types of counseling practiced by licensed individuals other than medical doctors or psychiatrists, or unlicenced individuals, are included under Offices); medical and dental laboratories; out-patient care facilities; and allied health services. Associations or groups primarily engaged in providing medical or other health services to members are included. Also includes hospitals and similar establishments primarily engaged in providing diagnostic services, extensive medical treatment including surgical and other hospital services; such establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide complete health care. Nursing homes and similar long-term personal care facilities are classified in "Residential Care". (SIC: Group 80)

Home Occupations [E3]
The gainful employment of the occupant of a dwelling, with such employment activity being subordinate to the residential use of the property, and there is no display, no stock in trade, or commodity sold on the premises except as provided by the Coastal Zone Land Use Ordinance, and no persons employed other than residents of the dwelling.

Homestays [I5]

Residential structures in Residential Single Family and Residential Suburban neighborhoods with a family in permanent residence where no more than two bedrooms without cooking facilities are rented for overnight lodging. Does not include provision of meals. This definition does not include "Bed and Breakfast Facilities", "Hotels, Motels", and "Residential Vacation Rentals" which are defined separately; rooming and boarding houses (included under "Multi-Family Dwellings"); or rental of an entire structure for more than 30 days. [Added 1995, Ord. 2740, Amended 2003, Ord. 2933]

Hotels, Motels [I2]
Commercial transient lodging establishments including hotels, motor-hotels, motels, tourist courts or cabins, primarily engaged in providing overnight or otherwise temporary lodging, with or without meals, for the general public. Includes the preceding lodging establishments where developed as planned developments or condominiums in accordance with Section 23.08.264 of the Coastal Zone Land Use Ordinance. Also includes accessory guest facilities such as swimming pools, tennis courts, indoor athletic facilities, etc. and accessory meeting and conference facilities. (SIC: Group 701)

Indoor Amusements and Recreation [C5]
Establishments providing indoor amusement or entertainment for a fee or admission charge, such as: arcades containing coin operated amusements and/or electronic games (five or more such games or coin-operated amusements in any establishment constitutes an arcade pursuant to this definition, four or less are not considered a land use separate from the primary use of the site); card rooms, billiard and pool halls; bowling alleys; ice skating and roller skating; dance halls, clubs and ballrooms which are principal uses rather than being subordinate to an eating or drinking place; gymnasiums, reducing salons, health and athletic clubs including indoor sauna, spa or hot tub facilities; tennis, handball, racquetball, indoor archery and shooting ranges and other indoor sports activities.

Laundries and Dry Cleaning Plants [H8]
Service establishments primarily engaged in high volume laundry and garment services, including: power laundries (family and commercial); garment pressing and dry cleaning; linen supply; diaper service; industrial laundries; carpet and upholstery cleaners. Does not include coin-operated laundries or dry cleaning pick-up stores without dry cleaning equipment, which are classified in "Personal Services." (SIC: Group 72)

Libraries and Museums [C6]
Permanent public or quasi-public facilities generally of a noncommercial nature such as libraries, museums, art exhibitions, planetariums, aquariums, botanical gardens, and arboretums. (Zoos are included under "Specialized Animal Facilities".) Also includes historic sites and exhibits. (SIC: Group 84).

Lumber and Wood Products [D9]
Manufacturing and processing uses including merchant sawmills, lath mills, shingle mills, cooperage stock mills, planing mills, plywood and veneer mills engaged in producing lumber and basic wood products; together with the wholesale and retail sale of such products and establishments engaged in manufacturing finished articles made entirely or mainly of wood or wood substitutes, including

wood and cabinet shops. Also included are: truss and structural beam assembly; wood containers, pallets and skids; wood preserving; particle board assembly; turning and shaping wood and wood products on a manufacturing basis; mobilehome and modular home assembly. Logging camps are included in "Forestry"; wood and cabinet shops are included in "Furniture and Fixtures"; craft-type shops are included in "Small Scale Manufacturing". The sale of building materials other than wood products and the sale of construction tools and equipment is included under "Building Materials and Hardware". (SIC: Groups 242, 245, 249)

Machinery Manufacturing [D10]
Establishments engaged in manufacturing machinery and equipment such as: engines and turbines; farm and garden machinery and equipment (except for secondary assembly of such products which is included under Farm Equipment and Supplies); construction, mining and materials handling machinery and equipment such as bulldozers, cranes, dredging machinery, mining equipment, oil field equipment, passenger and freight elevators, conveyors, industrial trucks and tractors; machine tools such as gear cutting machines, die casting machines, dies, jigs, industrial molds, power driven hand tools; machinery for use in the food products, textile, woodworking, paper or printing industries; general machinery and equipment such as pumps, roller bearings, industrial furnaces and ovens; office, computing and accounting machines such as typewriters, computers, dictating machines; machinery for refrigeration and service industries such as commercial laundry and dry cleaning equipment, heating, ventilating and air conditioning equipment, commercial cooking and food warming equipment; miscellaneous machinery such as carburetors, pistons and valves. (SIC: Group 35)

Mail Order and Vending [G8]
Establishments primarily engaged in retail sale of products by catalog and mail order. Also includes vending machine distributorships and suppliers. Does not include product manufacturing, which is included under the applicable manufacturing use. (SIC: Group 596)

Marinas [C7]
Establishments providing water-oriented services such as: yachting and rowing clubs, boat rental, storage and launching facilities; sport fishing activities, excursion boat and sight-seeing facilities, and other marine-related activities, including but not limited to fuel sales, boat and engine repair and sales. Boat storage and launching facilities accessory to a camping facility are also included under the definition of "Rural Recreation and Camping."

Marine Terminals and Piers [J3]
Establishments providing freight, petroleum production and equipment and passenger transportation on water, including support services, facilities and terminals. Also includes towing and tugboat services, marine cargo handling, including operation and maintenance buildings, ship cleaning, salvaging, dismantling, boat building, warehouses and repair. Includes petroleum and petroleum product transportation and storage facilities as well as support services including ballast processing facilities and oil spill cleanup and recovery equipment, but does not include refineries or petroleum storage tank farms. (Amended 1982, Ord. 2106)

Membership Organization Facilities [C8]
Permanent, headquarters-type and meeting facilities for organizations operating on a membership basis for the promotion of the interests of the members, including facilities for: business associations; professional membership organizations; labor unions and similar organizations; grange and farm centers (not including sales activities, which are included under "Farm Equipment and Supplies"); civic, social and fraternal organizations (not including lodging, which is under "Organizational Houses"); political organizations and other membership organizations. Does not include country clubs in conjunction with golf courses, which are included under "Outdoor Sports and Recreation". (SIC: Group 86, except religious organizations which are defined under "Churches".)

Metal Industries, Fabricated [I1]
Manufacturing establishments engaged in assembly of metal parts, including blacksmith and welding shops, sheet metal shops, machine shops and boiler shops, which produce metal duct work, tanks, towers, cabinets and enclosures, metal doors and gates, and similar products.

Metal Industries, Primary [I2]
Manufacturing establishments engaged in the smelting and refining of ferrous and nonferrous metals from ore, pig, or scrap; in the rolling, drawing, and alloying of ferrous and nonferrous metals; in the manufacture of castings, forgings, stampings, extrusions and other basic products of ferrous and nonferrous metals; and in the manufacture of nails, spikes, and insulated wire and cable. Merchant blast furnaces and by-product or beehive coke ovens are also included. (SIC: Group 33)

Mining [F3]
Resource extraction establishments primarily engaged in mining, developing mines or exploring for metallic minerals (ores), coal and nonmetallic minerals (except fuels), or surface mines extracting crushed and broken stone, dimension stone or sand and gravel. (See also "Stone and Cut Stone Products"). (SIC: Groups 10, 11, 12, 14)

Mobilehome Park [E4]
Any area or tract of land where two or more mobilehome lots or spaces are rented or leased, held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate manufactured homes or mobilehomes used for human habitation. The rental paid for a manufactured home or mobilehome shall be deemed to include rental for the lot it occupies. Does not include an area or tract of land in the Agriculture or Rural Lands land use categories where two or more mobilehome lots or spaces are rented or leased to accommodate manufactured homes or mobilehomes for the purpose of housing less than five agricultural employees, which is included under "farm support quarters."

Mobilehomes [E5]
A structure transportable in one or more sections, designed and equipped to contain not more than two dwelling units to be used with or without a foundation system. As defined, mobile homes do not include recreational vehicles, commercial

coaches, or factory-built housing (which is included under the definition of "Single-Family Dwelling").

Motor Vehicles and Transportation Equipment [D13]
Manufacturers of equipment for transporting passengers and cargo by land, air and water, including motor vehicles, aircraft, spacecraft, ships, boats, railroad and other vehicles such as motorcycles, bicycles and snowmobiles. Includes manufacture of motor vehicle parts and accessories; trailers and campers for attachment to other vehicles; self-contained motor homes; and van conversions. Does not include mobilehome and modular home assembly (listed under "Lumber and Wood Products"). (SIC: Group 37)

Multi-Family Dwellings [E6]
Includes a building or a portion of a building used and/or designed as a residence for two or more families living independently of each other. Includes: duplexes, triplexes and apartments; attached ownership units such as condominiums and townhouses; and rooming and boarding houses (a residential structure where rooms are rented for short or long-term lodging where at least one meal daily is shared in common dining facilities, with 10 or fewer beds for rent).

Nursery Specialties - Soil Dependent [A8]
Agricultural establishments primarily engaged in the production of ornamental plants and other nursery products, grown under cover or outdoors. These are uses which require location on prime soils in order to obtain a growing medium and do not involve the use of impervious surfaces to cover prime soil (e.g., concrete, asphalt, wood) or otherwise render soils unusable after discontinuance of use. Also includes establishments engaged in the sale of such products (e.g., wholesale and retail nurseries) and commercial scale greenhouses (home greenhouses are included under "Residential Accessory Uses")

Nursery Specialties - Non-Soil Dependent [A9]
Agricultural establishments primarily engaged in the production of ornamental plants and other nursery products, grown under cover or outdoors. Also includes establishments engaged in the sale of such products (e.g., wholesale and retail nurseries) and commercial scale greenhouses (home greenhouses are included under "Residential Accessory Uses"). Non-soil dependent nurseries are those uses which do not require location on prime soils.

Nursing and Personal Care [E7]
Residential establishments providing nursing and health related care as a principal use with in-patient beds, including: skilled nursing care facilities; extended care facilities; convalescent and rest homes; board and care homes. (SIC: Group 805)

Offices [H9]
Professional or government offices including: engineering, architectural and surveying services; real estate agencies; non-commercial educational, scientific and research organizations; accounting, auditing and bookkeeping services; writers and artists; advertising agencies; photography and commercial art studios; employment, stenographic, secretarial and word processing services; quick printing, copying and blueprinting services; reporting services; data processing and computer services; management, public relations and consulting services; detective agencies and

similar professional services; attorneys; and counseling services (other than licensed psychiatrists which are included under "Health Care Services"); and government offices including agency and administrative office facilities, and local post offices when located in facilities developed by private parties for occupancy by the postal service or other operator (does not include bulk mailing distribution centers, which are included under "Vehicle and Freight Terminals"). Does not include medical offices (which are allowed under "Health Care Service") or offices that are incidental and accessory to another business of sales activity which is the principal use. Incidental offices are allowed in any land use category as part of an approved principal use. [Amended 1995, Ord. 2740]

Offices, Temporary [H10]
A mobilehome, recreational vehicle or modular unit used as: a temporary business or construction office during construction of permanent facilities on the same site or as an office on the site of a temporary off-site construction yard; a temporary on-site real estate office for a development project; or a temporary business office in advance of permanent facility construction.

Off-Road Vehicle Courses [C9]
Rural areas set aside for the use of off-road vehicle enthusiasts including dirt bike, enduro, hill climbing or other off-road motorcycle courses; also, rural areas for competitive events utilizing four-wheel drive vehicles. Does not include sports assembly facilities, or simple access roads which are usable by only four-wheel drive vehicles.

Organizational Houses [E8]
Residential lodging houses operated by membership organizations for their constituents and not open to the general public. Includes fraternity and sorority residential houses. [Amended 1995, Ord. 2686]

Outdoor Retail Sales [G9]
Temporary retail trade establishments including: farmer's markets; sidewalk sales; seasonal sales involving Christmas trees, pumpkins or other seasonal items; semiannual sales of art or handcrafted items in conjunction with community festivals or art shows; and retail sales or various products from individual motor vehicles in temporary locations outside the public right-of-way, not including bakery, ice cream and similar vending vehicles that conduct all sales within the right-of-way and do not stop in any location except on customer demand. Does not include flea markets or swap meets, which are included under "Storage Yards and Sales Lots".

Outdoor Sports and Recreation [C10]
Facilities for various outdoor sports and recreation, including: amusement, theme and kiddie parks; golf courses, (including country clubs and accessory on-site sales of golfing equipment as in a "pro shop", including golf carts), golf driving ranges and miniature golf courses; skateboard parks and water slides; go-cart and miniature auto race tracks; recreation equipment rental (e.g. ATC's and other non-highway motor vehicles, roller skates, surf and beach equipment); health and athletic clubs with predominately outdoor facilities; tennis courts, swim and tennis clubs; play lots, playgrounds and athletic fields (non-professional); recreation and community centers.

Paper Products [D14]
Manufacture of pulps from wood, other cellulose fibers and from rags; the manufacture of paper and paperboard; and the manufacture of paper and paperboard into converted products, such as paper coated off the paper machine, paper bags, paper boxes, and envelopes. Also includes building paper and building board mills. (SIC: Group 26)

Passive Recreation [C11]
Non-intensive recreational activities such as riding and hiking trails, nature study, and which requires no more than limited structural improvements such as steps, fences, signs.

Paving Materials [D15]
Manufacturing establishments producing various common paving and roofing materials, including paving blocks made of asphalt, creosoted wood and various compositions of asphalt and tar. (SIC: Group 295)

Personal Services [H11]
Establishments primarily engaged in providing non-medically related services generally involving the care of persons including beauty and barbershops; shoe repair shops; saunas and hot tubs; laundromats (self-service laundries); dry cleaning pick-up stores and small-scale dry cleaners without pick-up and delivery services; clothing rental; dating and escort services; funeral parlors and related facilities. These uses may also include accessory retail sales of products related to the services provided.

Petroleum Extraction [F4]
Resource extraction establishments primarily engaged in: producing crude petroleum and natural gas; recovering oil from oil sands and shales; and producing natural gasoline and cycle condensate. Activities include exploration, drilling, oil and gas well operation and maintenance, operation of natural gas and cycle plants, the mining and extraction of oil from oil sands and shales, and on-site processing only to the extent necessary to permit extraction (e.g. enhanced recovery techniques including the use of steam generators), or to conform on-site extracted crude to pipeline requirements. (SIC: Group 13)

Petroleum Refining and Related Industries [D16]
Establishments primarily engaged in petroleum refining and compounding lubricating oils and greases from purchased materials. Also includes oil or gas processing facilities, liquefied natural gas (LNG) facilities, manufacture of petroleum coke and fuel briquettes; tank farms; and gas compression plants and partial processing facilities to process offshore-derived petroleum resources to pipeline quality oil and gas products. Does not include petroleum bulk stations, surge tanks and pump stations, which are included in "Pipelines and Transmission Lines." (Petroleum and petroleum products distributors are included in "Wholesaling and Distribution".) (SIC: Group 291, 299)

Pipelines and Transmission Lines [J4]
Transportation facilities primarily engaged in the pipeline transportation of crude petroleum; refined products of petroleum such as gasoline and fuel oils; natural

gas; mixed, manufactured or liquefied petroleum gas; or the pipeline transmission of other commodities. Also includes pipeline surface and terminal facilities, including pump stations, bulk stations, surge and storage tanks. Power transmission includes facilities for the transmission of electrical energy for sale, including transmission lines for a public utility company. Also includes telephone, telegraph, cable television and other communications transmission facilities utilizing direct physical conduits. Does not include offices or service centers (classified in "Offices"), equipment and material storage yards (classified under "Storage Yards and Sales Lots"), distribution substations (classified under "Public Utility Facilities"), or power plants (classified under "Electric Generating Plants"). (SIC: Groups 461, 491).

Plastics and Rubber Products [D17]
Establishments producing rubber products such as: tires; rubber footwear; mechanical rubber goods; heels and soles; flooring; and rubber sundries from natural, synthetic or reclaimed rubber, gutta percha, balata, or gutta siak. Also includes establishments primarily manufacturing tires (establishments primarily recapping and retreading automobile tires are classified in "Auto, Mobilehome and Vehicle Dealers and Supplies"). Also includes establishments engaged in molding primary plastics for the trade, and manufacturing miscellaneous finished plastics products; fiberglass manufacturing, and fiberglass application service. (SIC: Group 30)

Printing and Publishing [D18]
Establishments engaged in printing by letterpress, lithography, gravure, screen, offset or other common process including electrostatic (xerographic) copying and other "quick printing" services; and establishments serving the printing trade such as bookbinding, typesetting, engraving, photoengraving and electrotyping. This group also includes establishments that publish newspapers, books and periodicals, whether or not they do their own printing; and establishments manufacturing business forms and binding devices. (SIC: Group 27)

Public Assembly and Entertainment [C12]
Facilities for public assembly and group entertainment such as: public and semi-public auditoriums; exhibition and convention halls; civic theaters, meeting halls and facilities for "live" theatrical presentations or concerts by bands and orchestras; motion picture theaters; amphitheaters; meeting halls for rent and similar public assembly uses.

Public Safety Facilities [H12]
Facilities operated by public agencies including fire stations, other fire prevention and firefighting facilities, police and sheriff substations and headquarters, including interim incarceration facilities (not including jails, which are defined under "Correctional Institutions").

Public Utility Facilities [J5]
Fixed-base structures and facilities serving as junction points for transferring utility services from one transmission voltage to another or to local distribution and service voltages. These uses include any of the following facilities: electrical substations and switching stations; telephone switching facilities; natural gas regulating and distribution facilities; public water system wells, treatment plants

and storage; and community wastewater treatment plants, settling ponds and disposal fields. Nothing in this definition is intended to require a land use permit where Government Code Section 53091 would exempt local agencies from permit requirements, except in the coastal zone where permitting requirements are as set forth in the Local Coastal Plan. These uses do not include those uses that are not directly and immediately used for the production, generation, storage, or transmission of water, wastewater or electrical power such as office or customer service centers (classified in "Offices"), or equipment and material storage yards (classified in Storage Yards and Sales Lots"). [Amended 1995, Ord. 2740]

Recreational Vehicle Parks [I3]
Transient lodging establishments primarily engaged in renting, leasing or otherwise providing overnight or short-term sites for motorhomes, trailers, campers or tents, with or without individual utility hookups, but with other facilities such as public restrooms. May include accessory food and beverage retail sales where such sales are clearly incidental and intended to serve RV park patrons only. Does not include incidental camping areas, which are included under "Rural Recreation and Camping."

Recycling Collection Stations [D19]
Facilities for temporary accumulation and storage of recyclable discarded materials, which are subsequently transported to recycling centers or solid waste disposal sites for further processing. Includes sites for implementing the California Beverage Container Recycling Act (AB 2020). (Does not include automobile wrecking yards or any recycling processing facilities, which are listed under Recycling and Scrap; does not include temporary storage of toxic or radio-active waste materials).

Recycling and Scrap [D20]
Establishments primarily engaged in assembling, breaking up, sorting, temporary storage and distribution of recyclable or reusable scrap and waste materials, including auto wreckers engaged in dismantling automobiles for scrap. Also includes any storage of such materials in an area larger than 200 square feet or higher than six feet. Does not include terminal waste disposal sites, which are separately defined. Does not include temporary storage of toxic or radioactive waste materials.

Residential Accessory Uses [E9]
Includes any use that is customarily part of a residence and is clearly incidental and secondary to a residence and does not change the character of the residential use. Residential accessory uses include the storage of vehicles and other personal property, and accessory structures including swimming pools, workshops, studios, greenhouses, garages, and guesthouses (without cooking or kitchen facilities). Includes non-commercial TV and radio broadcasting and receiving antennas, including equipment for satellite broadcast reception.

Residential Care [E10]
Establishments primarily engaged in the provision of residential social and personal care for children, the aged, and special categories of persons with some limits on ability for self-care, but where medical care is not a major element.

Includes: children's homes; halfway houses; orphanages; rehabilitation centers; self-help group homes. (SIC: Group 836)

Residential Vacation Rentals [E00]
A Residential Vacation Rental is the use of an existing residence, or a new residential structure that has been constructed in conformance with all standards applicable to residential development, as a rental for transient use. Rental shall not exceed one individual tenancy within seven consecutive calendar days. This definition does not include the one time rental of a residence for 14 consecutive days or less in any calendar year, “Bed & Breakfast Facilities", “Homestays”, and “Hotel, Motels” which are defined separately; and rooming and boarding houses (included under “Multi-Family Dwellings”) or rental of an entire structure for 30 days or longer. [Added 2003, Ord 2933]

Roadside Stands [G10]
Open structures for the retail sale of agricultural products (except hay, grain and feed sales--included under "Farm Equipment and Supplies"), located on the site or in the area of the property where the products being sold were grown. Does not include field sales or agricultural products, which is included under "Crop Production and Grazing."

Rural Recreation and Camping [C13]
Facilities for special group activities such as: outdoor archery, pistol, rifle, and skeet clubs and facilities (indoor shooting facilities are included under the definition of "Indoor Amusements and Recreation"); dude and guest ranches; health resorts including but not limited to outdoor hot spring or hot tub facilities; hunting and fishing clubs; recreational camps (including incidental RV camping but not RV parks); group or organized camps; incidental seasonal camping areas without facilities. Equestrian facilities including riding academies and schools, boarding stables and exhibition facilities are included under the definition of "Specialized Animal Facilities". Camping facilities may include accessory boat storage and launching facilities where approved pursuant to Section 23.08.072 of the Coastal Zone Land Use Ordinance.

Schools - Specialized Education and Training [C14]
Business, secretarial schools and vocational schools offering specialized trade and commercial courses. Includes specialized non-degree granting schools such as: music schools; dramatic schools; language schools; driver education schools; ballet and other dance studios; seminaries and other establishments exclusively engaged in training for religious ministries; and establishments furnishing educational courses by mail. Facilities, institutions and conference centers are included that offer specialized programs in personal growth and development (including fitness, environmental awareness, arts, communications, and management, as examples). (SIC: Groups 834, 829)

Schools - College and University [C15]
Junior colleges, colleges, universities and professional schools granting associate arts degrees, certificates, undergraduate and graduate degrees and requiring for admission at least a high school diploma or equivalent general academic training. (SIC: Group 822)

Schools - Preschool to Secondary [C16]
Pre-school, day-care centers, elementary and secondary schools serving grades 1 through 12, including denominational and sectarian. Kindergartens and military academies are also included. (SIC: Group 821)

Secondary Dwellings [E11] [Amended 1995, Ord. 2740]
A second permanent dwelling allowed on a site pursuant to Section 23.08.036 of the Coastal Zone Land Use Ordinance . Service Stations [G11] Retail trade establishments primarily engaged in the sale of gasoline, which may also provide lubrication, oil change and tune-up services and the sale of automotive products incidental to gasoline sales. May also include accessory towing, mechanical repair services and trailer rental, but does not include storage of wrecked or abandoned vehicles, paint spraying body and fender work. Does not include the retail sale of gasoline as a subordinate service to food and beverage retail sales when limited to not more than two pumps. (SIC: Group 554)

Single-Family Dwelling [E12]
A building designed for and/or occupied exclusively by one family. Also includes attached ownership units using common wall development or airspace condominium ownership, where a proposed site qualifies for planned development through designation by planning area standard or through compliance with any planned development or cluster division standards of the Coastal Zone Land Use Ordinance.

Small Scale Manufacturing [D21]
Manufacturing establishments not classified in another major manufacturing group, including: jewelry, silverware and plated ware; musical instruments; toys; sporting and athletic goods; pens, pencils, and other office and artists' materials; buttons, costume novelties, miscellaneous notions; brooms and brushes; caskets; and other miscellaneous manufacturing industries. Also included are artisan and craftsman-type operations which are not home occupations, and which are not secondary to on-site retail sales. Also includes small-scale blacksmith and welding services when accessory to another use. (SIC: Group 39)

Social Service Organizations [C17]
Public or quasi-public establishments providing social services and rehabilitation services, counseling centers, welfare offices, job counseling and training centers, or vocational rehabilitation agencies, serving persons with social or personal problems requiring special services and the handicapped and the disadvantaged. Includes organizations soliciting funds to be used directly for these and related services. Also includes establishments engaged in community improvement and neighborhood development. (Does not include child day-care services such as pre-schools which are classified under "Schools - Preschool to Secondary," or "Residential Care", which is separately defined). (SIC: Group 83)

Specialized Animal Facilities [A10]
Intensive agricultural and other animal care or keeping establishments including: hog ranches, dairies, dairy and beef cattle feedlots (the distinction between a grazing operation and a feedlot is established by the Land Use Ordinance or the Coastal Zone Land Use Ordinance and by the definition of "Animal Raising and Keeping"); livestock auction, sales building and sales lot facilities; chicken, turkey

and other poultry ranches; riding academies, equestrian exhibition facilities and large scale horse ranches; veterinary medical facilities and services, animal hospitals and kennels; zoos. See also "Animal Raising and Keeping," "Crop Production and Grazing."

Sports Assembly [C18]
Facilities for spectator-oriented specialized group sports assembly that include: stadiums and coliseums; arenas and field houses; race tracks (auto and animals); motorcycle racing and drag strips; and other sports considered commercial. (SIC: Group 794)

Stone and Cut Stone Products [D22]
Manufacturing establishments primarily engaged in cutting, shaping, and finishing marble, granite, slate, and other stone for building and miscellaneous uses. Also includes establishments primarily engaged in buying or selling partly finished monuments and tombstones. (SIC: Group 328)

Storage, Accessory [H13]
The indoor or outdoor storage of various materials on the same site as a principal building or land use which is other than storage, which supports the activities or conduct of the principal use.

Storage Yards and Sales Lots [H14]
Service establishments primarily engaged in the outdoor storage of motor vehicles, construction equipment, materials or supplies, farm machinery or industrial supplies on a lot or portion of a lot greater than 200 square feet in area. Sales lots consist of any outdoor sales area for permanent display of motor vehicles, recreational vehicles, mobilehomes, construction equipment, farm machinery or other heavy equipment; outdoor equipment rental yards (not including recreational equipment rental, which is included under "Outdoor Sports and Recreation"); large scale temporary or permanent outdoor sales activities such as swap meets and flea markets; or livestock auctions and sales. Also includes retail ready-mix concrete operations which are incidental to an outdoor equipment rental yard.

Structural Clay and Pottery-Related Products [D23]
Manufacturing establishments primarily producing brick and structural clay products, including pipe, china plumbing fixtures, and vitreous china articles, fine earthenware and porcelain electrical supplies and parts. Artist/craftsman uses are included in "Small Scale Manufacturing" or "Home Occupations." (SIC: Groups 325, 326)

Temporary Construction Trailer Park [I4]
A temporary recreational vehicle park provided by the developer of a major construction project to provide short-term construction employees the opportunity to use recreational vehicles for housing during project construction as authorized by Section 23.08.268 of the CZLUO.

Temporary Construction Yards [H15]
A storage yard for construction supplies, materials or equipment, located on a site other than the construction site itself or immediately adjacent to it, for use only during the actual construction of a project.

Temporary Dwelling [E13]
Includes the temporary use of a mobilehome or recreational vehicle as a dwelling unit, following the issuance of a building permit for a permanent residence while the permanent residence is under construction.

Temporary Events [C19]
Any use of a structure or land for an event for a limited period of time where the site is not to be permanently altered by grading or construction of accessory facilities. Events include but are not limited to art shows, rodeos, religious revivals, tent camps, outdoor festivals and concerts.

Textile Products [D24]
Manufacturing establishments engaged in performing any of the following operations: Preparation of fiber and subsequent manufacturing of yarn, threads, braids, twine cordage; manufacturing woven fabric and carpets and rugs from yarn; dying and finishing fiber, yarn, fabric, and knit apparel; coating, waterproofing, or otherwise treating fabric; the integrated manufacture of knit apparel and other finished products from yarn; and the manufacture of felt goods, lace goods, non-woven fabrics and miscellaneous textiles. (SIC: Group 22)

Transit Stations and Terminals [J6]
Passenger stations for vehicular and rail mass transit systems; also terminal facilities providing maintenance and service for the vehicles operated in the transit system. Includes buses, taxis, railway, subway, etc. (SIC: Group 41)

Truck Stops [J7]
Service establishments primarily engaged in the sale of diesel fuel and gasoline to commercial trucks in transit. Such establishments may also include vehicle services incidental to fuel sales including mechanical repair, lubrication, oil change and tune-up, as well as accessory towing services and accessory trailer rental, but does not include the storage of wrecked or abandoned vehicles. May also include driver services such as small convenience store, a restaurant or coffee shop, showers and lockers.

Vehicle and Freight Terminals [J8]
Transportation establishments furnishing services incidental to transportation including: freight forwarding services; transportation arrangement services; packing, crating, inspection and weighing services; freight terminal facilities; joint terminal and service facilities; trucking facilities, including transfer and storage; and postal service bulk mailing distribution centers. Includes rail, air and motor freight transportation. This definition does not include sites for the storage or transfer of hazardous waste materials.(SIC: Groups 40, 42)

Vehicle Storage [J9]
Service establishments primarily engaged in the business of storing operative cars, buses and other motor vehicles. Includes both day use and long-term public and commercial garages, parking lots and structures, except when accessory to a principal use. Does not include wrecking yards (classified in "Recycling and Scrap") or farm equipment storage (classified in "Storage Yards and Sales Lots"). (SIC: Group 752)

Warehousing [K1]
Establishments primarily engaged in the storage of farm products, furniture, household goods, or other commercial goods of any nature for later distribution to wholesalers and retailers. Does not include warehouse facilities where the primary purpose of storage is for goods for wholesale distribution. Does not include terminal facilities for handling freight (classified in "Vehicle and Freight Terminals"). Also includes warehouse, storage or mini-storage facilities offered for rent or lease to the general public.

Waste Disposal Sites [H16]
County-approved or operated refuse dumps, sanitary landfills and other solid waste disposal facilities of a terminal nature, where garbage, trash or other unwanted materials are abandoned, buried or otherwise discarded with no intention of re-use. This definition does not include disposal sites for hazardous waste materials.

Water Wells and Impoundments [F5]
Water extraction uses or structures for small scale domestic or agricultural use including wells, ponds, water tanks and distribution facilities.

Wholesaling and Distribution [K2]
Establishments engaged in selling merchandise to retailers; to industrial, commercial, institutional, farm, or professional business users; or to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. Includes such establishments as: merchant wholesalers; agents, merchandise or commodity brokers, and commission merchants; assemblers, buyers and associations engaged in the cooperative marketing of farm products. (SIC: Group 50, 511-516, 518, 519)

APPENDIX E: COASTAL ACCESS INVENTORY

I. INTRODUCTION

The Estero Planning Area offers a wide variety of public access opportunities, including highly accessible beaches, two state parks, and formal and informal accessways to the Morro Bay estuary. Existing and potential coastal accessways are discussed in the following paragraphs. Following that is a detailed inventory (Table E-1) and maps of existing accessways and offers-to- dedicate lateral and vertical access to the coast. All of this information should be evaluated and updated periodically.

II. OVERVIEW OF EXISTING AND POTENTIAL COASTAL ACCESS

A. Rural Area

Much of the shoreline in the rural portion of the planning area is owned and managed by the State Department of Parks and Recreation. There is good existing access in much of the rural area, including new, formal access adjacent to the Morro Bay estuary.

On the coastal terrace west of Cayucos, at the west end of the property formerly owned by Estero Bay Properties, there has been significant trespassing. At this location, there is a loop road used for parking. Access to the shoreline occurs through a hole in the property fence and down to the bluff edge along a well-worn trail. Further west at Villa Creek near the western planning area boundary, there is a well-used turnout; however, there is no physical access to the shoreline. These turnouts and trespass areas are significant because they offer the only rural area shoreline access between the city of Morro Bay and Cambria.

Recently, the property formerly owned by Estero Bay Properties and one other private ownership that cover the area between Cayucos and Villa Creek have been acquired for conservation purposes. These properties stretch over about four miles of undeveloped coastline, offering spectacular views of the coast and ocean, and excellent opportunities for coastal access. Formal coastal access should be planned for, consistent with protection of sensitive habitat and compatibility with possible agricultural use.

In the rural areas north of the city of Morro Bay, there is no apparent open coastal access at this time. Between the city of Morro Bay and Cayucos, there are two turnouts or street ends used for parking. Access to the coast occurs through holes in the fence at this site.

South of the city of Morro Bay along South Bay Blvd. is the Los Osos Creek estuary. Access exists from South Bay Blvd. in the vicinity of Turri Road. Also in this vicinity, the State Department of Parks and Recreation plans to build a staging area, interpretive site and trail overlooking the estuary on the west side of South Bay Blvd. opposite Turri Road. Future access should be compatible with the fragile environment and soft soils of this area.

The Elfin Forest is a publicly-owned and managed Natural Area identified in the Agriculture and Open Space Element of the county General Plan. The public ownership extends from South Bay Blvd. and Santa Lucia Ave. (north of and parallel to Santa Ysabel Ave.) to and along the shoreline of the Morro Bay estuary. The Elfin Forest contains a diverse and complex assemblage of natural plant communities, including pygmy oak woodland. Recently, a boardwalk loop trail and overlooks with access from 16th Street were built. Future trail connections are possible.

The shoreline south of Los Osos, including the Morro Bay sandspit, is almost entirely owned by the State of California and operated as Monta¤a de Oro State Park. This area is open for public use, but coastal access is somewhat limited north of the ranger station at park headquarters. Along Pecho Valley Road are several scenic viewsheds. There are also some existing turnouts/vista points and trailheads.

Until recently, one coastal accessway in Monta¤a de Oro State Park was Army Road, a dirt road leading from Pecho Valley Road to the Morro Bay sandspit near Rodman Drive. It had been well-used before it was closed to vehicular traffic by the State in order to protect fragile habitat. However, an access road (Sandspit Road), parking area, and interpretive sign were recently installed further south to enhance beach access.

Coastal access improvements should be considered for other areas within Monta¤a de Oro State Park. One such area is at Hazard Canyon, which is currently used as an informal turnout/parking area for hikers and surfers. At that location, a future parking area and improved beach trail are planned.

B. Cayucos

In general, the shoreline along Cayucos is highly accessible to the public via a series of beach walks and stairways leading to Cayucos Beach and Morro Strand State Beach. Many coastal accessways are developed. Most of the street ends that dead-end at the shoreline or on the coastal bluff edge are already improved. Vertical access to the shore is provided by several access lanes and many stairways maintained by the county. Further improvement at Morro Strand State Beach would enhance public access. The following is an inventory and discussion of access in Cayucos by neighborhood:

Locarno

This is the northernmost neighborhood in Cayucos. There is little physical access to the shoreline in the Locarno area because the entire area is on a high, steep bluff. Many lateral access easements (accepted offers-to-dedicate lateral access) exist seaward of Lucerne Road, as well as one vertical access easement. However, in general, vertical access down to the bluff may be dangerous in this area, where vertical accessways may be best improved as scenic overlooks at the bluff edge. Therefore, lateral access is a lower priority in this area.

Paso Robles Beach

North Ocean and Pacific Avenues are major streets providing access to the shoreline. North Ocean Avenue separates the central business district from Cayucos Beach and the boardwalk area. Pacific Avenue is a residential street developed mostly with single family homes on the ocean side. At the southern end of the Paso Robles Beach neighborhood, there is ample parking for, and access to Morro Strand State Beach, which is developed with restroom /shower facilities. Overall, access in the Paso Robles Beach neighborhood is very good.

Cayucos Beach is a developed, sandy beach with parking, a boardwalk and fishing pier, and restroom/shower facilities. This beach is easily accessible from the Cayucos central business district.

Along Pacific Avenue, there are a number of improved corridors from the street to the bluff edge, with stairs down to the beach. Each of these corridors has signs and is developed with a path to a wood staircase down the bluff to the beach below. Most also include parking and bicycle racks, and are controlled with bollards. Other improvements include viewing platforms and landscaping. These accessways appear to be used mostly by area residents rather than visitors.

Studio Drive

The Studio Drive neighborhood is similar in character to the Pacific Avenue area. Studio Drive is a narrow, residential street developed with homes on the beach side. There are many street ends and narrow corridors improved with stairways down the bluff. At the far northern end of Studio Drive, there is additional parking and access to Morro Strand State Beach. At the far southern end of this street, there is an unimproved dirt path to the beach. There are many lateral and vertical access easements in the Studio Drive neighborhood, but only a few offers-to-dedicate lateral or vertical access that have not yet been accepted.

Existing vertical access is provided primarily by the parking area at the north end of Studio Drive for Morro Strand State Beach, and by the many street ends and corridors along Studio Drive. Many of these corridors are improved, but parking is very limited. Desirable improvements include installing signs in the parking area for Morro Strand state Beach, developing the unimproved street ends and corridors along Studio Drive, and providing off-street parking for access stairways. Improvement of the dirt path at the south end of Studio Drive should also be considered.

C. Los Osos

Los Osos offers a variety of opportunities for coastal access, and several improved facilities exist. Most accessways are lateral access easements. There are also many vertical accessways, but only a few are developed. Many have trespass use; however, prescriptive rights may exist around much of the bayfront. There are also potential vista points and major lateral trails along the shoreline, but those may not be open or offered for dedication in their entirety. Currently, the primary use of the shoreline is by local residents, as residential neighborhoods border the shoreline. The following is an inventory and discussion of access in Los Osos by neighborhood:

Baywood Park

The Elfin Forest is discussed in Section A, Rural Area. Further west, there is an opportunity to develop the northen end of 7th Street for public access and an overlook that offers vast vistas of the Morro Bay estuary and the sandspit. The end of 4th Street is developed with an overlook. The other street ends between 5th and 9th Streets should be managed to protect, conserve and preserve habitat.

In the Baywood Commercial area, the southern end of 2nd Street is developed with a small pier with a seating area. In the vicinity are benches overlooking the bay and the tidal flats. As part of the approved Back Bay Inn development, lateral access along the bluff-top is to be provided, together with protection and restoration of sensitive habitat. Opportunities for boat launching are to be limited due to sensitive habitat. However, at the southern end of 1st Street, there is an opportunity to develop a boat launch ramp and access to the bay.

In Tract 40 on the Baywood Peninsula at the end of Santa Ysabel Avenue, a small parking area and trail to the bay has been developed. To the north is Bay Street. It is an undeveloped offer of dedication, but has existing use. This area should be developed with a bay overlook. To the south, at the bend in Pasadena Drive south of Baywood Way, is a 10-foot wide easement to the edge of the bay located between two residential lots. Due to narrow streets, lack of parking, and potential conflicts with adjacent homes, consideration should be given to either developing that easement for neighborhood-scale access or retaining the easement to protect and enhance habitat.

Sweet Springs

The Sweet Springs marsh is a nature preserve open to the public. It includes a nature trail adjacent to the bay and wetlands that offers beautiful views of the estuary, the sandspit, Morro Rock, and the surrounding bayfront. The marsh is managed by the Morro Coast Audubon Society, a private, non-profit conservation organization. Deed restrictions placed on the property by the State of California prohibit any additional improvements.

Cuesta-by-the Sea

Coastal access in the Cuesta-by-the Sea neighborhood is entirely informal. There are many offers-to-dedicate lateral access, and a few open, but undeveloped vertical accessways.

The Cuesta Inlet and vicinity offer substantial coastal access opportunities. In this area, Mitchell Drive parallels the shoreline, and has an unimproved stub-out at each end. Both appear to be well-used for vertical access to the shoreline and lateral access along the shoreline. Mitchell Drive provides access to the Cuesta Inlet, which is privately owned (except where State tidelands may extend), but heavily used by area residents for activities such walking, jogging and boat launching. Along Mitchell Drive, there is an opportunity to develop a walkway, bicycle racks, bollards, signs, a bay overlook, and landscaping. At the Cuesta Inlet or elsewhere in the "Back Bay," a site should be acquired and developed for a park and boat launch ramp, consistent with protection of sensitive habitat.

Another major coastal access location in the Cuesta-by-the-Sea neighborhood is at the northern terminus of Pecho Road, adjacent to Binscarth Road. This street end is undeveloped, but well-used for access to the shoreline. It should be developed with a bay overlook. On the adjacent parcel west of the street end, there has been intensive trespass use, and prescriptive rights may exist in this area.

West of Pecho Area

This area has little shoreline, but provides coastal access via mostly informal trailheads onto adjacent shoreline parcels. This area is also adjacent to Monta¤a de Oro State Park. Trailheads are located at the end of Butte Drive and Howard Street. Formal trail access into the State Park and to the coast has been provided at the southern end of Inyo Street in connection with the Monarch Grove subdivision.

Butte Drive is the main shoreline road in this area. A lateral shoreline accessway is located behind the residences on this street. There are a several lateral access easements, and eventual completion of the accessway through acquisition/dedication should be considered. However, the design of any future formal trail along the shoreline at this location would need to protect sensitive habitat and recognize the danger of walking on a soft, marshy surface.

Table E-1 and Maps, Coastal Access Inventory

GENERAL NOTE:

COASTAL ACCESSWAYS ARE NOT AVAILABLE FOR PUBLIC USE UNTIL A PUBLIC AGENCY OR PRIVATE ASSOCIATION APPROVED BY THE COUNTY AGREES TO ACCEPT RESPONSIBILITY FOR MAINTENANCE AND LIABILITY OF THE ACCESSWAY. OFFERS OF DEDICATION MAY HAVE INTERIM DEED RESTRICTIONS THAT RESTRICT THE PROPERTY OWNER FROM INTERFERING WITH PRE-EXISTING USE BY THE PUBLIC AND REQUIRE THAT THE AREA OFFERED FOR DEDICATION REMAIN OPEN AND UNOBSTRUCTED DURING THE PERIOD WHEN THE OFFER IS OUTSTANDING.

NOTE ABOUT THE TABLE:

"Accepted" in the "Status" column of the table means that an offer of dedication was accepted by a public agency or private association approved by the county, and is considered an easement.

Estero Portion of the Coastal Access Plan:			
Inventory & Map Key Ordered North to South			
Assessor Parcel No.	Access	Type/Location	Status
Coastal Access Plan: Rural Estero Map 6			
046-151-004; 046-161-006,008; 046-171-010	Lateral/Vertical	Public: Estero Bluffs. 6405 Cabrillo Hwy, Cayucos	State Park
065-022-006,007; 073-075-012,013; 073-092-021	Lateral	OTD: 0000 SW Hwy 1 (CHEVRON Properties), Cayucos	Accepted
Coastal Access Plan: Cayucos Map 6A			
064-484-006,007,008	Lateral	OTD:: 771 & 773 N. Ocean Ave., Cayucos	Accepted
064481-015	Lateral	OTD: 765 North Ocean Ave., Cayucos	Offer Verified
064481-016	Lateral	OTD: 755 North Ocean Ave., Cayucos	Offer Verified
064- 281-020	Lateral	OID: 611 Lucerne Rd. Cayucos	Accepted
064-282-018,019,020,021	Lateral	OTD: 605, 607, 609 Lucerne Rd., Cayucos	Accepted
064-281-024	Lateral	OTD: 593 Lucerne Rd., Cayucos	Offer Verified
064-282-001,002,003,004,005,006,011	Lateral/Vertical	OTD: 543, 547, 551, 557, 561, 565 Lucerne Rd., Cayucos	Accepted
064-282-013,014,015,016.017	Lateral	OTD: 531,533.535 & 537 Lucerne Rd., Cayucos	Accepted
064-282-007,008,009,010,012	Lateral	OTD: 517,521,525 & 529 Lucerne Rd.. Cayucos	Accepted
064-282-026	Lateral	OTD: 507 Lucerne Rd., Cayucos	Accepted
064-281-022	Lateral	OTD: 491 Lucerne Rd., Cayucos	Offer Verified
064-281-013	Lateral	OTD: 463 Lucerne Rd., Cayucos	Accepted
064-281-012	Lateral	OTD: 447 Lucerne Rd., Cayucos	Accepted
064482-031	Lateral	OTD: 349 N. Ocean Ave., Cayucos	Accepted
064-101-001; 064-091-001, 064-115-011; 064-116-007	Lateral/Vertical	Public: Cayucos County Beach. Extends from north of Cayucos Ave. to south of E St., Cayucos	State Beach
064-094-014	Vertical	Street End: Cayucos Dr. South of 149 Cayucos Dr., Cayucos	Developed
064-115-011	Vertical	Street End: D St South of 158 Ocean Front St., Cayucos	Accepted
Coastal Access Plan: Cayucos Map 6B			
064-116-009	Vertical	Street End: E Street. North of 6 Ocean Front St., Cayucos	Accepted
064-121-004	Lateral	OTD: 72 Pacific Ave., Cayucos	Offer Verified
064-121-008	Lateral	OTD: 92 Pacific Ave., Cayucos	Accepted
064-121-009	Lateral	OTD: 98 Pacific Ave., Cayucos	Accepted
064-121-033	Lateral	OTD: 100 Pacific Ave., Cayucos	Accepted
064-121-034,035	Lateral	OTD: 100, 102 Pacific Ave., Cayucos	Accepted
064-121-027	Vertical	Street End: First St. South of 126 Pacific Ave., Cayucos	Developed

Assessor Parcel No.	Access	Type/Location	Status
064-121-021	Lateral	OTD: 174 Pacific Ave., Cayucos	Accepted
064-121-023	Lateral	OTD: 198 Pacific Ave., Cayucos	Accepted
064-121-032	Lateral	OTD: 220 Pacific Ave., Cayucos	Accepted
064-121-031	Lateral	OTD: 236 Pacific Ave., Cayucos	Accepted
064-121-015	Lateral	OTD: 238 B Pacific Ave., Cayucos	Accepted
064-121-016	Lateral	OTD: 268 Pacific Ave., Cayucos	Accepted
064-121-036	Lateral	OTD: 296 Pacific Ave., Cayucos	Accepted
064-121-036	Vertical	Street End: North Third S1. South of 296 Pacific Ave., Cayucos	Developed
064-147-001	Lateral/Vertical	Public: Paul Andrew Park. Seaward of Pacific Ave between North 3rd and South 3rd Streets., Cayucos	County Park
064-147-001	Vertical	Street End: South Third S1. North of 302 Pacific Ave., Cayucos	Developed
064-148-015	Lateral	OTD: 326 Pacific Ave., Cayucos	Accepted
064-148-016	Lateral	OTD: 350 Pacific Ave., Cayucos	Accepted
064-148-014	Lateral	OTD: 374 Pacific Ave., Cayucos	Accepted
064-148-017	Lateral	OTD: 454 Pacific Ave., Cayucos	Offer Verified
064-148-008	Vertical	Street End: Sixth S1. South of 560 Pacific Ave., Cayucos	Developed
064-149-007	Lateral	OTD: 702 Pacific Ave., Cayucos	Accepted
064-149-011	Lateral	OTD: 802 Pacific Ave., Cayucos	Accepted
064-149-011	Vertical	Street End: Eighth St. South of 802 Pacific Ave., Cayucos	Developed
064-151-007	Lateral	OTD: 930 Pacific Ave., Cayucos	Offer Verified
064-151-008	Lateral	OTD: 950 Pacific Ave., Cayucos	Accepted
064-151-009	Lateral	OTD: 974 Pacific Ave., Cayucos	Offer Verified
064-151-011	Vertical	Street End: Tenth S1. 1000 Pacific Ave., Cayucos	Developed
064-151-019	Lateral	OTD: 1010 Pacific Ave., Cayucos	Accepted
064-151-020	Lateral	OTD: 1036 Pacific Ave., Cayucos	Accepted
064-151-015	Lateral	OTD: 1084 Pacific Ave., Cayucos	Accepted
064-227-002	Lateral	OTD: 1136 Pacific Ave., Cayucos	Accepted
064-227-004	Lateral	OTD: 1168 Pacific Ave., Cayucos	Accepted
064-227-004	Vertical	Street End: Twelfth S1. South of 1168 Pacific Ave., Cayucos	Developed
064-227-006	Lateral	OTD: 1210 Pacific Ave., Cayucos	Accepted
064-227-015	Lateral	OTD: 1424 Pacific Ave., Cayucos	Accepted
064-227-016	Lateral	OTD: 1450 Pacific Ave., Cayucos	Accepted
064-227-021	Vertical	Street End: Sixteenth S1. South of 1600 Pacific Ave., Cayucos	Developed
064-236-001	Lateral	OTD: 1602 Pacific Ave., Cayucos	Accepted
064- 236-005	Lateral	OTD: 1702 Pacific Ave., Cayucos	Accepted
064-236-013	Lateral	OTD: 1786 Pacific Ave., Cayucos	Accepted
064-236-014	Lateral	OTD: 1798 Pacific Ave., Cayucos	Accepted
064-236-012	Vertical	Street End: Nineteenth S1. South of 1864 Pacific Ave., Cayucos	Developed
064- 241-00 1	Lateral	OTD: 1864 Pacific Ave., Cayucos	Accepted
064-241-002	Lateral	OTD: 1900 Pacific Ave., Cayucos	Accepted

Assessor Parcel No.	Access	Type/Location	Status
064-241-012	Vertical	Street End: Twenty-first St. South of 2146 Pacific Ave., Cayucos	Developed
064-241-038; 064-242-005; 064-243-022; 064-244-001; 073-093-001	Lateral/Vertical	Public: Morro Strand State Beach. End of 24th St., Cayucos	State Beach
Coastal Access Plan: Cayucos Map 6C			
064-253-005	Lateral	OTD: 2616 Studio Dr., Cayucos	Accepted
064-253-005	Vertical	Street End: Studio Drive North. Way south of 2616 Studio Drive North, Cayucos	Accepted
064-254-014	Lateral	OTD: 2618 Studio Dr., Cayucos	Offer Verified
064-254-017	Lateral	OTD: 2628 Studio Dr., Cayucos	Accepted
064-254-022,023	Lateral	OTD: 2680, 2684 Studio Dr., Cayucos	Accepted
064-254-019	Lateral	OTD: 2686 Studio Dr., Cayucos	Accepted
064- 254-002	Lateral	OTD: 2692 Studio Dr., Cayucos	Accepted
064-254-001	Lateral	OTD: 2698 Studio Dr., Cayucos	Accepted
064-254-001	Vertical	Street End: Studio Drive South. Way south of 2698 Studio Dr. South, Cayucos	Accepted
064-255-013	Lateral	OTD: 2704 Studio Dr., Cayucos	Accepted
064-255-012	Lateral	OTD: 2712 Studio Dr., Cayucos	Accepted
064-255-011	Lateral	OTD: 2716 Studio Dr., Cayucos	Accepted
064-255-010	Lateral	OTD: 2728 Studio Dr., Cayucos	Accepted
064-255-007	Lateral	OTD: 2744 Studio Dr., Cayucos	Accepted
064-255-016	Vertical	Street End: King St. Way south of 2792 Studio Dr., Cayucos	Developed
064-274-011	Lateral	OTD: 2806 Studio Dr., Cayucos	Accepted
064-274-002	Lateral	OTD: 2874 Studio Dr., Cayucos	Accepted
064-274-001	Lateral	OTD: 2886 Studio Dr., Cayucos	Offer Verified
064-275-036	Lateral	OTD: 2900 Studio Dr., Cayucos	Accepted
064-275-013	Lateral	OTD: 2936 Studio Dr., Cayucos	Accepted
064-275-034	Lateral	OTD: 2948 Studio Dr., Cayucos	Accepted
064-417-018	Vertical	Street End: Gracia Ave. Street end way. North of 3142 Studio Dr., Cayucos	Developed
064-417 -028	Lateral	OTD: 3114 Studio Dr., Cayucos	Accepted
064-417 -0 13	Lateral	OTD: 3146 Studio Dr., Cayucos	Accepted
064-417-023	Lateral	OID: 3154 Studio Dr., Cayucos	Accepted
064-417 -025,026	Lateral	OTD: 3168, 3180 Studio Dr., Cayucos	Accepted
064-417-027	Lateral	OTD: 3174 Studio Dr., Cayucos	Accepted
064-417 -010	Lateral	OTD: 3190 Studio Dr., Cayucos	Accepted
064-417-009	Lateral	OTD: 3194 Studio Dr., Cayucos	Accepted
064-417 -009	Vertical	Street End: EI Sereno S1. North of 3212 Studio Dr., Cayucos	Developed
064-417 -00 1	Vertical	Street End: Coronado S1. South of 3266 Studio Dr., ,Cayucos	Developed
064-421-001	Vertical	Street End: Acacia S1. South of 3336 Studio Dr., Cayucos	Accepted
064-422-006	Lateral	OTD: 3380 Studio Dr., Cayucos	Accepted
064-422-001	Vertical	Street End: Mayer S1. South of 3430 Studio Dr., Cayucos	Developed

Assessor Parcel No.	Access	Type/Location	Status
064-449-022	Lateral	OTD: 3476 Studio Dr., Cayucos	Accepted
064-449-022	Vertical	Street End: Mannix St. South of 3476 Studio Dr., Cayucos	Developed
064-449-015	Lateral	OTD: 3520 Studio Dr., Cayucos	Accepted
064-449-013	Vertical	Street End: Cody St. South of 3540 Studio Dr., Cayucos	Developed
064-449-009	Lateral	OTD: 3590 Studio Dr., Cayucos	Accepted
064-449-008	Lateral	OTD: 3596 Studio Dr., Cayucos	Accepted
064-449-007	Lateral	OTD: 3600 Studio Dr., Cayucos	Accepted
064-449-033	Vertical	Street End: Crawford St South of 3630 Studio Dr., Cayucos	Developed
064-449-004	Lateral	OTD: 3650 Studio Dr., Cayucos	Accepted
064-449-003	Lateral	OTD: 3660 Studio Dr., Cayucos	Accepted
064-449-002	Lateral	OTD: 3670 Studio Dr., Cayucos	Accepted
065-022-006,007; 073-075-012,013; 073-092-021	Lateral	OTD: 0000 SW Hwy 1 (CHEVRON Properties), Cayucos	Accepted
	Coastal Access Plan: Rural Estero Map 7		
065-022-006,007; 073-075-012,013; 073-092-021	Lateral	OTD: 0000 SW Hwy 1 (CHEVRON Properties), Cayucos	Accepted
065-351-002; 065-082-020; 065-101-001; 065-102-001; 065-152-002,004,011; 065-I 182-002; 065-211-001,021; 065-212-001,011; 065-213-001; 065-231-001,006; 065-386-001; 066-331-028,034; 066-461-011	Lateral/Vertical	Public: Atascadero State Beach.	State Beach I
073-171-006,009,027,032,033; 067-011-036,043,044; 066-381-003; 073-121-026;038-711-011,035,036,037,038; 038-721-014	Lateral/Vertical	Public: Morro Bay State Park. Between Morro Bay and Los Osos	State Park I
	Coastal Access Plan: Rural Estero Map 8		
066-401-001; 074-011-005; 074-021-038,039,040,041,044,045; 074-022-062,063;067-141-001,002,003; 076-011-00 1,002,003,004,005,007; 076-021-005,007,009,029,030; 076-031-001,003,004; 076-091-	Lateral/Vertical	Public: Montana de Oro State Park/Sand Spit. Pecho Valley Road, Los Osos	State Park

001			
Coastal Access Plan: Los Osos Map SA			
038-701- 004,008,009,010,011	Lateral/Vertical	Public: Elfin Forest. One block north of Santa Ysabel from 11th to 18th Streets, Los Osos	County Natural Area
038-051-019	Other	Deed Restriction: Oak Protection, 1147 9th St., Los Osos	Not Applicable
Coastal Access Plan: Los 080S Map SB			
038-041-011	Lateral	OTD: 1155 Seventh St., Los Osos	Accepted
038-041-010	Lateral	OTD: 1160 Sixth St.. Los Osos	Accepted
038-032-007	Lateral	OTD: 1119 Sixth St., Los Osos	Accepted
038-032-001	Lateral	OTD: 1134 Fifth St., Los Osos	Accepted
038-031-029	Lateral	OTD: 1135 Fifth St., Los Os os	Accepted
038-031-001	Lateral/Vertical	Public/Non-profit: Audubon Overlook. End of 4th St. and Santa Lucia Ave., Los Osos	Nonprofit Natural Area
038-261-004	Vertical	Street End: Third S1. North of Santa Lucia, Los Osos	Developed
038-681-013	Lateral	OTD: 698 Santa Lucia Ave., Los Osos	Accepted
038-681-014	Lateral	OTD: 688 Santa Lucia Ave., Los Osos	Accepted
038-681-015	Lateral	OID: 672 Santa Lucia Ave., Los Osos	Accepted
038-681-017	Lateral	OTD: 670 Santa Lucia Ave., Los Osos	Accepted
038-681-018	Lateral	OTD: 656 Santa Lucia Ave., Los Osos	Accepted
038-681-003	Lateral	OTD: 640 Santa Lucia Ave., Los Osos	Accepted
038-681-002	Lateral	OTD: 608 Santa Lucia Ave., Los Osos	Accepted
038-681-012	Lateral/Overlook	OTD: 600 Santa Lucia, Overlook. Los Osos	Accepted
038-681-024	Lateral/Overlook	OTD: 1119 Pasadena Dr., Los Osos	Accepted/Offer Verified
038-731-012	Lateral/Overlook	OTD: 1131 Pasadena Dr., Los 080S	Accepted/Offer Verified
038-731-011	Lateral	OTD: 1137 Pasadena Dr., Los Osos	Accepted
038-731-010	Lateral	OTD: 1143 Pasadena Dr., Los Osos	Accepted
038-731-009	Lateral	OTD: 1149 Pasadena Dr., Los Osos	Accepted
038-731-008	Lateral	OTD: 1155 Pasadena Dr., Los Osos	Accepted
038-731-007	Lateral	OTD: 1161 Pasadena Dr., Los Osos	Accepted
038-731-006	Lateral	OTD: 1167 Pasadena Dr., Los Osos	Accepted
038-731-004	Lateral	OTD: 1179 Pasadena Dr., Los Osos	Accepted
038-731-002	Lateral	OTD: 1191 Pasadena Dr., Los Osos	Accepted
038-732-00 I	Lateral/Vertical	Public: Pasadena Access. 1211 Pasadena Dr., Los Osos	County Park
038-732-004	Lateral	OTD: 1299 Pasadena Dr., Los Osos	Accepted
038-732-007	Lateral	OTD: 1299 Pasadena Dr., Los Osos	Accepted
038-692-005	Lateral	OTD: 1309 Pasadena Dr., Los Osos	Accepted
038-692-015	Vertical	Street End: First St. South end, north of 1391 2nd St., Los Osos	Accepted
038-181-025	Lateral	OTD: 1391 Second St., Los Osos	Offer Verified
038-181-024	Lateral/Vertical	OTD: 1399 Second St. Back Bay Inn, adjacent to pier and 2nd Street, Los Osos	Offer Verified
038-181-024	Vertical	Street End: Second St. South end, south of 1399	Developed

		2nd St., Los Osos	
038-262-008	Other	Deed Restriction: Well site. West side of 3rd St., north of Paso Robles Ave., south of El Moro Ave., Los Osos	Not Applicable
038-262-005	Lateral/Vertical	Public/Non Profit: Audubon. Corner of Paso Robles and Third Street, Los Osos	Nonprofit Natural Area
074-229-010; 074-101-004	Lateral/Vertical	PubliclNonprofit: Sweet Springs Marsh. 660 Ramona, Los Osos	Nonprofit Natural Area
074-081-013	Lateral/Vertical	OTD: 398 Mitchell Dr. Northern extension of Doris, Los Osos	Accepted/Developed
074-081-037	Lateral	OTD: 380 Mitchell Dr., Los Osos	Accepted
074-081-028	Lateral	OTD: 366 Mitchell Dr., Los Osos	Accepted
074-081-018	Lateral	OTD: 350 Mitchell Dr., Los Osos	Accepted
074-082-010	Vertical	OTD: 399 Mitchell Dr., Los 050S	Accepted
074-082-010	Vertical	Street End: Doris Ave. South end, south of 399 Mitchell St., Los Osos	UDSE
074-084-012	Other	Potential Prescriptive Rights: Tidal inlet. South of Mitchell Dr., Cuesta-By-The- Sea, Los Osos	Informal
Coastal Access Plan: Los Osos Map 8C			
074-084-013	Other	Potential Prescriptive Rights: 25' causeway. Cuesta-By-The-Sea. Between Mitchell and Pecho road ends, Los Osos	Informal
074-121-003	Other	Potential Prescriptive Rights: Parcel adjacent to Pecho Road stub out. Cuesta-By- The-Sea, Los Os os	Informal
074-462-00 1,002,003,004,005 ,006,007,008,009,010,011,012,013	Other	Potential Prescriptive Rights: Butte Drive Shoreline trail. Extends east behind parcels along Butte Dr., Los Osos	Informal
074-121-002	Vertical	Street End: Solano Dr. East of 272 Butte Dr., Los Osos	Accepted
074-462-013	Lateral/Vertical	OTD: 272 Butte Dr., Los Osos	Accepted
074-462-011	Lateral	OTD: 260 Butte Dr., Los Osos	Accepted
074-462-008	Lateral	OTD: 242 Butte Dr., Los Osos	Accepted
074-462-007	Lateral	OTD: 236 Butte Dr., Los Osos	Accepted
074-462-004	Lateral	OTD: 218 Butte Dr., Los Osos	Accepted
074-462-001	Lateral	OTD: 202 Butte Dr., Los Osos	Accepted
074-022-068	Trail	OTD: 171 Monarch Lane. Los Osos	Accepted
074-026-003	Trail	OTD: lnyo Street Cul-de-sac trail. See 171 Monarch Lane, Los Osos	Accepted

Coastal Access Master Plan: Rural Estero Map 6

Offers to Dedicate

Lateral
- Accepted
- Offer verified

Vertical/Street End
- Accepted & developed
- Accepted
- Offer verified

Overlook
- Accepted & developed
- Accepted
- Offer verified

Additional Resources

Public Land
- Public/Non-profit
- CalTrans Vista Point
- Other County easement

Trail Dedication
- Developed
- Accepted

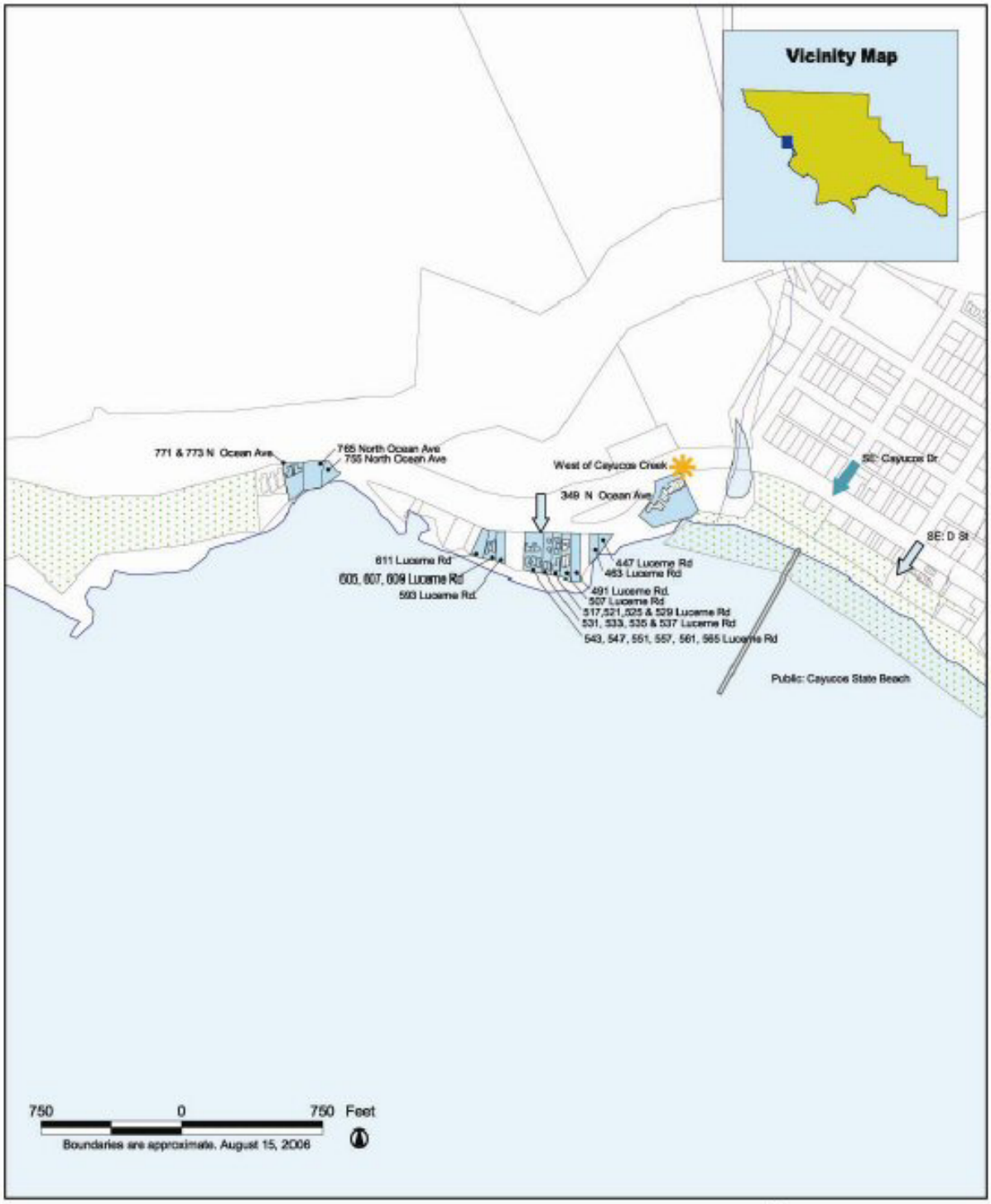
Historic Use
- Lateral
- Vertical

Other
- Deed restriction
- Proposed vertical

County of San Luis Obispo

General Services Parks Division

Author: Sara Kocher Consulting. Sources: County Parks Division, County Mapping & Graphics Division, Barclay Maps



Coastal Access Master Plan: Cayucos Map 6A

Offers to Dedicate

Lateral
- Accepted
- Offer verified

Vertical/Street End
- Accepted & developed
- Accepted
- Offer verified

Overlook
- Accepted & developed
- Accepted
- Offer verified

Additional Resources

Public Land
- Public/Non-profit
- CalTrans Vista Point
- Other County easement

Trail Dedication
- Developed
- Accepted

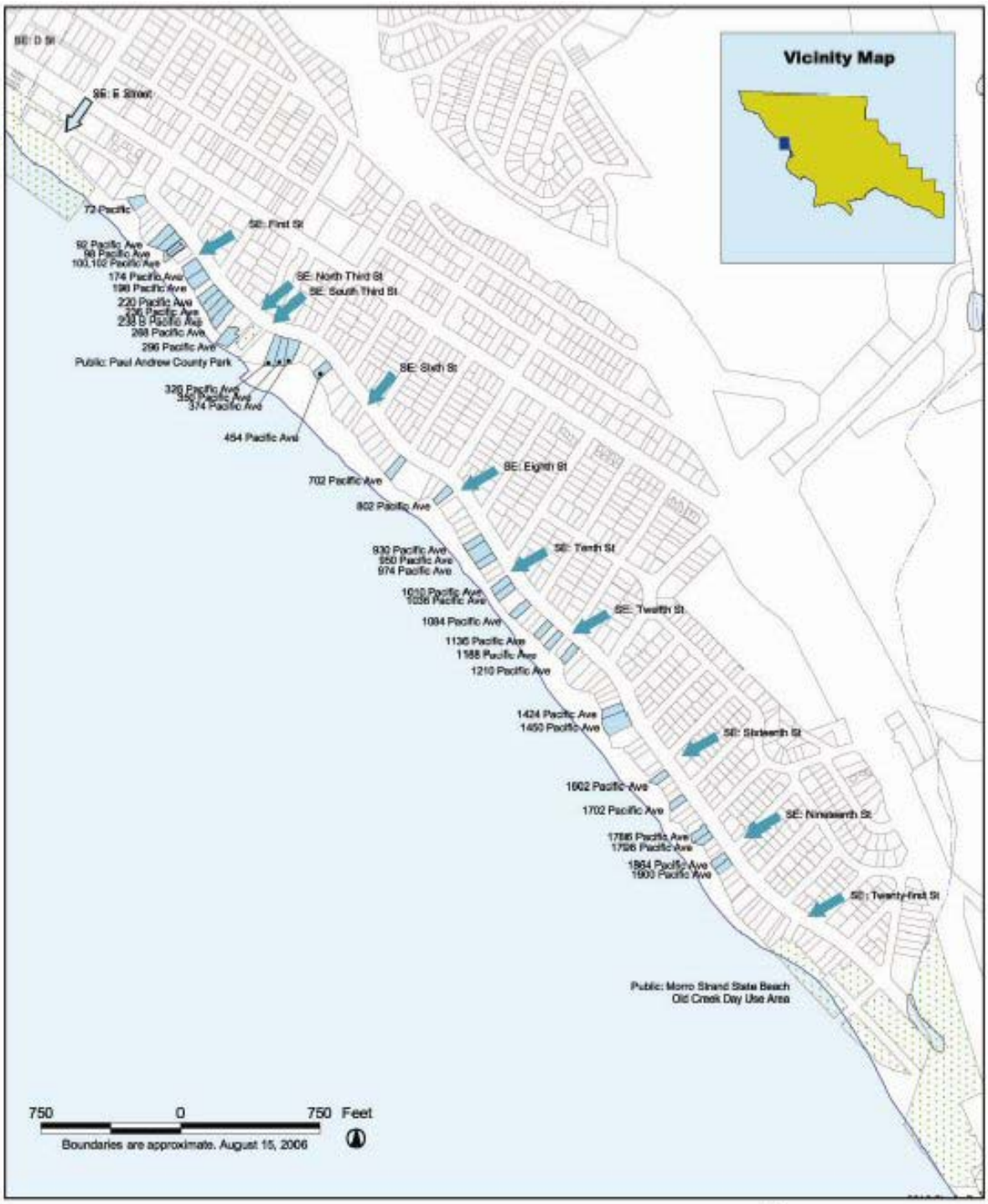
Historic Use
- Lateral
- Vertical

Other
- Deed restriction
- Proposed vertical

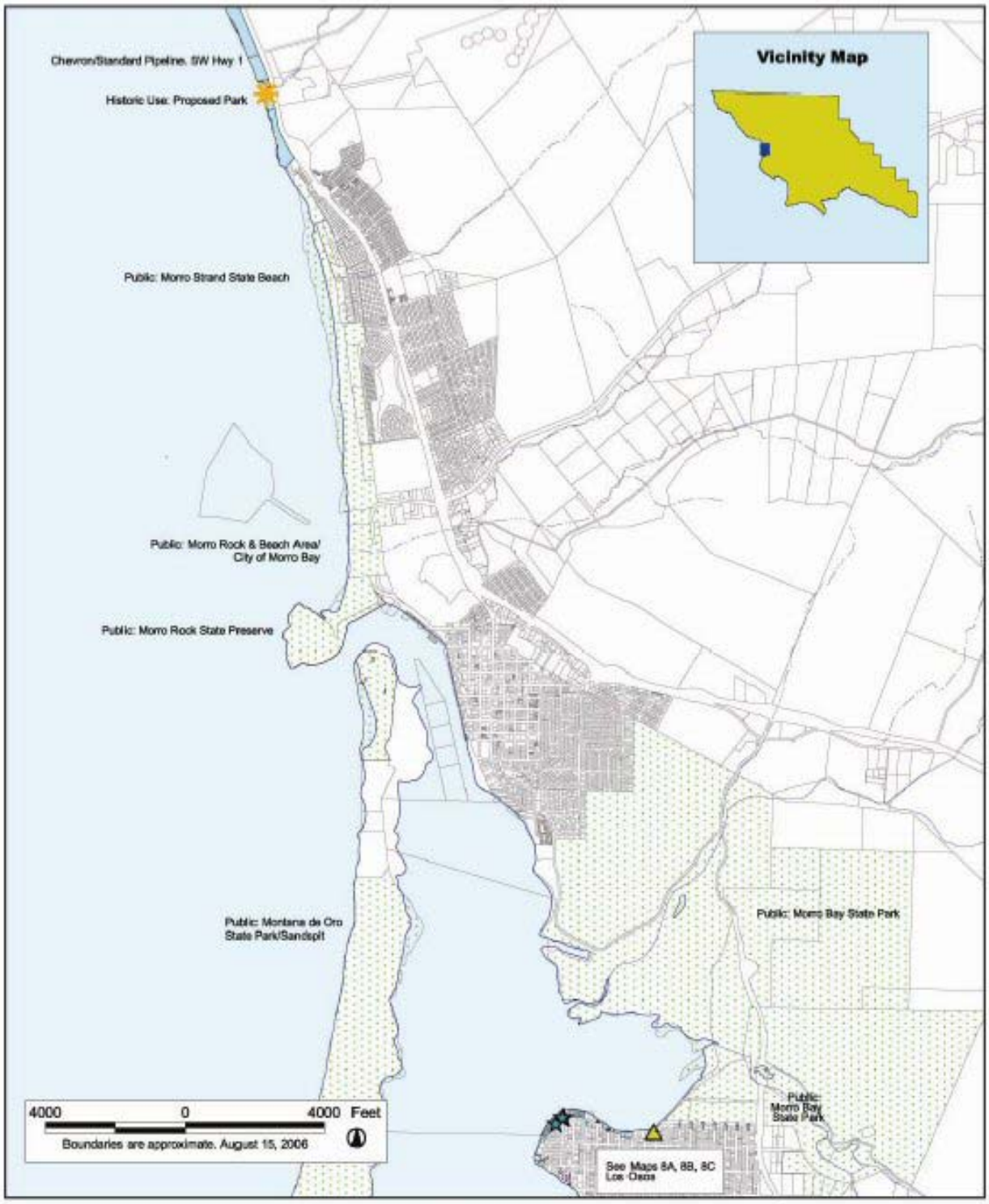
County of San Luis Obispo

General Services Parks Division

Author: Sara Kocher Consulting. Sources: County Parks Division, County Mapping & Graphics Division, Barclay Maps


Vicinity Map
SE: D St
SE: E Street
72 Pacific
SE: First St
92 Pacific Ave
98 Pacific Ave
100,102 Pacific Ave
174 Pacific Ave
198 Pacific Ave
220 Pacific Ave
236 Pacific Ave
238 B Pacific Ave
268 Pacific Ave
296 Pacific Ave
Public: Paul Andrew County Park
SE: North Third St
SE: South Third St
SE: Sixth St
326 Pacific Ave
350 Pacific Ave
374 Pacific Ave
454 Pacific Ave
702 Pacific Ave
SE: Eighth St
802 Pacific Ave
930 Pacific Ave
950 Pacific Ave
974 Pacific Ave
SE: Tenth St
1010 Pacific Ave
1036 Pacific Ave
1084 Pacific Ave
SE: Twelfth St
1136 Pacific Ave
1188 Pacific Ave
1210 Pacific Ave
1424 Pacific Ave
1450 Pacific Ave
SE: Sixteenth St
1602 Pacific Ave
1702 Pacific Ave
SE: Nineteenth St
1786 Pacific Ave
1796 Pacific Ave
1864 Pacific Ave
1900 Pacific Ave
SE: Twenty-first St
Public: Morro Strand State Beach
Old Creek Day Use Area
750
0
750 Feet
Boundaries are approximate. August 15, 2006
Coastal Access Master Plan: Cayucos Map 6B
Offers to Dedicate
Lateral
Accepted
Offer verified
Vertical/Street End
Accepted & developed
Accepted
Offer verified
Overlook
Accepted & developed
Accepted
Offer verified
Additional Resources
Public Land
Public/Non-profit
CalTrans Vista Point
Other County easement
Trail Dedication
Developed
Accepted
Historic Use
Lateral
Vertical
Other
Deed restriction
Proposed vertical
County of San Luis Obispo
General Services Parks Division
Author: Sara Kocher Consulting. Sources: County Parks Division, County Mapping & Graphics Division, Barclay Maps

Vicinity Map
SE: Studio Drive North
2616 Studio Dr
2618 Studio Dr
2628 Studio Dr
SE: Studio Drive South
2680, 2684 Studio Dr
2686 Studio Dr
2692 Studio Dr
2696 Studio Dr
2704 Studio Dr
2716 Studio Dr
2712 Studio Dr
2728 Studio Dr
2744 Studio Dr
SE: King St
2806 Studio Dr
2874 Studio Dr
2886 Studio Dr
2900 Studio Dr
2936 Studio Dr
2946 Studio Dr
SE: Oracle Ave
3114 Studio Dr
3154 Studio Dr
3174 Studio Dr
3146 Studio Dr
3166 Studio Dr
3180 Studio Dr
3190 Studio Dr
3194 Studio Dr
SE: El Sereno St
SE: Coronado St
SE: Acacia St
3380 Studio Dr
SE: Meyer St
SE: Marvin St
3476 Studio Dr
SE: Cody St
3520 Studio Dr
3600 Studio Dr
3640 Studio Dr
3660 Studio Dr
SE: Crawford St
3662 Studio Dr
3680 Studio Dr
3670 Studio Dr
Chevron/Standard Pipeline, SW Hwy 1
750
0
750 Feet
Boundaries are approximate. August 15, 2006
Coastal Access Master Plan: Cayucos Map 6C
Offers to Dedicate
Lateral
Accepted
Offer verified
Vertical/Street End
Accepted & developed
Accepted
Offer verified
Overlook
Accepted & developed
Accepted
Offer verified
Additional Resources
Public Land
Public/Non-profit
CalTrans Vista Point
Other County easement
Trail Dedication
Developed
Accepted
Historic Use
Lateral
Vertical
Other
Deed restriction
Proposed vertical
County of San Luis Obispo
General Services Parks Division
Author: Sara Kocher Consulting. Sources: County Parks Division, County Mapping & Graphics Division, Barclay Maps



Coastal Access Master Plan: Rural Estero Map 7

Offers to Dedicate

Lateral
- Accepted
- Offer verified

Vertical/Street End
- Accepted & developed
- Accepted
- Offer verified

Overlook
- Accepted & developed
- Accepted
- Offer verified

Additional Resources

Public Land
- Public/Non-profit
- CalTrans Vista Point
- Other County easement

Trail Dedication
- Developed
- Accepted

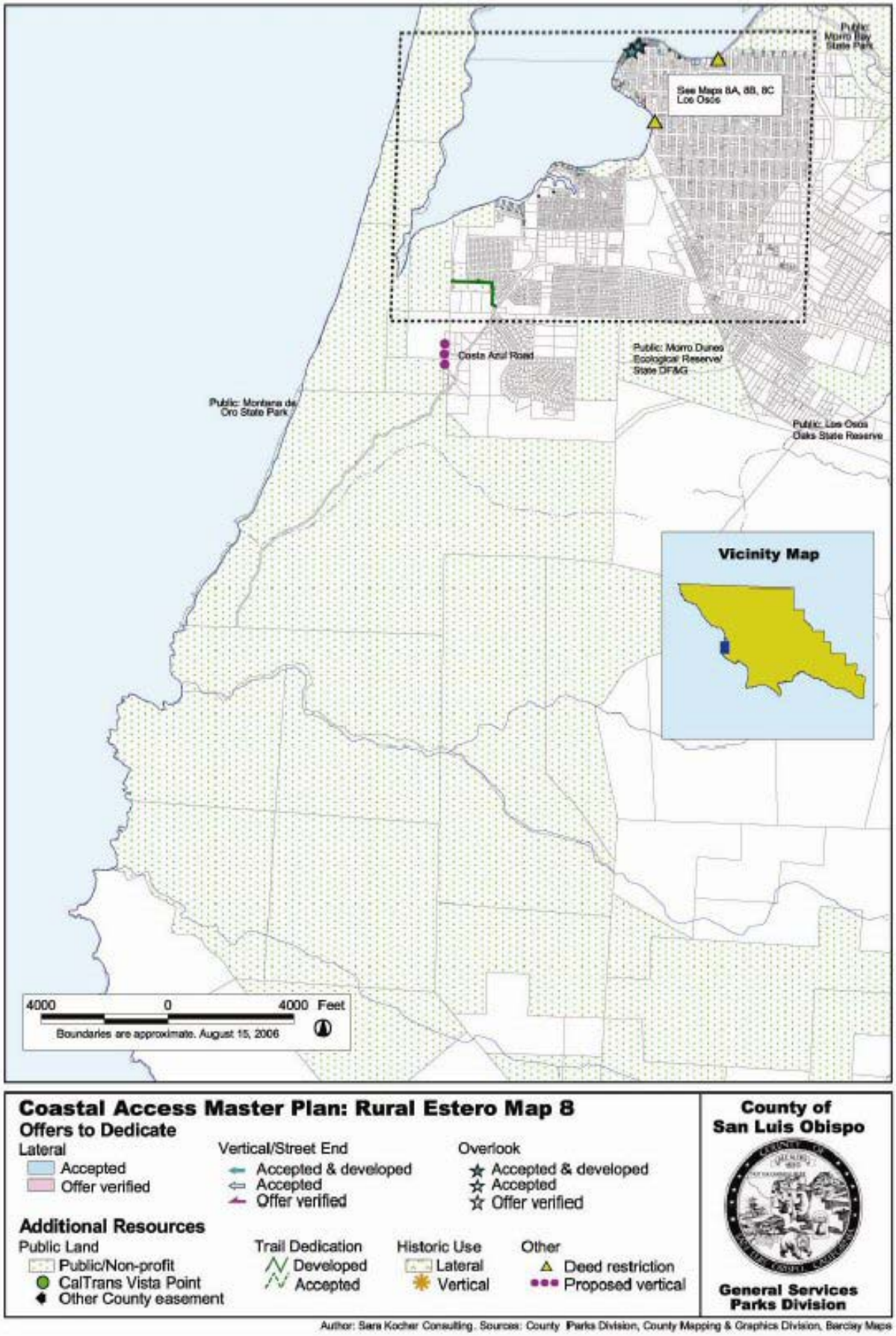
Historic Use
- Lateral
- Vertical

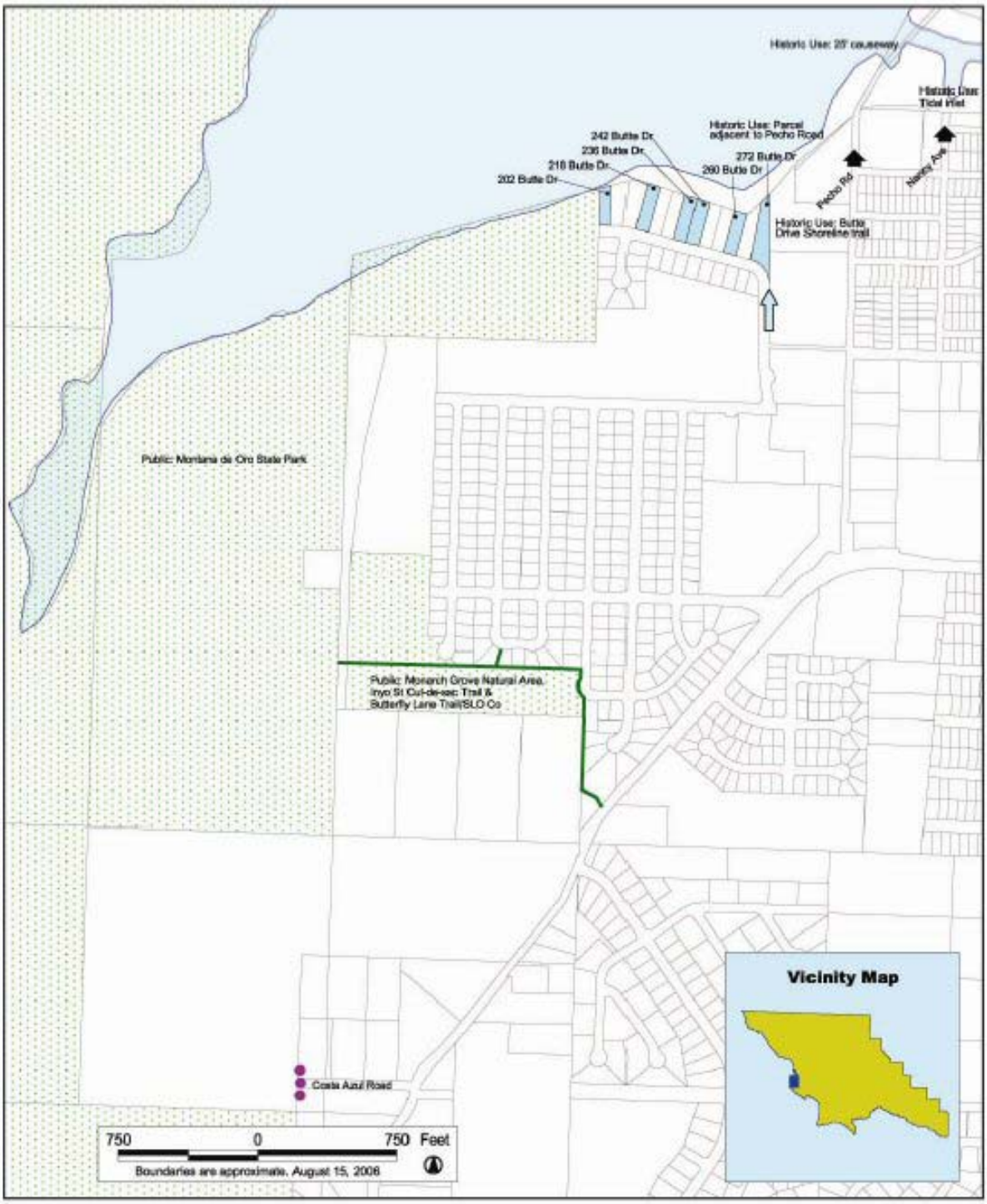
Other
- Deed restriction
- Proposed vertical

County of San Luis Obispo

General Services Parks Division

Author: Sara Kocher Consulting. Sources: County Parks Division, County Mapping & Graphics Division, Barclay Maps


Public: Morro Bay State Park
See Maps 8A, 8B, 8C Los Osos
Costa Azul Road
Public: Morro Dunes Ecological Reserve/ State DF&G
Public: Montana de Oro State Park
Public: Los Osos Oaks State Reserve
Vicinity Map
4000 0 4000 Feet
Boundaries are approximate. August 15, 2006
Coastal Access Master Plan: Rural Estero Map 8
Offers to Dedicate
Lateral
Accepted
Offer verified
Vertical/Street End
Accepted & developed
Accepted
Offer verified
Overlook
Accepted & developed
Accepted
Offer verified
Additional Resources
Public Land
Public/Non-profit
CalTrans Vista Point
Other County easement
Trail Dedication
Developed
Accepted
Historic Use
Lateral
Vertical
Other
Deed restriction
Proposed vertical
County of San Luis Obispo
General Services Parks Division
Author: Sara Kocher Consulting. Sources: County Parks Division, County Mapping & Graphics Division, Barclay Maps



Coastal Access Master Plan: Los Osos Map 8C

Offers to Dedicate

Lateral
- Accepted
- Offer verified

Vertical/Street End
- Accepted & developed
- Accepted
- Offer verified

Overlook
- Accepted & developed
- Accepted
- Offer verified

Additional Resources

Public Land
- Public/Non-profit
- CalTrans Vista Point
- Other County easement

Trail Dedication
- Developed
- Accepted

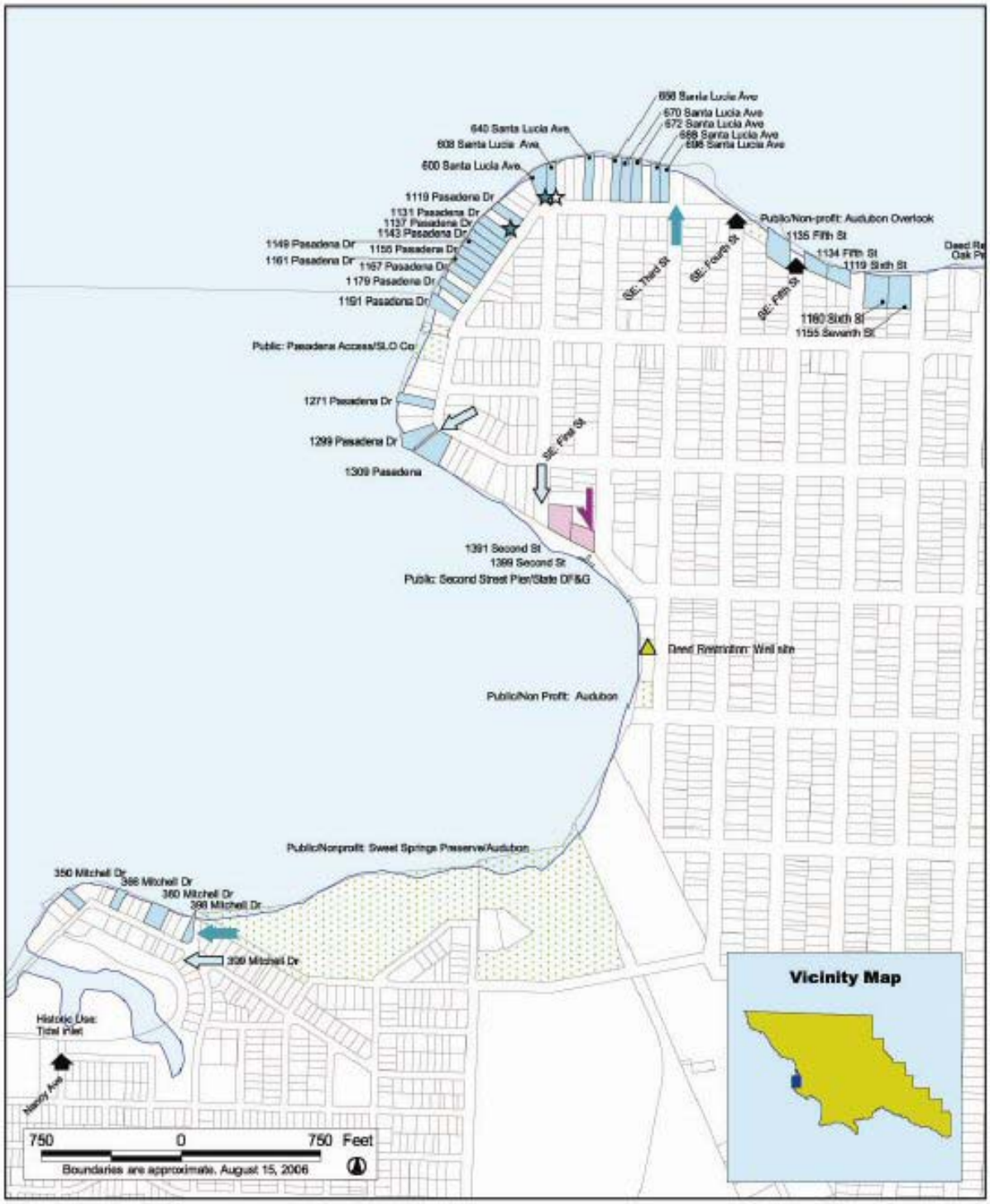
Historic Use
- Lateral
- Vertical

Other
- Deed restriction
- Proposed vertical

County of San Luis Obispo

General Services Parks Division

Author: Sara Kocher Consulting. Sources: County Parks Division, County Mapping & Graphics Division, Barclay Maps



Coastal Access Master Plan: Los Osos Map 8B

Offers to Dedicate

Lateral
- Accepted
- Offer verified

Vertical/Street End
- Accepted & developed
- Accepted
- Offer verified

Overlook
- Accepted & developed
- Accepted
- Offer verified

Additional Resources

Public Land
- Public/Non-profit
- CalTrans Vista Point
- Other County easement

Trail Dedication
- Developed
- Accepted

Historic Use
- Lateral
- Vertical

Other
- Deed restriction
- Proposed vertical

County of San Luis Obispo

General Services Parks Division

Author: Sara Kocher Consulting. Sources: County Parks Division, County Mapping & Graphics Division, Barclay Maps

Coastal Access Master Plan: Los Osos Map 8A

Offers to Dedicate

Lateral
- Accepted
- Offer verified

Vertical/Street End
- Accepted & developed
- Accepted
- Offer verified

Overlook
- Accepted & developed
- Accepted
- Offer verified

Additional Resources

Public Land
- Public/Non-profit
- CalTrans Vista Point
- Other County easement

Trail Dedication
- Developed
- Accepted

Historic Use
- Lateral
- Vertical

Other
- Deed restriction
- Proposed vertical

County of San Luis Obispo

General Services Parks Division

Author: Sara Kocher Consulting. Sources: County Parks Division, County Mapping & Graphics Division, Barclay Maps

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APPENDIX F: CONCEPT PLANS

FIGURE F-4: CAYUCOS DOWNTOWN OPPORTUNITIES AND ISSUES

IMPORTANT NOTE ABOUT CONCEPT PLANS

The plan in the following Figure F-4 is conceptual in nature. It is intended to illustrate certain design principles that are described in this plan. The design concept shows one way, but not the only way, to achieve desired design principles. Specific improvements depicted in this plan are not required in connection with individual development proposals, except as may be required by the planning area standards in Chapter 7 of this plan.

The design and location of improvements illustrated in the concept plan are not exact, and are not to be construed as engineered plans. More detailed design work, including engineering studies, would be required before the improvements shown in this concept plan could actually be built. As a result, changes to the concept plan might be needed.

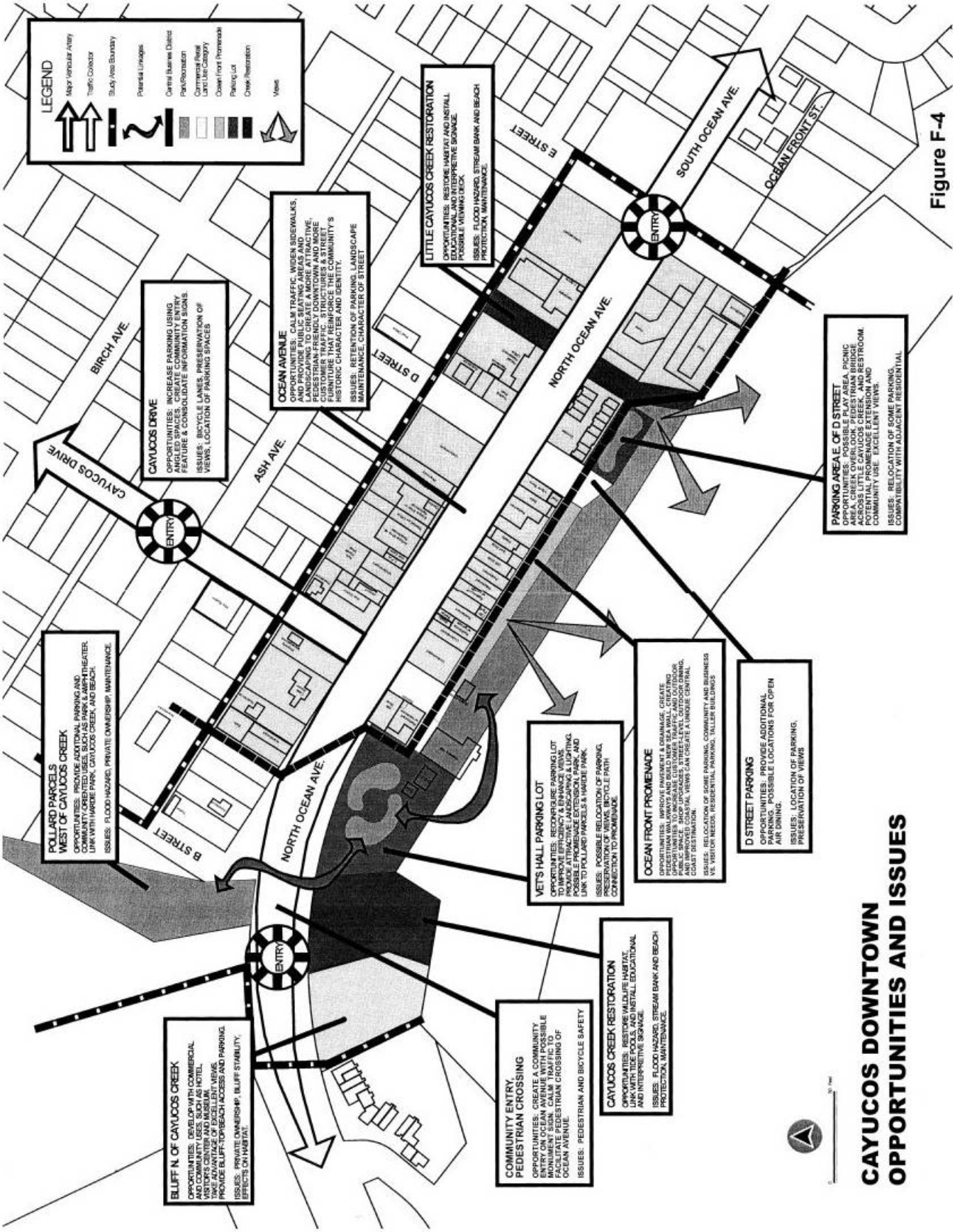
LEGEND
Major Vehicular Artery
Traffic Collector
Study Area Boundary
Potential Linkages
Central Business District
Park/Recreation
Commercial Retail Land Use Category
Ocean Front Promenade
Parking Lot
Creek Restoration
Views
BIRCH AVE.
CAYUCOS DRIVE
ASH AVE.
B STREET
D STREET
E STREET
NORTH OCEAN AVE.
SOUTH OCEAN AVE.
OCEAN FRONT ST.
ENTRY
POLLARD PARCELS WEST OF CAYUCOS CREEK
OPPORTUNITIES: PROVIDE ADDITIONAL PARKING AND COMMUNITY-ORIENTED USES, SUCH AS PARK & AMPHITHEATER. LINK WITH HARDIE PARK, CAYUCOS CREEK, AND BEACH.
ISSUES: FLOOD HAZARD, PRIVATE OWNERSHIP, MAINTENANCE.
CAYUCOS DRIVE
OPPORTUNITIES: INCREASE PARKING USING ANGLED SPACES. CREATE COMMUNITY ENTRY FEATURE & CONSOLIDATE INFORMATION SIGNS.
ISSUES: BICYCLE LANES, PRESERVATION OF VIEWS, LOCATION OF PARKING SPACES
OCEAN AVENUE
OPPORTUNITIES: CALM TRAFFIC, WIDEN SIDEWALKS, AND PROVIDE PUBLIC SEATING AREAS AND LANDSCAPING TO MAKE STREET MORE ATTRACTIVE, PEDESTRIAN-FRIENDLY DOWNTOWN AND MORE CUSTOMER TRAFFIC. STRUCTURES & STREET FURNITURE THAT REINFORCE THE COMMUNITY'S HISTORIC CHARACTER AND IDENTITY.
ISSUES: RETENTION OF PARKING, LANDSCAPE MAINTENANCE, CHARACTER OF STREET
LITTLE CAYUCOS CREEK RESTORATION
OPPORTUNITIES: RESTORE HABITAT AND INSTALL EDUCATIONAL AND INTERPRETIVE SIGNAGE. POSSIBLE VIEWING DECK.
ISSUES: FLOOD HAZARD, STREAM BANK AND BEACH PROTECTION, MAINTENANCE.
PARKING AREA E. OF D STREET
OPPORTUNITIES: POSSIBLE PARKING AREA, PICNIC AREA, TOT LOT, OVERVIEW DECK, PEDESTRIAN BRIDGE ACROSS LITTLE CAYUCOS CREEK, AND RESTROOM. POTENTIAL PROMENADE EXTENSION AND COMMUNITY USE. EXCELLENT VIEWS.
ISSUES: RELOCATION OF SOME PARKING, COMPATIBILITY WITH ADJACENT RESIDENTIAL
VETS HALL PARKING LOT
OPPORTUNITIES: REORGANIZE PARKING LOT TO IMPROVE EFFICIENCY & ENHANCE VIEWS. PROVIDE ATTRACTIVE LANDSCAPING & LIGHTING. POSSIBLE PEDESTRIAN BRIDGE OVER CREEK AND LINK TO POLLARD PARCELS & HARDIE PARK.
ISSUES: POSSIBLE RELOCATION OF PARKING, PRESERVATION OF VIEWS, BICYCLE PATH CONNECTION TO PROMENADE.
OCEAN FRONT PROMENADE
OPPORTUNITIES: IMPROVE PAVEMENT & DRAINAGE, CREATE PEDESTRIAN WALKWAYS AND BUILD NEW SEA WALL, CREATING PUBLIC SPACE, SHOP UPGRADES, STREET-LEVEL OUTDOOR DINING, PUBLIC SPACE, SHOP UPGRADES, STREET-LEVEL OUTDOOR DINING, AND ENTERTAINMENT. PRESERVATION OF COASTAL VIEWS CAN CREATE A UNIQUE CENTRAL COAST DESTINATION.
ISSUES: RELOCATION OF SOME PARKING, COMMUNITY AND BUSINESS VS. VISITOR NEEDS, RESIDENTIAL PARKING, TALLER BUILDINGS
D STREET PARKING
OPPORTUNITIES: PROVIDE ADDITIONAL PARKING. POSSIBLE LOCATIONS FOR OPEN AIR DINING.
ISSUES: LOCATION OF PARKING, PRESERVATION OF VIEWS
BLUFF N. OF CAYUCOS CREEK
OPPORTUNITIES: DEVELOP WITH COMMERCIAL AND COMMUNITY USES, SUCH AS HOTEL, VISITOR'S CENTER AND MUSEUM. TAKE ADVANTAGE OF EXCELLENT VIEWS. PROVIDE BLUFF-TO-BEACH ACCESS AND PARKING.
ISSUES: PRIVATE OWNERSHIP, BLUFF STABILITY, EFFECTS ON HABITAT.
COMMUNITY ENTRY, PEDESTRIAN CROSSING
OPPORTUNITIES: CREATE A COMMUNITY ENTRY ON OCEAN AVENUE WITH POSSIBLE MONUMENT SIGN. CALM TRAFFIC TO FACILITATE PEDESTRIAN CROSSING OF OCEAN AVENUE.
ISSUES: PEDESTRIAN AND BICYCLE SAFETY
CAYUCOS CREEK RESTORATION
OPPORTUNITIES: RESTORE WILDLIFE HABITAT, LINK WITH TIDE POOLS, AND INSTALL EDUCATIONAL AND INTERPRETIVE SIGNAGE.
ISSUES: FLOOD HAZARD, STREAM BANK AND BEACH PROTECTION, MAINTENANCE.
CAYUCOS DOWNTOWN
OPPORTUNITIES AND ISSUES

Figure F-4

APPENDIX G: SLOPE STABILITY ANALYSIS

Slope Stability and Bluff Erosion Rate Determination Requirements

Quantitative slope stability analyses and erosion rate estimates shall be undertaken as follows:

1. The analyses shall demonstrate a factor of safety greater than or equal to 1.5 for the static condition and greater than or equal to 1.1 for the seismic condition. Seismic analyses may be performed by the pseudostatic method, but in any case shall demonstrate a permanent displacement of less than 50 mm.

2. Slope stability analyses shall be undertaken through cross-sections modeling worst case geologic and slope gradient conditions. Analyses shall include postulated failure surfaces such that both the overall stability of the slope and the stability of the surficial units are examined.

3. The effects of earthquakes on slope stability (seismic stability) may be addressed through pseudostatic slope analyses assuming a horizontal seismic coefficient of 0.20g, and should be evaluated in conformance with the guidelines published by the American Society of Civil Engineers, (ASCE/SCEC), "Recommended Practices for Implementation of DMS Special Publication 117, Conditions for Analyzing and Mitigating Landslide Hazards in California."

4. All slope analyses shall be performed using shear strength parameters (friction angle and cohesion), and unit weights determined from relatively undisturbed samples collected at the site. The choice of shear strength parameters shall be supported by direct shear tests, triaxial shear test, or literature references.

5. All slope stability analyses shall be undertaken with water table or potentiometric surfaces for the highest potential ground water conditions.

6. If anisotropic conditions are assumed for any geologic unit, strike and dip of weakness planes shall be provided, and shear strength parameters for each orientation shall be supported by reference to pertinent direct sheer tests, triaxial shear test, or literature.

7. When planes of weakness are oriented normal to the slope or dip into the slope, or when the strength of materials is considered homogenous, circular failure surfaces shall be sought through a search routine to analyze the factor of safety along postulated critical failure surfaces. In general, methods that satisfy both force and moment equilibrium (e.g., Spencer, Morgenstern-Price, and General Limit Equilibrium) are preferred. Methods based on moment equilibrium alone (e.g., Bishop's Method) also are acceptable. In general, methods that solve only for force equilibrium (e.g., Janbu's method) are discouraged due to their sensitivity to the ratio of normal to shear forces between slices.

8. If anisotropic conditions are assumed for units containing critical failure surfaces determined above, and when planes of weakness are inclined at angles ranging from nearly parallel to the slope to dipping out of slope, factors of safety for translational failure surfaces shall also be calculated. The use of a block failure model shall be supported by geologic evidence for anisotropy in rock or soil strength. Shear strength

parameters for such weak surfaces shall be supported through direct shear tests, triaxial shear test, or literature references.

9. The selection of shear strength values is a critical component to the evaluation of slope stability. Reference should be made to the ASCE/SCEC guidelines (see Section 9.4.D.3) when selecting shear strength parameters and the selection should be based on these guidelines. Generally, one of two conditions will exist:

    a. If the bluff exhibits a factor of safety of less than 1.5 for either gross or surficial landsliding, then the location on the bluff top at which a 1.5 factor of safety exists shall be determined. Development shall be set back a minimum distance equal to the distance from the bluff edge to the 1.5 factor-of-safety-line, plus the distance that the bluff might reasonably be expected to erode over 100 years. These determinations, to be made by a state-licensed Certified Engineer Geologist, Registered Civil Engineer, or Geotechnical Engineer, shall be based on a site-specific evaluation of the long-term bluff retreat rate at this site and shall include an allowance for possible acceleration of historic bluff retreat rates due to sea level rise.

    b. If the bluff exhibits both a gross and surficial factor of safety against landsliding of greater than 1.5, then development shall be set back a minimum distance equal to the distance that the bluff might reasonably be expected to erode over 100 years. The determination of the distance that the bluff might be expected to erode over 100 years is to be made by a state licensed Certified Engineer Geologist, Registered Civil Engineer or Geotechnical Engineer, and shall be based on a site-specific evaluation of the long-term bluff retreat rate at the site and shall include an allowance for possible acceleration of historic bluff retreat rates due to sea level rise.

For the purpose of this section, the long-term average bluff retreat rate shall be determined by the examination of historic records, surveys, aerial photographs, published or unpublished studies, or other evidence that unequivocally show the location of the bluff edge, as defined below, through time. The long-term bluff retreat rate is an historic average that accounts both for periods of exceptionally high bluff retreat, such as during extreme storm events, and for long periods of relatively little or no bluff retreat. Accordingly, the time span used to calculate a site-specific long-term bluff retreat rate shall be as long as possible, but in no case less than 50 years. Further, the time interval examined shall include the strong El Niño winters of 1982-1983, 1994-1995 and 1997-1998.