COUNTY OF SAN LUIS OBISPO

THE LAND USE ELEMENT
OF THE SAN LUIS OBISPO COUNTY GENERAL PLAN

Board of Supervisors-Approved Plan
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ESTERO AREA PLAN

FIRST ADOPTED BY
THE SAN LUIS OBISPO COUNTY BOARD OF SUPERVISORS
MARCH 1, 1988

PROGRAM CERTIFIED BY
THE CALIFORNIA COASTAL COMMISSION
FEBRUARY 25, 1988

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NOTES ABOUT HOW THE CHANGES IN THIS PLAN ARE DISPLAYED

THIS DRAFT PLAN SHOWS ALL THE CHANGES IN TEXT FROM THE EXISTING ESTERO AREA PLAN AS FOLLOWS:

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Separate Background Reports on File in the Department of Planning and Building

A. *Land Use Survey & Buildout Projections, June 1994*
B. *Population Characteristics, June 1994*
C. *Service Level Survey, August 1994*
D. *Cayucos Fringe Land Use Survey, Buildout & Population Projects, November 1994*
E. *Population, Economy & Fiscal Impacts, December 1994*
F. *Environmental Constraints Analysis, December 1994*
G. *Cayucos Issues Report #1 and Response to Comments, January 1995*
H. *Los Osos Issues Report #1A and Response to Comments, January 1995*
I. *Los Osos Issues Report #1B and Response to Comments, February 1995*
J. *Cayucos Issues Report #2 and Response to Comments, March 1995*
K. *Cayucos Issues Report #3 and Response to Comments, May 1995*
L. *Los Osos Issues Report #2 and Response to Comments, May 1995*

Separate Background Reports on File in the Department of Planning and Building

M. *Cayucos Issues Report #4: Cayucos Hillsides, January 1996*
N. *Requested Amendments, December 1997*
O. *Plan Alternatives, Land Use Alternatives to the Draft Estero Area Plan, January 1998*
P. *Requested Amendments, January 1999*
Q. *Estero Area Plan Alternatives, Final Economic Analysis, May 1999*
R. *Draft Estero Area Plan and Alternatives: Economic Analysis, January 2000*

CHAPTER 1: INTRODUCTION AND GENERAL GOALS

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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 subject to higher legal authority; for example, federal and state statutes, case law, and regulations.

~~This report describes county land use policies for the coastal zone portion of the Estero Planning Area, including regulations that are also adopted as part of the Land Use Ordinances and Local Coastal Program. 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 (Coastal 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 8 (Planning Area Standards) and provide criteria for detailed evaluation of development projects. The text of this report, other than Chapter 8, 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 Public Services (Chapter 3), Circulation (Chapter 4), Land Use (Chapter 6), 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 8.~~

~~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.~~

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. ~~, and from the coast inland to Los Padres National Forest.~~ The planning area includes ~~Three identified urban areas include~~ the city of Morro Bay and the unincorporated communities of Cayucos and ~~South Bay~~ Los Osos. ~~These urban areas are discussed in greater detail as urban area plans.~~

The planning area (including the city of Morro Bay) occupies about 71.5 ~~73,181 acres or 114~~ 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.

~~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.~~

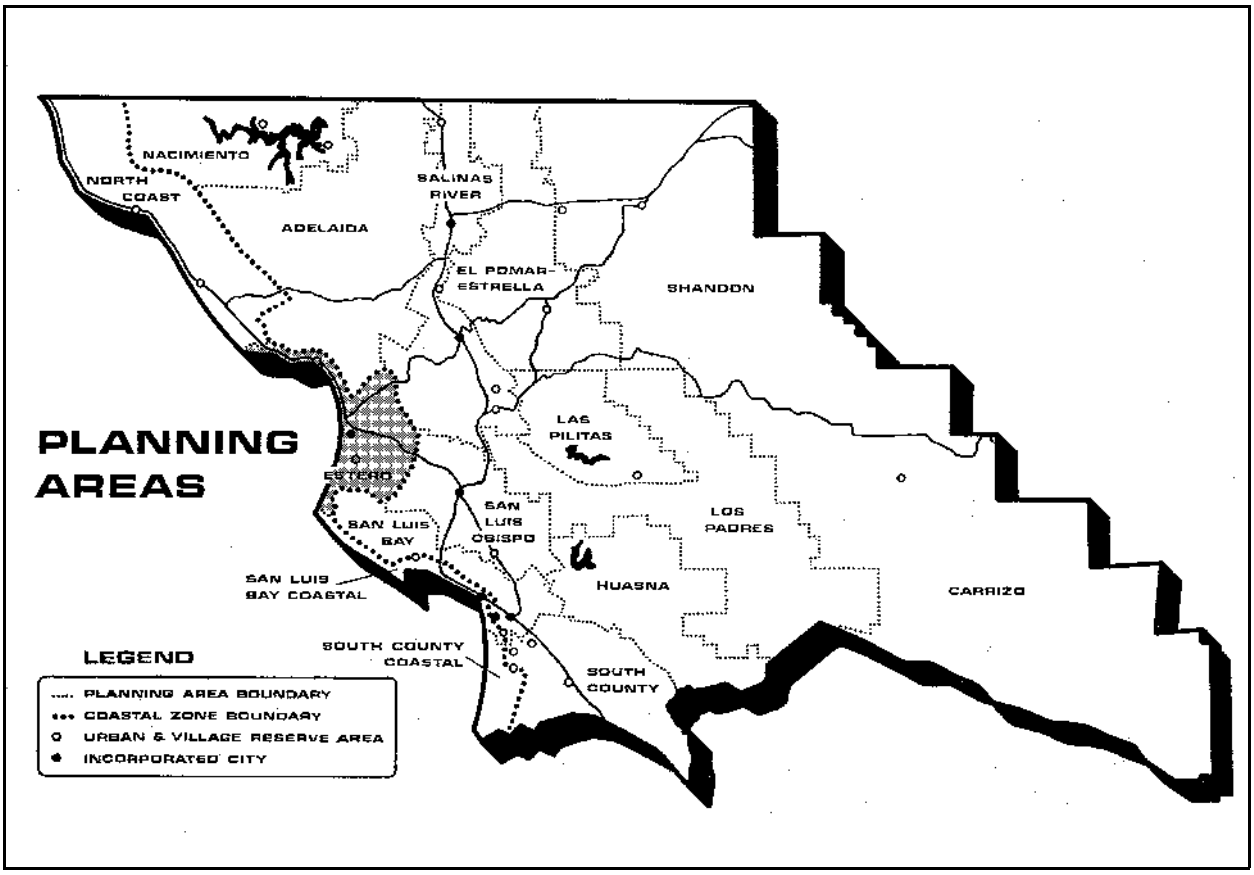


Figure 1-1: Estero Planning Area

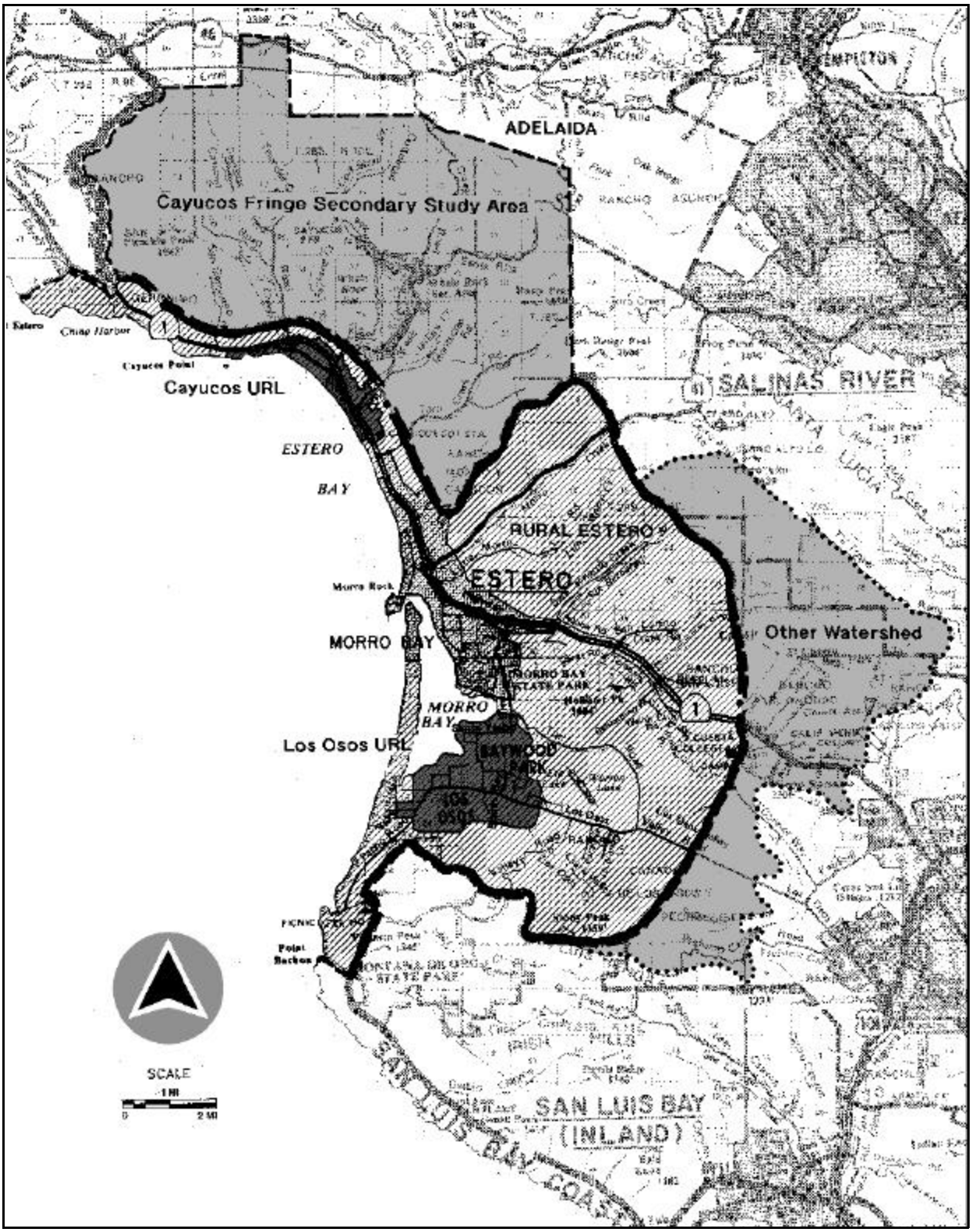


Figure 1-2: Estero Planning Area and Secondary Study Areas

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.

Montaña 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, and could become a greenbelt around the community.

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.

OPPORTUNITIES

Following are examples of some opportunities for the future in Los Osos:

- Focus on infill and mixed use development, while creating a greenbelt around the community to protect scenic qualities and environmentally sensitive habitat
- Improve job opportunities for local residents by encouraging environmentally-friendly businesses
- Improve the road system and promote alternative transportation such as walking and bicycling, especially in attractively redeveloped commercial areas
- Develop a community that is more able to be sustained by the local environment, resources and economy
- Improve recreation and tourist-oriented uses, considering the area's natural assets and existing tourist presence

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 communities of Los Osos and 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 criteria 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. Los Osos

The community of Los Osos has developed a vision for its future. The following key goals express that vision. Other important aspects of this vision are described by policies in the following chapters.

The following goals are based on a "Vision Statement for Los Osos" that was approved by the Los Osos Community Advisory Council (LOCAC) on June 22, 1995. The vision statement is included in its entirety in Appendix A. This statement is the product of substantial community involvement and hard work by the LOCAC. It was developed after a community survey, neighborhood meetings, and public discussion of the vision statement itself. Although residents of Los Osos hold a diversity of opinions and community agreement can not be expected on all issues, this vision statement is intended to generally reflect the community's desires.

The vision statement describes a community where urban development is contained within the existing urban reserve line (URL). Development occurs at a controlled rate and is sustained by resources and services. The URL is clearly defined by a greenbelt, including productive agricultural lands and open space that are managed to protect the Morro Bay estuary.

In the vision statement, Los Osos maintains its small-town, rural atmosphere and is environmentally-oriented, yet promotes expanded tourism and environmentally-friendly businesses that provide jobs for local residents. Automobile transportation is accommodated, but the need for automobile travel is reduced by encouraging alternative transportation such as walking and bicycling. For example, pedestrian activity is encouraged, especially in commercial areas. Los Osos takes advantage of its environmental assets, offers a high quality of life and exhibits a high degree of community involvement and local control over its future.

Los Osos desires to uphold its community values and scale, take control of its own destiny, discourage gated communities, encourage neighborhood and community continuity, and best of all, be unique--not a replica of some other vision or model.

Environment

1. ***Protect and enhance the Morro Bay Estuary so that it is a clean, healthy, functioning ecosystem that harbors a diversity of wildlife.***

Economy

2. ***Improve and diversify the local economy to make Los Osos more economically self-sufficient.***

Air Quality

3. ***Minimize the amount and length of automobile trips through planning decisions and land use practices.***

Population Growth

4. ***Establish a maximum rate of growth within the Los Osos urban reserve line, consistent with available resources, services and infrastructure provided and the community's sense of place.***

Distribution of Land Uses, Location and Timing of Urban Development

5. ***Focus on infill and mixed use development.***

Residential, Commercial and Industrial Land Uses

6. ***Maintain a small-town, rural atmosphere.***

7. ***Provide flexible zoning that enables businesses to expand and remain in the community, and establish incentives to encourage good design of commercial development.***

Visitor-Serving, Recreation and Resort Development

8. ***Encourage improvement of tourist-oriented facilities.***

9. ***Develop additional neighborhood and community parks and recreation facilities in order to serve existing and future populations.***

Public Services and Facilities

10. ***Base all land use policies and plans on sustainable development that meets the needs of current population and visitors without endangering the ability of future population to meet its needs or drawing upon outside resources.***

11. ***Carefully manage water resources to provide a clean, sustainable resource for the community.***

Circulation

See Chapter 5, Circulation Element.

Implementation and Administration

12. ***Promote a high level of community participation and voice in land use planning decisions. Ultimately, achieve self governance.***

C. 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.***

Compact Development

10. ***Focus on infill and mixed use development.***

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

D. 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 criteria 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 and commercial development in the central business district and Baywood commercial areas of Los Osos.

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. **THIS PARAGRAPH MOVED FROM BOTTOM OF PAGE**

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.

VI. 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.

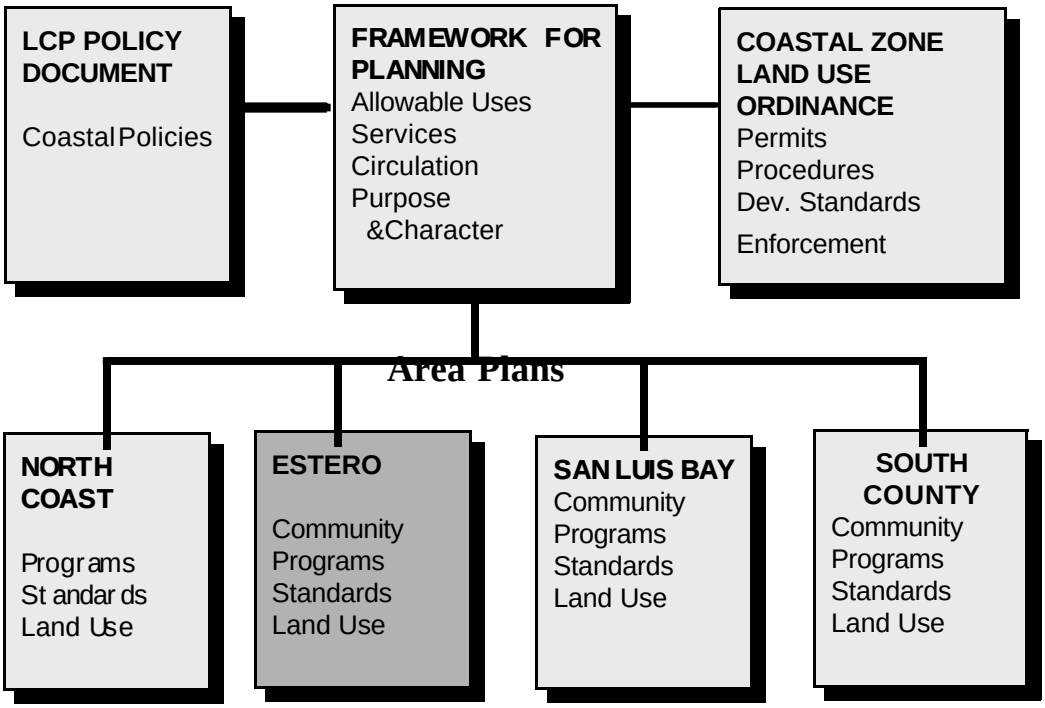
3. **Coastal Zone Land Use Ordinance (CZLUO).** The CZLUO contains provisions typically found in zoning ordinances. They include permit and appeal requirements, site design, development and operational standards, and enforcement.

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



This Plan

CHAPTER 2: ECONOMY AND POPULATION

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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.

FIRST TWO PARAGRAPHS OF EXISTING TEXT MOVED TO SECTION IIA., HISTORICAL POPULATION GROWTH

~~It is anticipated that the economy of the area will remain largely dependent upon the tourism/recreation industry and the continued viability of both intensive and extensive agriculture. Both South Bay and Cayucos will remain basically as residential communities, each attractive for retirement homes and supporting local retail and services industries in accordance with population growth.~~

The city of Morro Bay, located on the north side of Morro Bay, is the recognized visitor-serving center. ~~The city plans to strengthen its tourist base through improvements to its waterfront, harbor and tourist facilities.~~ 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. **THE FOLLOWING SENTENCES MOVED TO "FUTURE OPPORTUNITIES"**

~~South Bay 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, South Bay's 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.~~

~~The economy of Cayucos is heavily oriented to both retirement and resort/ recreation. According to a questionnaire survey for general plan studies of Cayucos in 1974, it was estimated that 64% of the employment force was involved in trade and services, with an additional 14% in tourist services. While it would be desirable to diversify the present economy, the possibility of major changes seems unlikely in the foreseeable future. It is anticipated that Cayucos will remain dependent upon both Morro Bay and San Luis Obispo for employment opportunities and major commercial services.~~

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

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.

Los Osos

In Los Osos, there are opportunities to improve the local economy. For example, jobs can be created for local residents by encouraging environmentally-friendly businesses such as "clean," high-technology industries, perhaps in a business park. This can improve the jobs/housing balance, stimulate other local businesses and economic activity, reduce commuting and associated air pollution, and save energy.

Additional flexibility in zoning regulations can help retain existing businesses and encourage new businesses by allowing a wider variety of uses in the commercial zone. Policies and standards to encourage active, pedestrian-oriented commercial areas with mixed-use development can also help stimulate commercial and general activity by making these areas attractive and functional for shopping, dining, and public gatherings.

There are also opportunities to expand recreation and tourist-oriented uses, taking advantage of the area's natural assets and existing tourist presence. Additional lodging, “eco-tourism,” and recreational services are possibilities.

With development of more employment-generating uses, retail commercial and tourist-oriented development, Los Osos can move towards its vision of a more self-sufficient, environmentally-oriented community that offers economic opportunities and maintains a high quality of life.

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 ~~long-range plans for~~ development of the harbor, waterfront and tourist facilities. It is expected that the city's economy will remain highly dependent ~~and that economic dependency~~ on tourism. ~~will remain strong. The continued attraction of the community for retirement could be substantially affected by the sharp rise in housing and property values in coastal communities.~~ **MOVED FROM "EXISTING SITUATION"**

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.***

Los Osos

In Los Osos, the following are examples of goals (Nos. 11, 15) and policies (Nos. 12-14; 16-21) that relate to improving and diversifying the economy (and are also listed in Chapters 1 and 4):

11. ***Improve and diversify the local economy and create more opportunities for economic growth in order to make Los Osos more economically self-sufficient.***

12. ***Attract non-polluting businesses that increase the job base within the community and help improve the local balance of jobs and housing*** (such uses might be located within new business parks).

13. ***Encourage development of professional office space.***

14. Encourage development of tourist-oriented facilities and activities such as:

- ***Additional hotels, motels and other lodging***
- ***Environmentally-oriented retreats, and conference centers for tourists and professionals***
- ***Recreation focused on the bay (such as kayaking, canoeing, sailing) and on the scenic environment (such as hiking, bicycling, horse-back riding, and picnicking)***
- ***Art galleries, and arts and crafts fairs***
- ***Programs and facilities for bird watching, photography, nature study, and other environmentally-oriented, educational activities by individuals and organized groups: "eco-tourism."***

In Commercial and Office and Professional Categories:

15. ***Provide flexible zoning that enables businesses to expand and remain in the community, and establish incentives to encourage good design of commercial development.***

16. ***Encourage development of the following uses:***

- ***Additional motels, hotels and other lodging facilities***
- ***A multi-media center which can be linked to the world through Internet and World Wide Web***
- ***Media links to educational facilities and other networks to permit in-home occupation and business development without commuting***
- ***A small, user-friendly government center***
- ***A community medical center***
- ***A cinema***
- ***Arts and crafts fairs***

17. ***Promote pedestrian travel and activities so that commercial areas become pedestrian rather than automobile-oriented.***

18. ***Do not establish new, competing commercial areas, other than perhaps neighborhood-serving commercial areas.***

19. ***Reduce permit levels or otherwise streamline permit processing for proposed projects that fully comply with specified standards.***

Policies in the Central Business District Within the Commercial Retail Category:

20. ***Concentrate a variety of retail trade, non-government office and professional, service, and residential uses in the central business district. Offer flexibility in the types of uses that are allowable.***

21. ***Create a design plan for the central business district and standards to achieve the following:***

- ***Encourage off-site and shared parking among different businesses.***
- ***Design streets, streetscapes, landscaping, parking lots, and buildings to encourage pedestrian use and activities.***
- ***Design new development to emphasize the importance of public spaces.***

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. For example, in Los Osos, information and technology-type industries are a good fit for the community because they are "clean," often do not require location next to a highway and benefit from a local, well educated work force. In both Los Osos and 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.

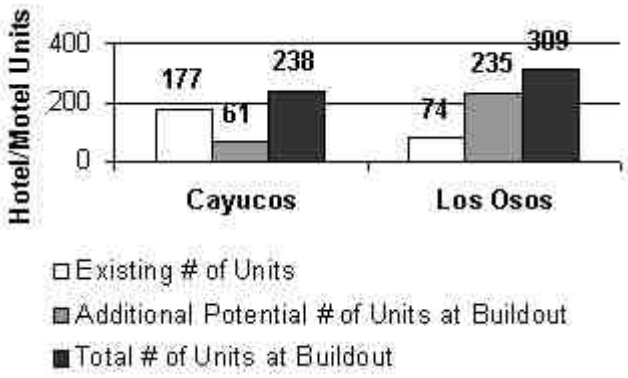
Countywide measures to retain and attract business and industry are discussed in the *Business Retention, Expansion & Attraction Study* and in the Economic Element of the county General Plan. The Economic Advisory Committee makes recommendations to the Board of Supervisors on economic development policies,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

E. Economic Development in This Plan

Potential Hotel/Motel, Office and Commercial Development

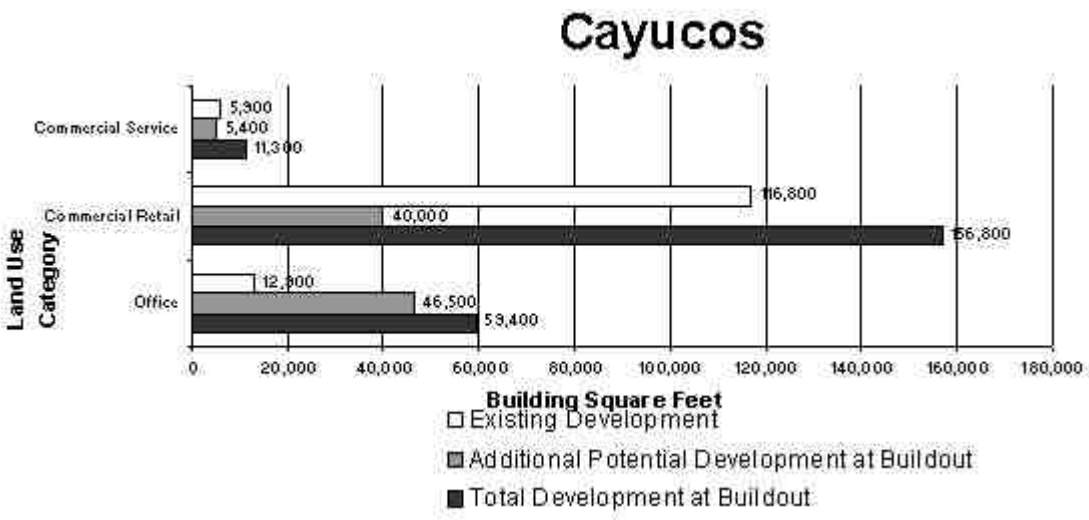
This plan provides for additional employment opportunities in tourist-oriented and business park development. Figure 2-1 compares existing hotel/motel development with potential development at buildout. Figure 2-2 compares existing office, commercial, and service commercial development with potential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

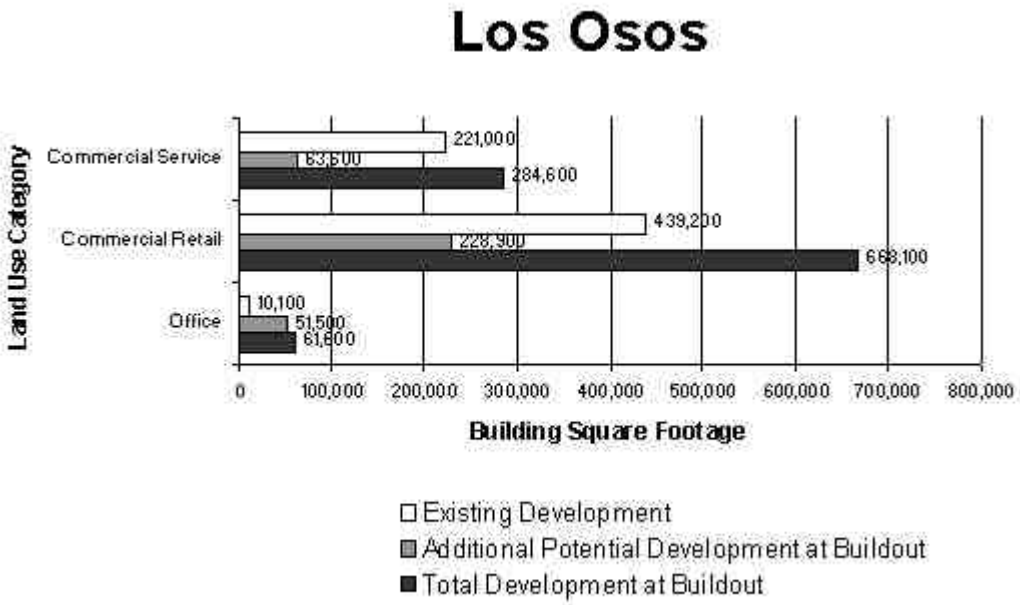
Figure 2-1: Existing Hotel/Motel Units and Potential at Buildout



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

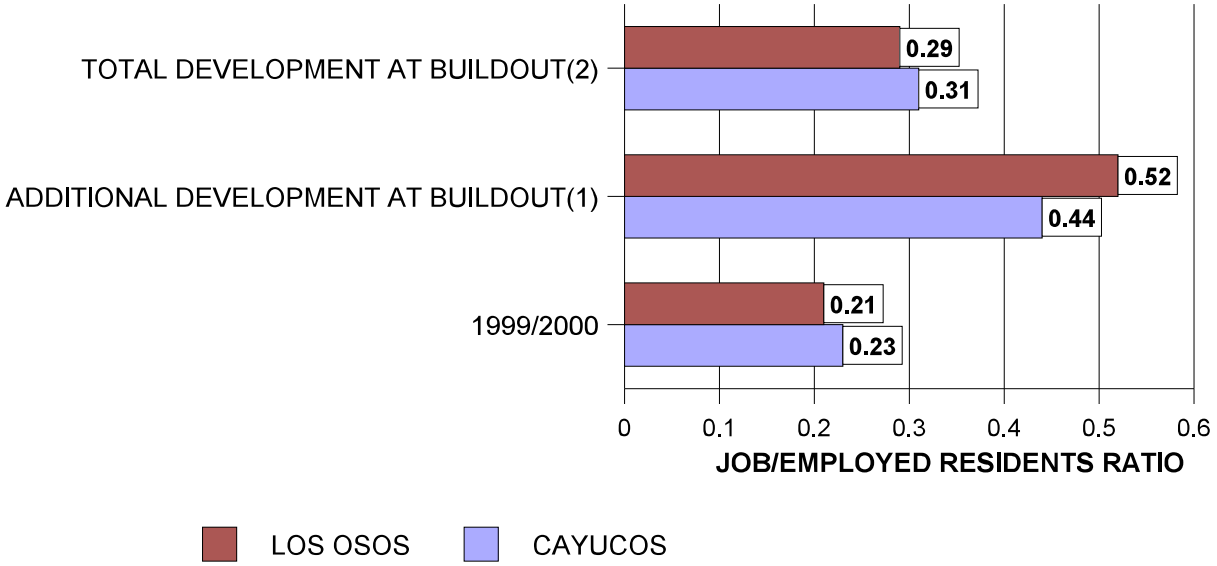
This section compares the amounts of jobs and housing units in Cayucos and Los Osos, as of 1999/2000 and at buildout. The balance of jobs and housing is measured by comparing the ratio of jobs to employed residents. This *jobs-to-employed-residents ratio (J/ER)* is calculated by dividing the number of 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 both Cayucos and Los Osos, the *overall* J/ER ratios, including existing development, would improve somewhat: .31 in Cayucos and .29 in Los Osos. However, even with substantial increases in the amount of commercial development at buildout, both Cayucos and Los Osos 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 ratios would improve in both Cayucos and Los Osos compared to the existing situation: .44 in Cayucos and .52 in Los Osos for the *additional development* projected in this plan. However, these J/ER ratios would still be below the existing ratios 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 of Population and Housing (numbers of employed civilians)

Sales Leakage

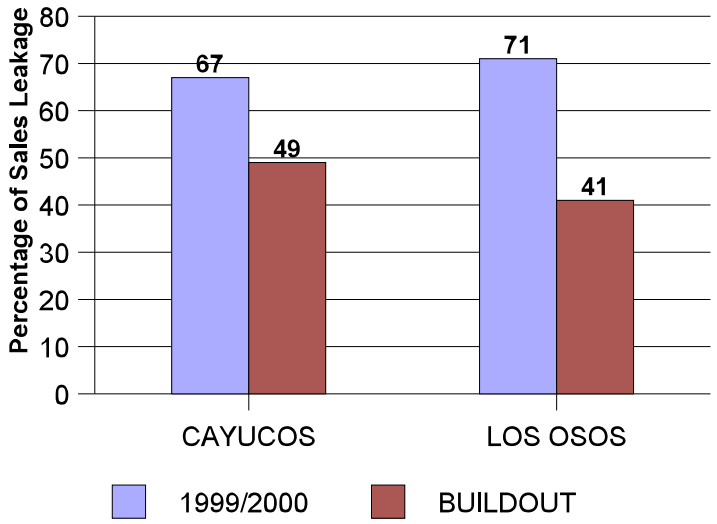
This section discusses the sales tax "leakage" and "capture" in Cayucos and Los Osos resulting from buildout under this plan, compared to the situation as of 1999/2000.

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 and Los Osos at buildout to the situation in 1999/2000. At buildout in both Cayucos and Los Osos, substantially more retail spending would occur locally compared to 1999/2000, but substantial leakage to other communities could still occur: about 41 percent leakage for Los Osos; 49 percent for Cayucos. Much of the improvement from existing conditions, especially in Cayucos, is due to the assumption that the average amount of retail sales per square foot of commercial development will substantially increase in the future. In Los Osos, some of the improvement is also due to a relatively greater amount of commercial growth than residential growth at buildout.

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

. ~~The 1970 median income of Cayucos residents was $7,935; below both the countywide and statewide average. A significant portion of residents (approximately 36%) were receiving social security. The combination of below-average incomes and the high percentage on a fixed or semi-fixed income has strong implications for meeting future resident needs.~~

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.

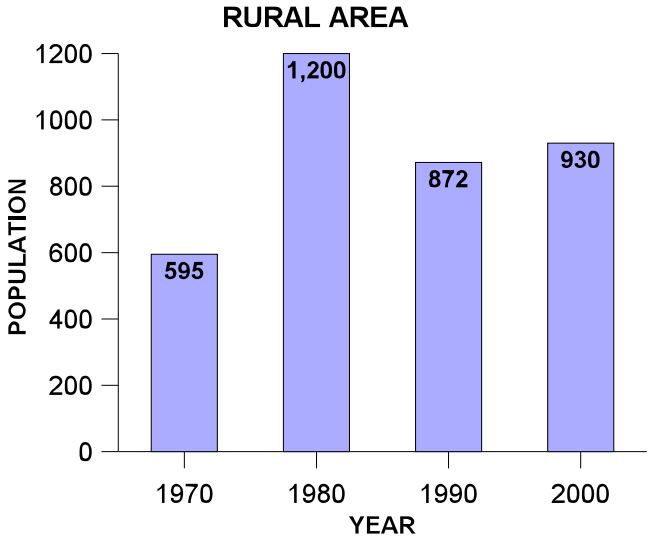
Population in ~~South Bay~~ Los Osos increased from 3,490 to 10,933 ~~10,381~~ persons or 213% ~~197%~~ between 1970 and 1980. By 1990, the population of Los Osos was 14,377, an increase of about 31% since 1980. During the same period, the population of the county increased by nearly 40%. The population has changed little since 1990. ~~In contrast, Morro Bay increased from 7,110 to 8,876 and~~

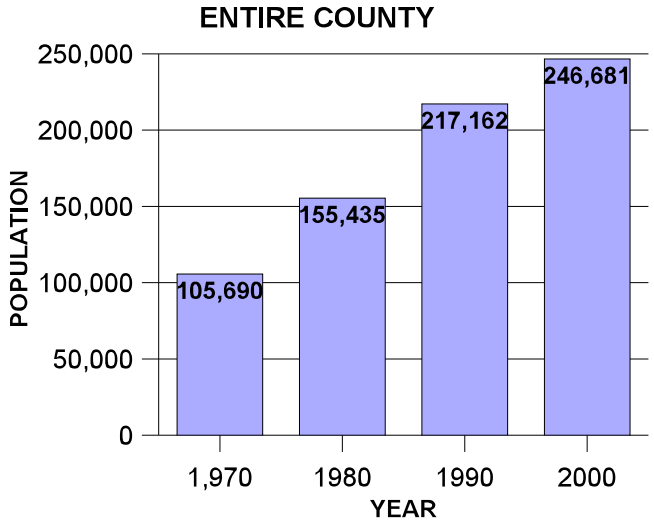
The population of Cayucos increased from 1,770 to 2,301 ~~2,292~~ between 1970 and 1980, an increase of about 30%. By 1990, the population had increased to 2,960--an increase of about 29%--and has changed little since that time. ~~in the same period, each representing a 25% or 29% increase.~~

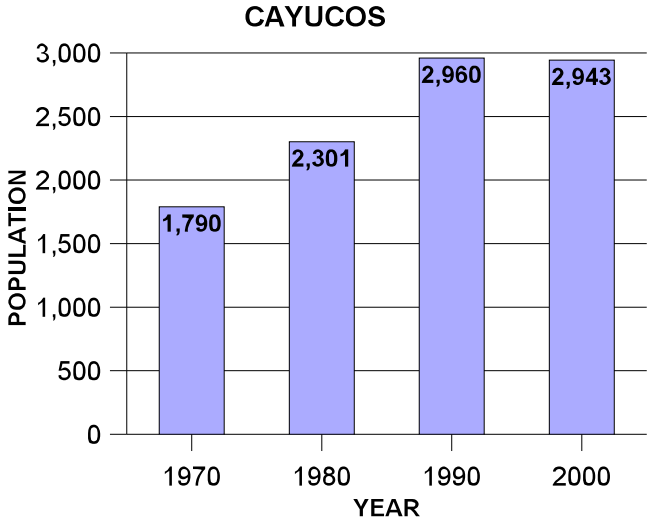
The population of the rural portion of the planning area (outside of the urban reserve lines of Cayucos and Los Osos) was about 820 in 1990, and has changed little since that time. Population figures for the rural area are approximate, since census data are not provided that correspond to that geographic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

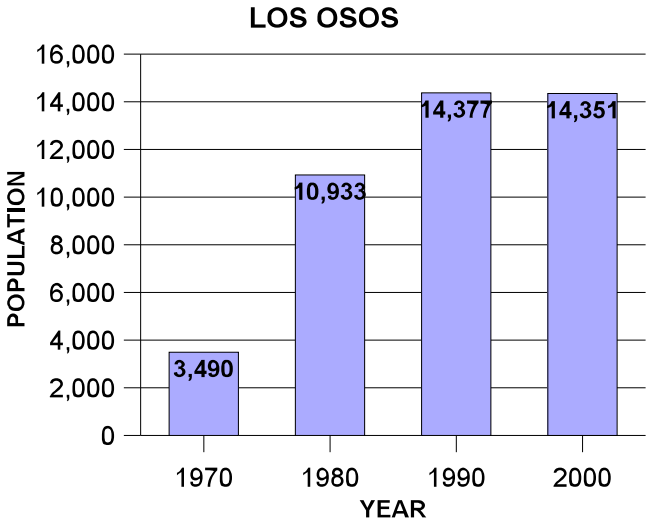
Historical population growth is illustrated in Figure 2-5 and Table 2-3. Most population figures in this chapter are taken from the U.S. Census of Population and Housing; the most recent census was in 2000.

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

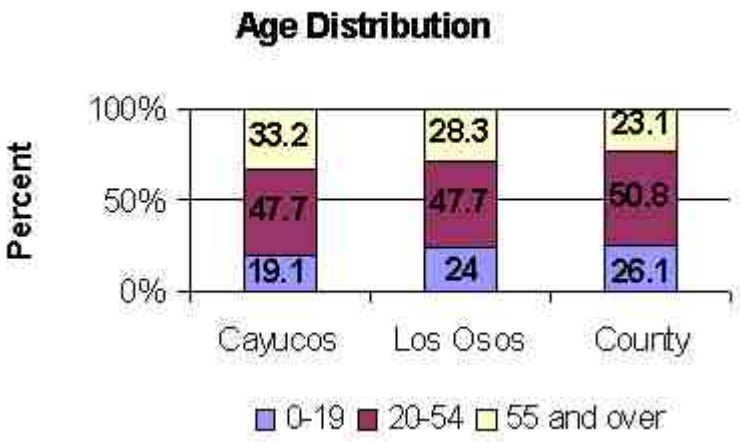
Notes: Population figures for the rural area are approximate and not based on census data; population estimates for years before 1990 are not comparable to post-1990 figures due to changes in planning area boundaries; **Sources:** 2000 *U.S. Census of Population and Housing* , California State Department 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 ~~Population growth clearly illustrates the attraction of the coastal communities and adjacent suburban and agricultural areas. The age structure for these coastal communities indicates that 22% of the population is over 64, well above the countywide average of 12%, indicating~~ 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

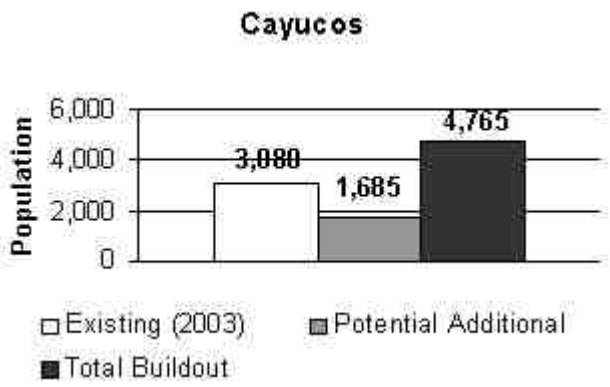
Household sizes in Los Osos and Cayucos are smaller than those in the county as a whole, but the rural area has a higher household size than the county average. In Los Osos, there are an average of 2.44 persons per occupied dwelling unit; in Cayucos, 2.09; and in the rural area, about 2.67. This compares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

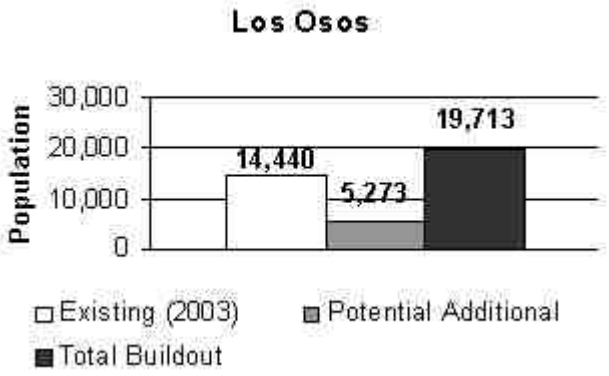
C. Population Projections

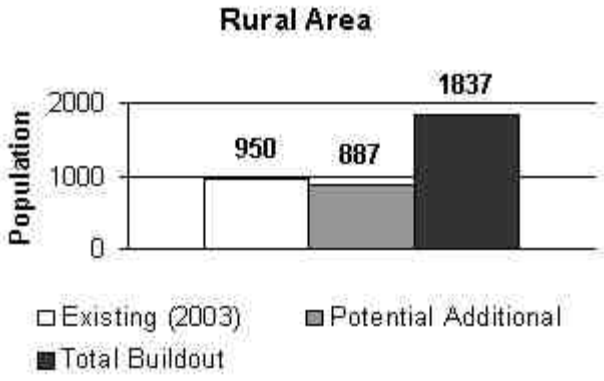
The following figure and table ~~A~~ contain~~s~~ population projections for the entire planning area.~~,~~ ~~excerpted from countywide projections found in Table C of Framework for Planning.~~ For illustration, Figure 2-7 shows existing population, and ranges of potential population at buildout. Table 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. ~~comparison, Table B contains the projected absorption capacity, which is the potential planning area population resulting from unconstrained growth and fully occupied development to the maximum permitted in each land use category. (Framework for Planning offers a more detailed discussion of absorption capacity).~~

The Cayucos Citizens Advisory Council and the Los Osos Community Advisory Council have both recommended establishing annual growth limitations for residential development within their urban reserve lines. 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~~s~~ 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 A - POPULATION PROJECTIONS ESTERO PLANNING AREA~~						
~~**Year**~~	~~**Rural Area**~~	~~**South Bay**~~	~~**Morro Bay**~~	~~**Cayucos**~~	~~**Planning Area**~~	~~**% of County**~~
~~1979~~	~~832~~	~~9,593~~	~~8,685~~	~~2,223~~	~~21,333~~	~~14.74~~
~~1980~~	~~852~~	~~10,381~~	~~8,876~~	~~2,292~~	~~22,401~~	~~14.96~~
~~1985~~	~~960~~	~~12,630~~	~~9,896~~	~~2,531~~	~~26,017~~	~~15.38~~
~~1990~~	~~1,080~~	~~14,220~~	~~10,926~~	~~2,775~~	~~29,001~~	~~15.63~~
~~1995~~	~~1,216~~	~~15,700~~	~~11,940~~	~~3,001~~	~~31,857~~	~~15.74~~
~~2000~~	~~1,369~~	~~17,334~~	~~13,047~~	~~3,246~~	~~34,996~~	~~15.88~~

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]**
Los Osos	14,440	14,520	16,260	18,220	**19,713 buildout in 2018[3]**	19,713
Rural	950	990	1,110	1,250	1,400	1,460 **1,837 buildout in 2031[4]**
Planning Area	18,470	18,730	20,980	23,520	25,530	25,800 **26,315 buildout in 2031**

1 Population estimates assume 2.3% annual growth rate, except in Los Osos: assume 0.20% total population growth between 2002 and 2005 (the same rate as between 1997 and 2002); 2.3% per year thereafter

2 Buildout estimate for Cayucos assumes 9.3% vacancy for existing development, 5% vacancy for future development, 2.09 persons per occupied dwelling unit

3 Buildout estimate for Los Osos assumes 100% occupancy and 2.44 persons per occupied dwelling unit

4 Buildout estimate for the rural area assumes 100% occupancy and 2.67 persons per occupied dwelling unit

~~TABLE B - ABSORPTION CAPACITY[1] ESTERO PLANNING AREA~~				
~~**Land Use Categories**~~	~~**Rural Area**~~	~~**South Bay**~~	~~**Cayucos**~~	~~**Total**~~
~~Agricultural~~	~~1,900~~			~~1,900~~
~~Rural Lands~~	~~94~~			~~94~~
~~Residential Rural~~	~~104~~			~~104~~
~~Residential Suburban~~	~~280~~	~~1,956~~		~~2,236~~
~~Residential Single-Family~~		~~19,416~~	~~2,791~~	~~22,207~~
~~Residential Multi-Family~~		~~5,796~~	~~2,678~~	~~8,474~~
~~Office and Professional~~		~~1,512~~	~~171~~	~~1,685~~
~~ABSORPTION CAPACITY~~	~~2,378~~	~~28,688~~	~~5,642~~	~~36,708~~
~~Existing Population~~	~~852~~	~~10,381~~	~~2,292~~	~~13,525~~
~~POTENTIAL ADDED POPULATION~~	~~1,526~~	~~18,307~~	~~3,350~~	~~23,183~~

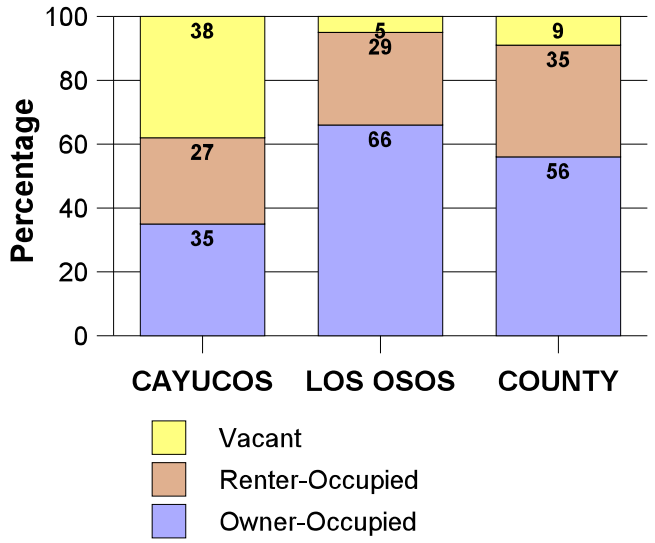
~~1.Potential population at buildout by land use category.~~
~~2.Does not include population of city of Morro Bay (8,876 in 1980).~~

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 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).

B. Los Osos

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 urban reserve line to a level that is consistent with resources, services and infrastructure, not to exceed 2.3 percent.

2. **Economic Development Program.** The county should assist the community of Los Osos in preparing a comprehensive economic development program to promote the area's business potential, attract the best potential businesses to the area--especially those that create new jobs--encourage new investment in the community, retain existing businesses, and help existing businesses expand and stay in the 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, "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
Schedule for Completing Recommended Programs

TOPIC/ PRO-GRAM NO.	PROGRAM	RESPONSIBLE AGENCIES	POTENTIAL FUNDING	TIME FRAME	TARGET DATE	PRIORITY
CAYUCOS						
A1.	GROWTH MANAGEMNT--CAYUCOS	CO. PLANNING, BOARD OF SUPERVISORS	NONE REQUIRED	SHORT TERM	2005	HIGH
LOS OSOS						
B1.	GROWTH MANAGEMNT--LOS OSOS	CO. PLANNING, BOARD OF SUPERVISORS	NONE REQUIRED	SHORT TERM	2005	HIGH
B2.	ECONOMIC DEVELOPMENT PROGRAM	CO. PLANNING, ECONOMIC VITALITY CORPORATION	COMMUNITY, GENERAL FUND, CDBG	SHORT-MED.-TERM	2005+	HIGH

CO. PLANNING — COUNTY DEPT. OF PLANNING AND BUILDING
CDBG — COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

CHAPTER 3: PUBLIC FACILITIES, SERVICES AND RESOURCES

THIS DRAFT PLAN COMBINES AND DISPLAYS ALL TEXT FROM CHAPTERS 3 AND 5 OF THE EXISTING PLAN, WHICH WILL BE **COMPLETELY** REPLACED BY ALL NEW TEXT, TABLES AND FIGURES.

EXISTING TEXT TO BE DELETED IS INDICATED BY THE USE OF A SMALLER FONT SIZE AND VERTICAL BLACK BARS ALONG THE LEFT AND RIGHT MARGINS. PROPOSED NEW TEXT IS NOT HIGHLIGHTED IN ANY WAY, EXCEPT BY USE OF A LARGER FONT AND THE ABSENCE OF THE BLACK VERTICAL BARS.

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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.

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 C: 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]	13,200	13,600	15,500
Schools			
Elementary	--	--	--
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.

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 Coastal Zone Framework for Planning, 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.

Morro Bay Fringe

The city of Morro Bay is responsible for the administration and planning of all areas lying within the city's boundary. The urban reserve line is located at the existing city limits. This reflects the existing service constraints, as well as the availability of substantial areas for infill.

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.

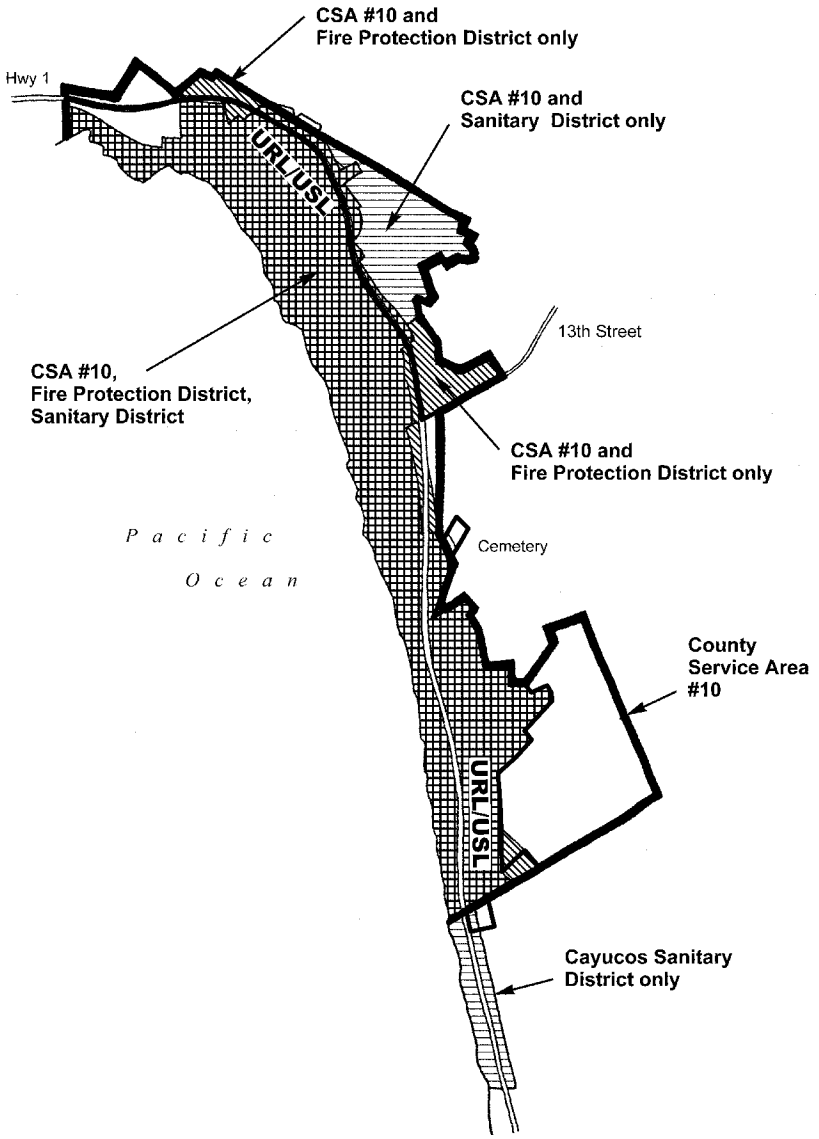

Figure 3-1: Service Providers - Cayucos

LOCSD ZONES OF BENEFIT

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.

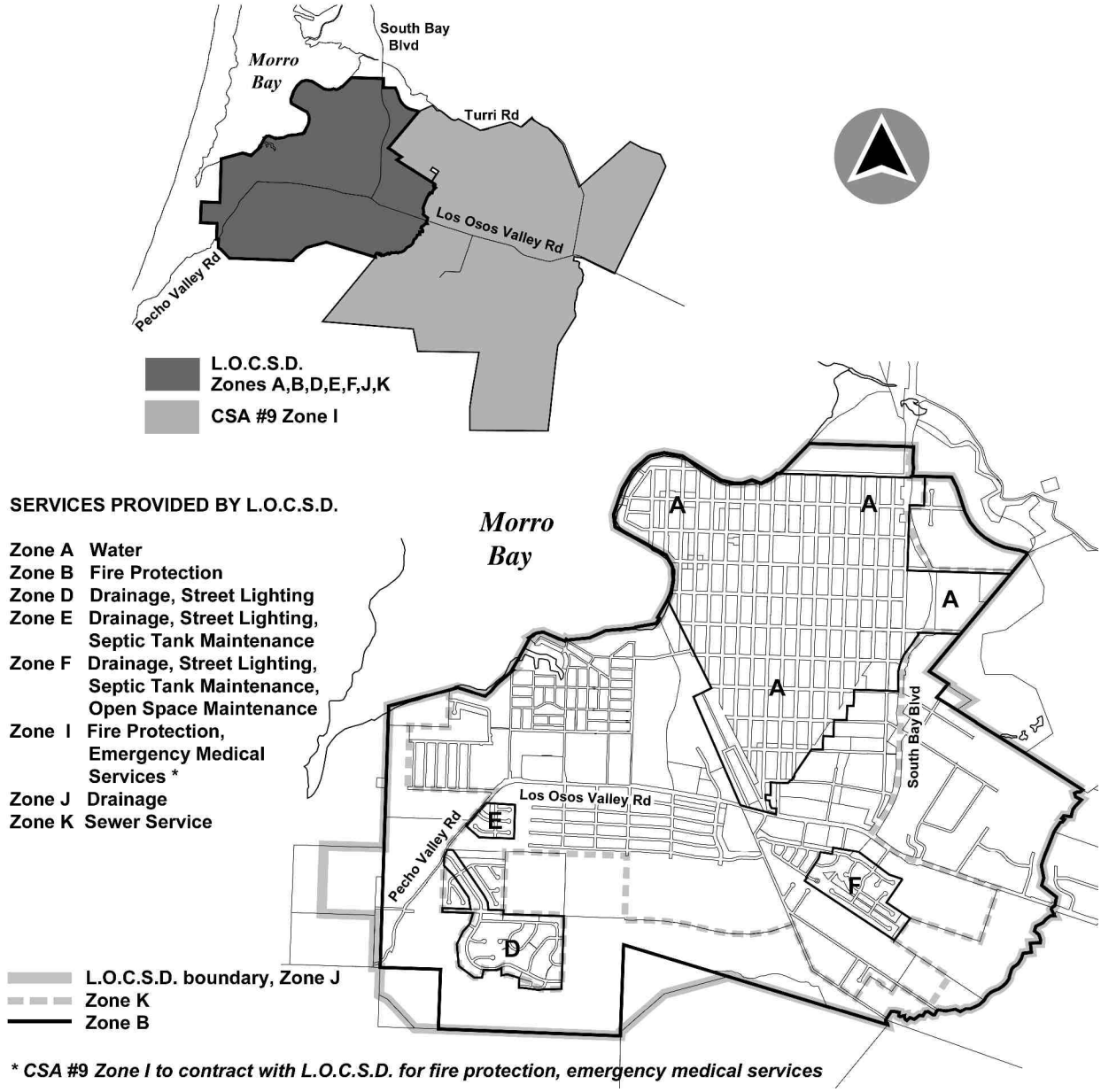

Figure 3-2: LOCSD, Zones of Benefit - Los Osos Area

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, including the city of Morro Bay, are about 11,840 afy. This includes about 9,280 afy from groundwater basins as shown in Table 3-1, 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 and the Los Osos sewer project could increase the total supplies to about 12,435 afy.

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[8]	Agriculture; domestic use
Toro Creek	1,000	591[3]	Agriculture; domestic use
Morro Creek	7,000	1,500[4]	Municipal (Morro Bay); agriculture
Chorro Creek	7,000	1,700[5]	Municipal (Morro Bay); agriculture
Los Osos	14,506[6]	3,560/3,940[7]	Municipal (Los Osos); domestic; agriculture
Total	35,500	9,281/9,661	

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.
6 Much of total usable storage underlies the ocean
7 Safe annual yield without/with a community sewer system, per John L. Wallace & Associates in association with Cleath & Associates, Los Osos Community Services District Draft Water Master Plan, August 2002
8 Represents water rights of users upstream of Whale Rock Reservoir

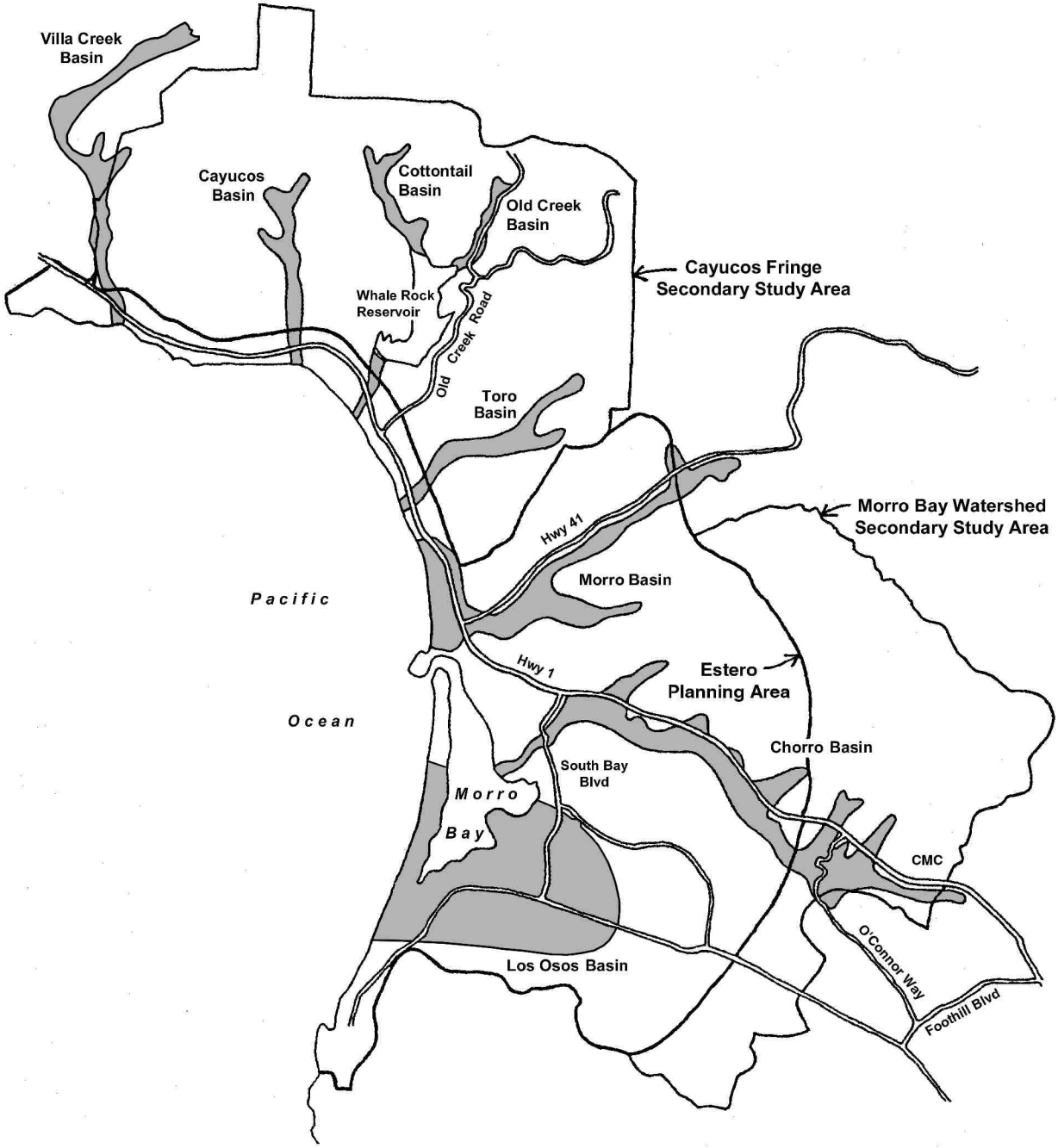

Figure 3-3: Groundwater Basins - Estero Planning Area

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.

In Los Osos, an August 2002 Draft Water Master Plan prepared for the Los Osos Community Services District concludes that with the proposed community sewer system, water conservation, and a proposed recycling program, future water demand at buildout within the Los Osos groundwater basin would be in balance with the estimated safe yield of the basin, assuming drought conditions. This plan projects a lower population buildout than the Water Master Plan (and hence a lower water demand), thus providing an extra degree of assurance that demand will be in balance with safe yield at buildout.

In both Los Osos and Cayucos, 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		Projected Demand at Buildout
	Surface Water	Desal-ina-tion	Ground-water	State Water	Lake Naci-miento	Total Supply	
Cayucos: Community	582 [1]	-	-	-	160	742	499-735[10]
Cayucos: Cemetery	18 [1]	-	-	-	-	18	18
Cayucos: Total	600 [1]	-	-	-	160	760	517-753[10]
Morro Bay: Agriculture	-	-	[2]	-	-	-	2600 [8]
Morro Bay: Golf course	-	-	[2]	-	-	-	180
Morro Bay: PG&E	-	-	[2]	-	-	-	30
Morro BayPrivate wells	-	-	[2]	-	-	-	60[8]
Morro Bay: Community	-	645	[2]	1313	55 [4]	-	2070[9]
Morro Bay: Total		645	3200 [3]	1313	55	5213	4940
Los Osos: Agriculture	-	-	[5]	-	-	-	800
Los Osos: Community	-	-	[5]	-	-	-	3000[6]
Los Osos: Private wells	-	-	[5]	-	-	-	200
Los Osos: Total	-	-	3560 [6]	-	-	3940	4000[6]
Villa Creek Basin	-	-	1000 [11]	-	-	1000	475
Old Creek Basin	-	-	330 [12]	-	-	330	160
Cayucos Creek Basin	-	-	600 [11]	-	-	600	265
Toro Creek Basin	-	-	591[11]	-	-	591	60
Planning Area Total	11839				215	12434	10417-10653

1 Whale Rock Reservoir
2 Supply is some portion of combined supplies of Morro Valley and Chorro Valley groundwater basins
3 Morro Valley Basin,1500 afy (Cleath, 1993). Chorro Valley Basin, 1700 afy (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

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 D) is an inventory of existing local water sources, major uses, and safe yields. Safe yield amounts are derived from 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.

TABLE D - 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	630
Villa Creek Groundwater Basin	Agriculture Use	1,030

(See next page for Notes)

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.

B. UTILITY SERVICES

Water Supply

Ensuring an adequate water supply is an important goal for the future development of the Estero Planning Area. Decisions involving the need and timing of supplemental water will have far reaching implications for all of the planning area, which is presently dependent on groundwater supplies for both urban and agricultural water. There are seven groundwater basins: Villa, Cayucos, Old, Toro, Morro, Chorro and Los Osos named for the principal streams which traverse them. The total storage capacity of these basins is estimated to be 130,000 acre-feet. The storage is replenished by stream percolation, precipitation, return flow of excess water applied for irrigation and other uses, and septic tank infiltration.

Comprehensive information on water resources is provided in the San Luis Obispo County Master Water and Sewerage Plan (1972). Additional study of the Los Osos groundwater basin was completed in 1974. Safe yield (the amount of water available for use without adversely altering the groundwater resources) is estimated to be between 7,500 and 8,000 acre-feet per year in the planning area. Comparing this to the estimated 7,500 acre-feet used illustrates that supplemental water will be necessary to serve projected growth in the near future.

Studies indicate that water supply and safe yield capabilities vary significantly for each basin. Agriculture is a major consumer of water, and modest agricultural growth is projected to continue during the next thirty years. Strong support for maintaining agricultural uses is reflected in the plan. Irrigated agricultural consumption was projected to increase from 4,900 acre-feet per year to 6,730 acre-feet per year between 1970 and year 2000 in the Master Water and Sewerage Plan.
In addition, the planning area is expected to show dramatic population growth from 22,400 in 1979 to 35,000 in 2000. Estimated demand for water resources to serve this population growth indicates an increase from 6,830 acre-feet per year to more than 11,000 acre-feet per year in 2000. It is apparent that supplemental water will be necessary even within the near future. It should be noted, however, that ratios of safe yield to projected demand vary and impacts to the local communities are highlighted for each urban area.

Three specific alternatives to meet the year 2000 demands for additional water are proposed in the Master Water and Sewerage Plan to provide for both the north and central coast. These include: 1) use of a pipeline for water from Nacimiento to Whale Rock Reservoir 2) construction of a 20,000 acre-foot reservoir at Yellow Hill on Arroyo de la Cruz and 3) development of a 15,000 acre-foot Santa Rosa Dam and Reservoir with a safe yield of 7,300 acre-feet. In addition, utilization of a portion of the State Water Project entitlement of 25,000 acre-feet or desalinization could provide supplemental water supplies for the Estero Planning Area. No final decision has been made at this time and resolution of the need for supplemental water must be addressed in the plans to ensure supplies for both urban and agricultural uses.

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 ~~**changing**~~ RMF density **of** ~~**to**~~ 15 dwelling units per acre ~~**through a general plan amendment; see land use program regarding multi-family density in the Chapter 4, Section VIB)**~~

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.

Cayucos - Water

Water service for Cayucos is provided by three different entities: Morro Rock View Mutual Water Company, Paso Robles Beach Water Association, and County Waterworks District No. 8. Each district supplies its customers from wells located adjacent to lower Old Creek, east of Highway 1. The three companies are entitled to a total allocation of 600 acre-feet per year from releases of Whale Rock Dam. In Mid-1985, data was presented that indicated the community was using all of the 600 ac. ft. allotment from the Whale Rock source and the resource management system was initiated. A building moratorium was later initiated to protect the community in December of 1985. While the physical facilities of each of these providers appear to be in good condition, of concern to Cayucos is developing additional sources of water. The issue of the need for supplemental water and available resources is discussed in the Resource Management chapter.

Cayucos - Water

Water service for Cayucos is provided by three different entities: Morro Rock Mutual Water Company, Paso Robles Beach Mutual Water Association, and County Waterworks District No. 8. Each district supplies its customers from wells located on Old Creek below Whale Rock Dam. These wells are recharged from water released from Whale Rock Reservoir in the allocated amount of 600 acre-feet per year. Water consumption involves a substantial seasonal resident and tourist demand. Wastewater is discharged through the Morro Bay sewage treatment plant and an ocean outfall line.

A Level III of severity for water supply is presently being experienced in Cayucos. As a result of the Level III severity situation, a building moratorium has been initiated in the community. Additional sources include importing water or developing local sources. For example, the Cayucos Creek groundwater basin contains a safe yield of 630 acre feet per year which might ultimately supplement community needs as well as permit continued irrigated agricultural use of Cayucos Valley. A secondary source may be imported water from Lake Nacimiento.

When any additional source is developed for Cayucos, the existing water supply system could be gradually improved and increased in capacity to meet future demands.

3. Los Osos Water Supply.

The sole water source in the Los Osos area is groundwater from the Los Osos groundwater basin. The groundwater is withdrawn from the basin by private wells, for agricultural irrigation, and for municipal use by three principal water purveyors. The service districts for these municipal purveyors are shown in Figure 3-4.

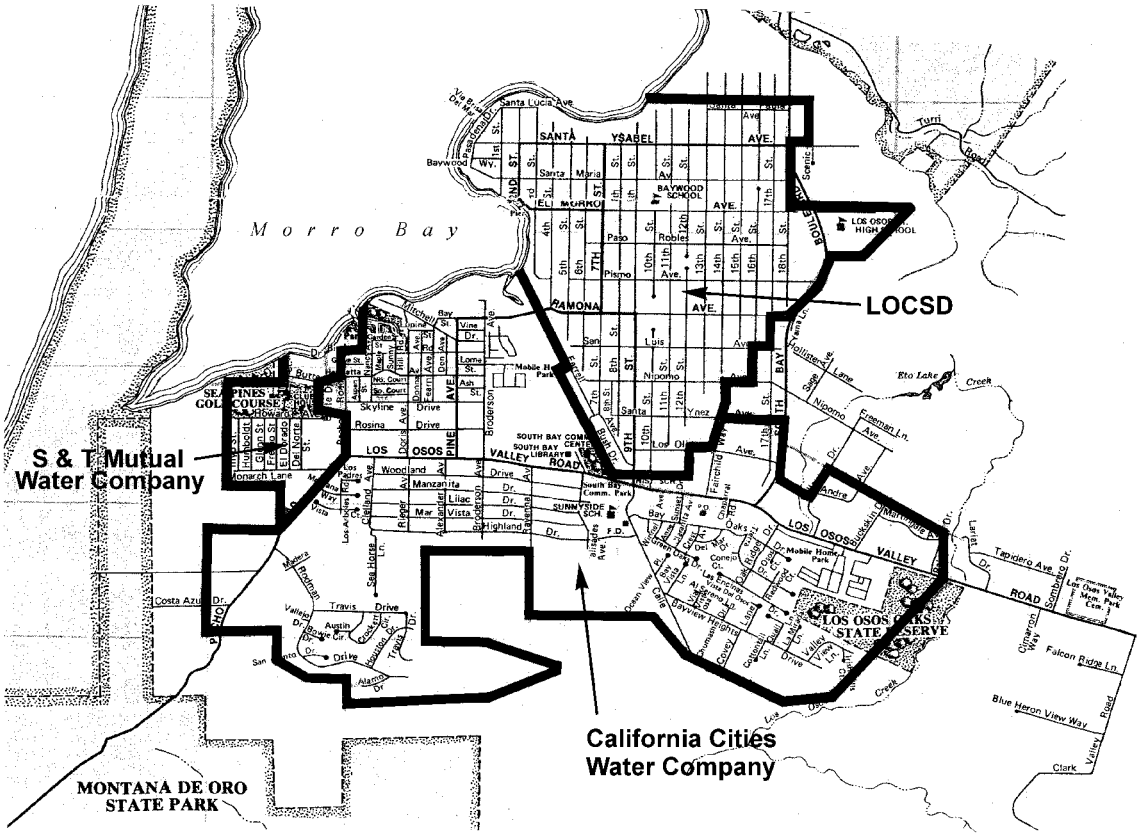

Figure 3-4: Water Service Districts - Los Osos Area

Projected Supply. A consultant study jointly sponsored by the Los Osos water purveyors has calibrated a computer model of the Los Osos groundwater basin that was previously developed by the United States Geological Survey. Using this model in conjunction with other analytical methodologies, an estimate of safe yield for the groundwater basin was determined, as reported in the Los Osos Community Services District's *Water Master Plan*, August 2002.

Safe yield of a groundwater basin can be defined as the average quantity of groundwater that can be pumped from a groundwater basin every year without causing water supply **and**/or water quality problems. According to the *Water Master Plan*, the groundwater basin's safe yield under current conditions (with no wastewater collection and treatment system) is estimated to be 3,560 acre-feet per year (afy). The safe yield with the proposed community wastewater system is

estimated to be 3,940 afy. Table 3-4 allocates the 3,940 afy to the major water users.

Table 3-4: Los Osos Valley Groundwater Basin Yield

User Class	Production (AFY) with sewer
LOCSD, Cal Cities, S&T	2,900
Sea Pines Golf Course	40
Private Domestic	200
Agriculture	800
Total	3,940

Source: Los Osos Community Services District Water Master Plan, August 2002

Historical Demand. Ground water production from the basin overall has exceeded the basin's safe yield in approximately half of the years between 1985 and 2000. In addition, groundwater production has been distributed in such a way as to cause excessive pumpage in some areas, resulting in sea water intrusion in the vicinity of Pecho Road. In other areas, pumpage has not been sufficient to offset recharge of wastewater from on-site septic systems, resulting in rising water levels. The addition of new wells and revised pumping patterns are expected to solve this problem.

Projected Demand. The *Water Master Plan* estimates water demand within the groundwater basin at buildout for the combined service areas of the community's three principal water purveyors, together with water demand for agricultural irrigation and private wells within the basin (demand from agricultural and private wells is held constant). The *Water Master Plan* estimates that the total water demand at buildout is 4,000 afy, which can be accommodated by the estimated safe yield of the groundwater basin under drought conditions, with the planned community sewer system, water conservation, and a proposed water recycling program. The population buildout figures used in the *Water Master Plan* are higher than those given in this plan, so that the estimated water demand should be somewhat higher than the demand at buildout under this plan. This could reduce the extent of the proposed water recycling program and provide an extra degree of assurance that demand will be in balance with safe yield at buildout.

The several components of demand should be closely monitored to ensure that expected water availability for urban use remains realistic. If necessary, general plan amendments should be initiated as needed to assure that the level of future development can be accommodated by the safe yield of the groundwater basin without seawater intrusion (see Chapter 4, Section VI, Programs).

South Bay - Water

Perhaps no factor is of greater concern today than the future availability of potable water for South Bay residents. Along with other north coastal communities, South Bay 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.

South Bay 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 an 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 is 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.

South Bay - Water

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. 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.

Morro Bay and Fringe Area - Water

The city of Morro Bay is served by wells drawing water from the Morro and Chorro Creek groundwater basins. The city of Morro Bay is served by wells drawing water from the Morro and Chorro Creek groundwater basins. The "Preliminary Water Management Plan" released February 1981, prepared by Brown and Caldwell Consulting Engineers, is the most current study of the groundwater resources in the basins. The plan addresses the city's water needs to the year 2000 as well as rural domestic and agricultural water demand.

The California Department of Water Resources had estimated in 1975 that the total safe yield from both basins was 3400 acre-feet per year. The l98l Brown and Caldwell report estimates an outflow from both basins at 5,490 acre-feet per year. Since present water demand is 3,944 acre-feet, and the plan did not find evidence of sea water intrusion, the safe yield is apparently at least 3,944 acre-feet. The water management plan describes programs and water management methods that are anticipated to prevent water deficiencies until the year 2000, provided that the water demands estimated from population projections and anticipated agricultural usage prove to be an accurate indication. The recommended programs are generally outlined below:

1. Better groundwater basin recharge should be accomplished through the use of percolation basins.

2. Wastewater reclamation should be used in place of groundwater for some agricultural lands and the Morro Bay Golf Course.

3. Modification of groundwater extraction by drilling of new wells and changes in the frequency of well pumping.

Also contained in the plan are water management strategies for various drought conditions including: collecting of storm water for recharge, purchase of surplus water from Whale Rock Reservoir, reduction of leakage from the water distribution system, water conservation measures, wastewater reclamation, and importation of supplemental waters.

Morro Bay - Water

The city is presently served by 15 wells within the Morro and Chorro Creek drainage basins, although two are used only on an emergency basis. Both basins have limited storage capability above sea level. Present estimates of water availability indicate a maximum safe yield of 3,944 acre-feet to serve both agricultural and urban uses. In the past, the well water supply has been augmented by contracted quantities from Whale Rock Reservoir.

Water resources were adversely affected by the recent drought conditions that occurred throughout most of California. The city has adopted several policies to handle such water shortages, including: 1) a mandatory 20% water reduction program; 2) a building permit review which allows building permits to be issued in accordance with historical trends for similar uses; and 3) a policy to allow no further subdivisions or annexations until these strategies are successful in relieving present water shortages. The city is currently studying the use of wastewater from the sewage treatment plant to help replenish the Chorro Creek groundwater basin. The "Preliminary Water Management Plan" prepared by Brown and Caldwell is the most current study of the groundwater resources in the basins. The plan addresses the city's water needs to the year 2000 as well as rural domestic and agricultural water demands. The plan describes programs and water management methods that are anticipated to prevent water deficiencies until the year 2000, provided that the water demands estimated from population projections and anticipated agricultural usage prove to be accurate indications.

The main questions concerning a long-term permanent solution to providing supplemental water to the city of Morro Bay remain unanswered. The city has supported a program to develop and deliver supplemental water from Nacimiento Reservoir. In November 1976, the required bond election to provide monies for this project was defeated. Based in part on projected costs, it can be assumed that the city of Morro Bay cannot bear the cost of the project alone and is dependent upon the combined efforts of surrounding communities. Similarly, the alternative of providing supplemental water through the construction of the necessary facilities to tie into the State Water Project has not been resolved and will require the cooperative efforts of communities in San Luis Obispo and Santa Barbara Counties.

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. However, a community sewer system is being planned by the Los Osos Community Services District to serve much of the Los Osos urban area.

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). Through a joint powers agreement between the city and the Cayucos Sanitary District, Cayucos is entitled to use 0.944 mgd, and 1.416 mgd is reserved for Morro Bay. For the year ending June 30, 2001, Cayucos used about 27 percent of its entitlement. Total combined flow for Cayucos and Morro Bay was about 98 percent of plant 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). These flow estimates are well within the community's current entitlement to capacity of the Morro Bay treatment plant, so that no additions to the plant would be necessary to serve Cayucos' buildout population. However, expansion of the plant will be necessary to handle the increasing flow from the city of Morro Bay.

Cayucos - Sewage Disposal

The Cayucos Sanitary District provides sewage collection and disposal service for Cayucos. Wastewater is collected and transported to the Morro Bay Sewage Treatment Plant for treatment and disposal. The joint powers agreement allots 40% of the treatment plant capacity to Cayucos; however, Cayucos is using a substantially lower portion.

A 2-1/2 year moratorium on development in Cayucos was recently lifted. Difficulties within some parts of the existing system (some of which are still being improved) include gravity line capacity problems at some critical locations, failure of pumping station due to flooding and inadequately sized pumps, excessively high rates of rainwater infiltration into the system, and the need for extending the Morro Bay treatment plant ocean outfall to a much greater depth to meet water quality standards.

Cayucos - Sewage Disposal

Sewage disposal in Cayucos is by the Cayucos Sanitary District. Sewage is treated at the Morro Bay sewage treatment plant and wastewater is released to the ocean. The joint powers agreement between the district and the city of Morro Bay allots 40% of plant capacity to Cayucos.

The sewage treatment plant was originally designed in 1964 to accommodate 1.7 million gallons per day (mgd). However, inadequacy and obsolescence of the collection system, treatment plant, and the ocean outfall resulted in a moratorium on new sewer connections until these problems are resolved. A currently-effective cease and desist order requires full compliance with water quality standards by 1982.

The first stage of expansion of the sewage treatment plant, based on a 10-year projected population of 15,500 for both Morro Bay and Cayucos, will provide a total capacity of 2.4 mgd. The sewage outfall line is designed to accommodate the projected discharge over a 20 year period, which would allow for a combined population of 19,500 people. In the redesign of the treatment plant, the use of reclaimed wastewater for sprinkler irrigation is being considered and may be used in amounts of 500 to 1,000 acre-feet per year to irrigate agricultural land in Chorro Valley and the golf course at Morro Bay State Park.

The 40% sewage treatment plant capacity allotted to Cayucos will meet the community's needs well beyond year 2000. Hence, there will be no resource severity levels within the span of this plan once the current improvements are completed; however, this assumes that the allocations of plant capacity will be available following plant expansion.

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.

Sewage Disposal

Morro Bay and Cayucos are the only areas that are presently sewered in the conventional manner. Disposal is handled through an ocean outfall line. Major improvements and expansion of this system are necessary in the near future. Two subdivisions in the South Bay area -- Vista de Oro and Bayridge Estates -- have conventional sewer collection facilities but treatment and disposal of effluent is by community septic tanks and leach fields.

The remaining agricultural/rural areas and the community of South Bay are served by individual or septic tanks. Suburban and rural areas should remain at densities that permit the continued safe usage of septic tanks. The South Bay area is presently being monitored to determine the impact of individual septic tanks on the groundwater of the Los Osos basin. A prohibition on septic tanks, imposed for 1974, has been set aside pending completion of these studies. A decision to convert to a central sewage disposal system would have a substantial impact on availability of local groundwater supplies because septic systems ultimately return a high proportion of the water to the groundwater basin for re-use.

Morro Bay - Sewage Disposal

The city of Morro Bay operates a secondary treatment plant and 16-inch ocean outfall which it owns jointly with Cayucos. Morro Bay has an allotment for 60% of the 1.7 million gallons per day treatment plant capacity and is nearing maximum capacity. A grant program to expand the present plant capacity and to correct water quality problems regarding the present outfall line is under consideration. The proposed program would provide adequate capacity for a 10-year period, based on current projections of future growth. Water quality problems have been identified in the present outfall line and a program to extend this line to 4,000 feet off-shore at a depth of 60 feet has been adopted. Some of the treated wastewater may be reclaimed and used for irrigation purposes. Completion of both of these projects will ensure the provisions of adequate sewage disposal for the foreseeable future.

Morro Bay and Fringe - Sewage Disposal

Both Morro Bay and Cayucos are served by the sewage treatment plant located in Morro Bay. Plant improvements are described in the next section on the Cayucos sewage disposal system. The city will need to resolve current water supply and sewage disposal problems before development can occur.

Present improvements in sewage plant capacity are designed to provide for anticipated growth over the next ten years. According to current population projections, the indicated capacity may suffice for a longer period of time. The capacity could also be extended a few years if allotments between Cayucos and Morro Bay are renegotiated.

3. Los Osos Sewage Disposal.

Los Osos currently relies solely on septic tanks for sewage disposal. According to the Regional Water Quality Control Board (RWQCB), percolation from septic tank leach fields is high in nitrates. As population has grown, nitrate levels in groundwater have gradually increased to the point where they have exceeded the State's maximum level allowable for drinking water in the upper aquifer. In response to this condition, the RWQCB established a prohibition zone in 1988 that covers much of the urban area, within which discharge from septic systems is not allowed, with limited exceptions.

The Los Osos Community Services District is planning to build a community sewer system that will serve most of the area within the prohibition zone and that is intended to remedy the water quality problem identified by the RWQCB. An Assessment District has already been approved by local voters to help fund the sewer project. The proposed project includes conventional sewers for collection of sewage, a covered, mostly sub-surface hybrid extended aeration wastewater treatment plant that relies primarily on natural systems to treat effluent, and a disposal system that uses sub-surface leach fields to recharge the upper and lower groundwater aquifers. The project also includes a septic system management program for the uncollected portion of the community. Besides meeting State water quality standards, the project is intended to provide several benefits, such as reducing seawater intrusion, minimizing septic tank discharge to the Morro Bay Estuary, recharging groundwater to increase the safe yield of the groundwater basin, making recycled water available for irrigation, and providing an area for a centrally-located, future park in connection with the wastewater treatment plant.

The proposed wastewater treatment plant is designed to have a capacity to treat an average daily dry weather flow of about 1.2 million gallons per day (mgd), as adjusted to account for a planned water conservation program. This capacity could serve a population of about 18,200 residents within the area to be served by the sewer system. That population closely corresponds to the estimated population of about 17,800 within the sewer service area at buildout under this plan, as the small difference in the two buildout figures (less than 3 percent) is within the margin of error for such estimates. Therefore, as currently planned, the capacity of the proposed sewer system could accommodate, but not exceed the future population within the sewer service area.

The County should continue to monitor the progress of the proposed sewer project. If necessary, general plan amendments should be initiated as needed to assure that level of future development can be accommodated by the capacity of the proposed sewer system (or by septic systems if a sewer project is not built) and the safe yield of the groundwater basin without seawater intrusion (see Chapter 4, Section VI, Programs).

South Bay - 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.

South Bay - Sewage Disposal

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

1. Areawide

The Estero Planning Area is served by three school districts, shown in Figure 3-5. 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.

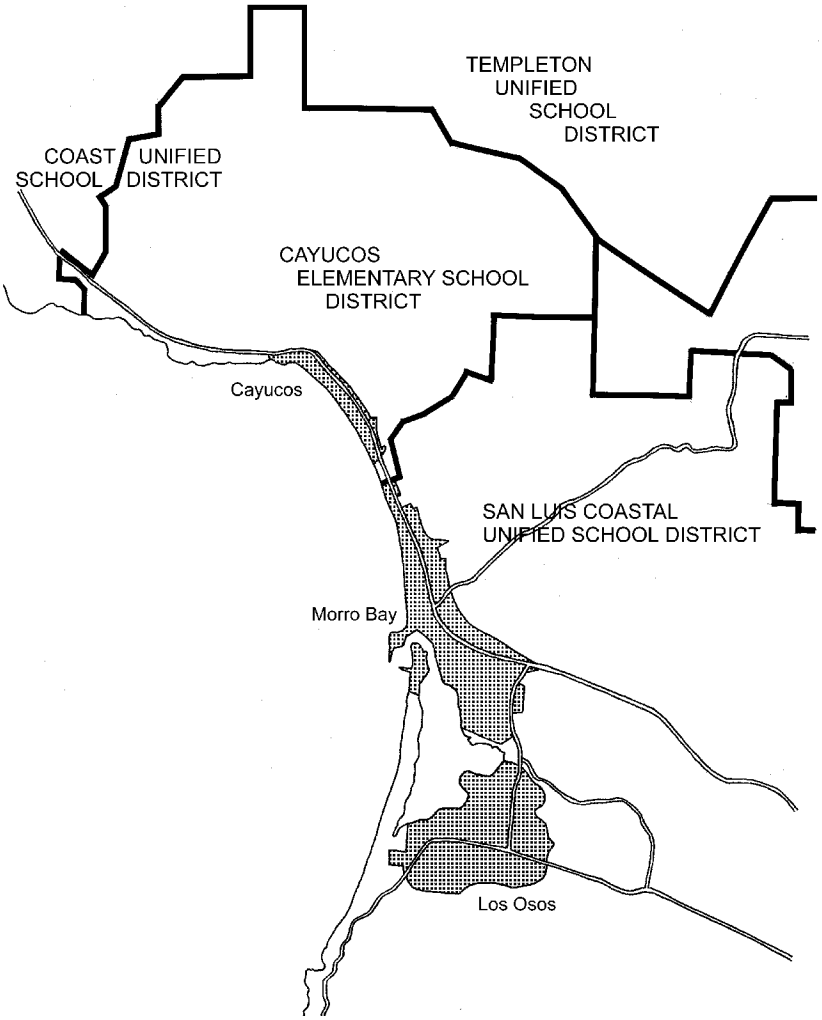

Figure 3-5: School District Boundaries - Estero Planning Area

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.

Cayucos - Schools

Cayucos Elementary is the only school in the community. It serves kindergarten through 8th grade; high school students are bussed to Coast Union High School in Cambria. Projected enrollment indicates that the existing facility will be adequate for at least five years. Although the present site is not conveniently located, no alternative is available and the LUE recommends that future school needs be met by expanding the present site to the north. In addition, use of joint park-school operations with adjacent Hardie Park facilities should be considered.

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.

3. Los Osos Schools

Current Capacity and Enrollment Trends. Los Osos is in the San Luis Coastal Unified School District. Residents attend two elementary schools (one elementary school has closed) and Los Osos Middle School, all located within the community, and Morro Bay High School. Typically, about seventy percent of students at the middle school and high school come from Los Osos.

Elementary school enrollment has generally declined during the 1993-2002 period, and is currently about 72 percent of the capacity of the two remaining elementary schools. Los Osos Middle School enrollment was about 94 percent of capacity in the 2002-03 school year, while Morro Bay High School's enrollment was slightly under capacity.

Projected Enrollment. As with enrollment projections for Cayucos, the projections used in this plan for Los Osos are based on a simplified version of current student generation rates, and assume that those rates will remain constant in the future. At buildout under this plan, assuming a residential occupancy rate of 100 percent, about 245 elementary students, 120 middle school students and 185 high school students would be added, as shown in Table 3-5. With those numbers of additional students, the current capacities of the middle school and the high school would be exceeded by between about 10 and 15 percent (not including enrollment changes in the middle and high schools generated from outside of Los Osos), but the combined capacity of the elementary schools would not be exceeded.

Table 3-5: Capacity and Enrollment, Los Osos Schools

School	Capacity	Enrollment 2002-03	Projected Additional Enrollment from Los Osos @ Buildout
2 Elementary Schools (total)	1220	879	+244
Los Osos Middle School	650	610	+119
Morro Bay High School	1000	954	+186

South Bay - 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 South Bay is pushing enrollments of all schools within the local elementary and high school districts to Severity Levels II and III.

Morro Bay - Schools

The city's general plan identifies additional school sites that will be necessary as the population in the city of Morro Bay continues to grow. These are located in general areas to serve anticipated population centers.

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.

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.
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.

Schools

South Bay, Morro Bay, and the surrounding agricultural areas lie within the San Luis Coastal Unified School District. The northern portion of the planning area is located within the Coast Joint-Unified High School District and includes: 1) a portion of former Fairview Elementary School District serving Old Creek; and 2) Cayucos Elementary School District serving the Cayucos area.

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.

Drainage

In all, nine major natural drainage courses traverse the planning area, including Villa, Cayucos, Little Cayucos, Old, Toro, Morro, Little Morro, Chorro, and Los Osos Creeks. Most of these are noted by the application of a Flood Hazard combining designation, and specific programs and standards for protection and preservation are identified.

Morro Bay - Drainage

Drainage channels within the urban area include Morro, Little Morro, and Chorro Creeks. Much of these channels has been retained in their natural state. Future urban expansion should consider retention of these drainage areas into the design of the project. Any proposed flood control project should recognize the aesthetic and ecologic functions of these creeks.

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.

Cayucos - Drainage

Three areas in Cayucos identified as potential flood-prone areas are the lower reaches of Cayucos and Willow Creeks and a small section of Little Cayucos Creek just north of the urban area. These areas are shown on the Flood Hazard combining designations map. Localized drainage problems are primarily due to ineffective handling of storm water runoff. Many of these conditions were created when natural drainage patterns were altered with construction of the freeway.

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 3-6. 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.

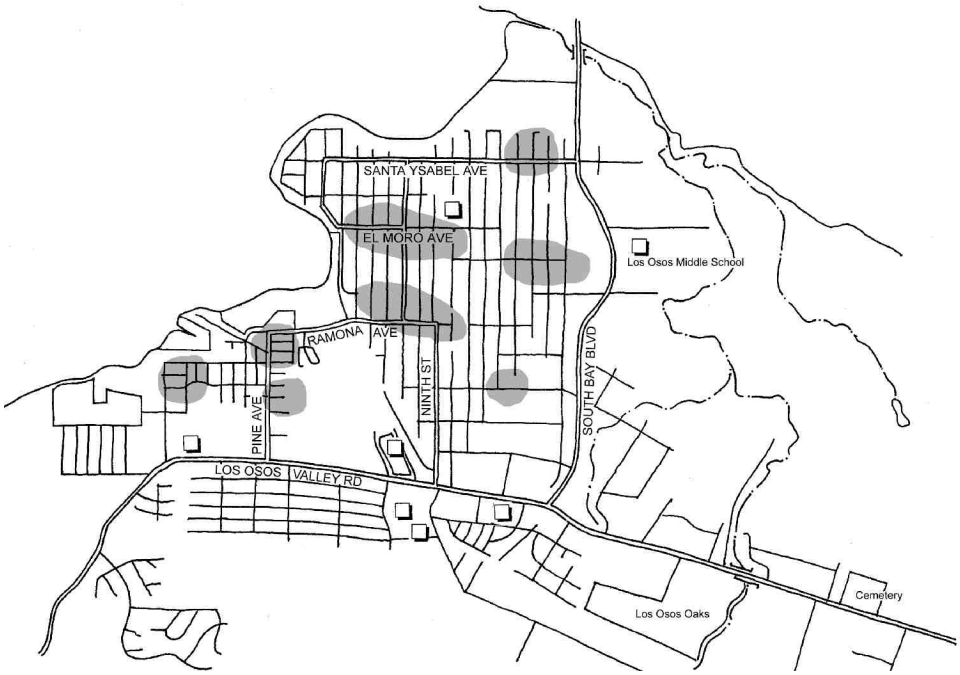

Figure 3-6: Areas Subject to Flooding - Los Osos
(Source: *Preliminary Eng. Eval. - Los Osos/Baywood Park Community Drainage Project)*

South Bay - Drainage

South Bay drains either directly to Morro Bay or by way of Los Osos Creek. From its headwaters in Clark Valley, the creek flows in a northwesterly direction to Los Osos Valley creating alluvial flats as much as half mile wide. The creek, representing the eastern edge of the old sand dune deposits, is the natural boundary delineating most of the eastern edge of the urban area. Along its path to Morro Bay, a minor tributary to Los Osos Creek maintains a small, natural impoundment known as Eto Lake.

Concern has been expressed about drainage problems in South Bay leading to increased siltation of the bay. Although the entire area is covered with deep, sandy soils conducive to surface water infiltration, the continued development of paved streets, driveways, and buildings will result in decreasing availability of exposed soils for infiltration of rainfall and runoff. An area of significant concern is south of Los Osos Valley Road where slopes gradually increase to as much as 30% and where potential problems of surface runoff and erosion go hand in hand. Solutions include requirement of on-site runoff retention basins and checking of building and development plans for excessive surface coverage by buildings, patios, and driveways.

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 3-6.

Table 3-6: 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 miles	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 3-7 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 3-7: 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)	7.0 acres (2)
Middle School Athletic Fields		7.5 acres	
High School Athletic Fields			10 acres
Community Sub-Totals	3 acres	18.0 acres	17.0 acres
Community Totals	8 acres	24.2 acres	48.38 acres

D. RECREATION SERVICES

The Estero Planning Area contains abundant recreation land, facilities and scenic points of interest attracting both residents and tourists. Included are four state parks and beaches, two golf courses, and Morro Bay harbor. Facilities are available for camping, hiking, boating, and fishing. The scenic countryside and ocean and bay shoreline draw many sightseers to the area for recreational driving, bicycling, and walking.

Morro Bay State Park covers over 2,000 acres and provides 135 camp sites, picnic sites, an 18-hole golf course, a museum and a marina. Most of the park is located within the city of Morro Bay and will be addressed in the city's planning program. Portions of the park within the county include much of the Chorro-Los Osos Estuary and mud flats, both of which are sensitive resource areas requiring full protection. The State Department of Parks and Recreation is presently pursuing additions to the state park. Highest priority should be given to acquisition of sensitive wetland habitat.

Montana de Oro State Park, (located at the southern end of Morro Bay) is the largest park within the coastal zone, encompassing over 21.4 miles of the coast. Primarily a day use facility, the park does provide limited camping and picnicking sites. This state park has been recommended for nomination as a National Landmark. When a general development plan is proposed for the park, the following concerns must be addressed: improvement to parking facilities, development of vista points and turnouts, on-going habitat management programs, and identification of future acquisitions.

Whale Rock Reservoir will be used for limited public access for fishing. In addition to the large outdoors recreation areas are facilities within communities that are primarily oriented to community and neighborhood resident use.

Morro Bay - Parks

The principal recreation features of Morro Bay are Morro Bay State Park, its 18-hole golf course, and the bay and harbor. Although the state park is being expanded to the east and south, these new areas will likely have limited recreation use because of sensitive natural features. Atascadero State Beach is located in the northern portion of the city and provides recreational use for both residents and visitors to the area. Local parks are identified in the city's general plan.

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.

Cayucos - Parks

Cayucos State Beach is located at the northern end of the community of Cayucos. This state beach is a major day use recreational facility. The 15 acre beach also has a fishing pier which was used by over 200,000 visitors in 1978. As a day use facility, the beach provides coastal access for tourists and local residents alike. Many utilize stairways to the beach found along Pacific Avenue.

Morro Strand State Beach is located adjacent to Pacific Avenue and Studio Drive. The 33 acre beach is an important day use facility. Limited picnic and restroom facilities are provided; however, improvements, (including additional parking) are needed to accommodate the 144,000 visitors per year.

Community park facilities at Hardie Park along Cayucos Creek include picnic tables, playground, swimming pool, and tennis courts. This park is too far for regular use by residents of southern Cayucos; hence, it is recommended that a small neighborhood park be eventually established in the Morro Strand area for persons of all ages, especially youth and senior citizens.

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 Montaña 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.

Projected park needs. Using the guideline of 6 acres of community and neighborhood park acreage per 1000 residents, Los Osos will need a total of about 118 acres to serve the projected population at buildout. Proposed programs for parks are discussed in Chapter 4, Land Use Policies and Programs.

South Bay - Parks

South Bay Park in Los Osos contains typical community park facilities including a picnic area, lawns and courts for sports, a playground, and a small meeting hall for organized groups. Other privately-owned natural areas within the community provide informal walking and nature study areas. As the community grows, additional neighborhood parks will be needed to serve local residents. Community beautification measures are recommended to enhance the quality of life and provide attractive neighborhood settings for pedestrians and bicyclists.

The 9-hole Sunset Terrace Golf Course is available for local use, while the 18-hole golf course in Morro Bay State Park is within easy driving distance from South Bay. Major outdoor recreation areas and activities are provided in the large, nearby Montana de Oro and Morro Bay State Parks.

Los Osos Oak Preserve is a small undeveloped state park within the community of South Bay containing an outstanding example of a pygmy oak forest. Only limited passive recreation is appropriate for this preserve.

F. Roads

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

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. Improvements are needed for the northerly portion of this road, particularly in the Twin Bridges area. Design must be sensitive to the scenic values of the area, the marshlands, and adjacent hills and peaks of the Morros.

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.

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.

Solid Waste Disposal

Solid waste disposal service is provided for all planning area communities by contract with a private garbage collection service and hauled to the Los Osos/Turri Road disposal site. Capacity at this landfill site is estimated to be adequate through year 1990. Adequate refuse pickup has been a problem in Cayucos for some time, particularly with the presence of second homes and tourist attractions. Specific programs for communities are identified in the San Luis Obispo County Solid Waste Management Program.

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.

C. EMERGENCY AND SOCIAL SERVICES

Police Service

With the exception of the city of Morro Bay, the entire Estero Planning Area is served by the County Sheriff and the California Highway Patrol. The area is served from the county operational facility at Camp San Luis Obispo. Since response times are slow due to the large area, the plan identifies that a sheriff's substation may be needed.

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 South Bay Fire Department, which is part of**~~ 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 3-8.

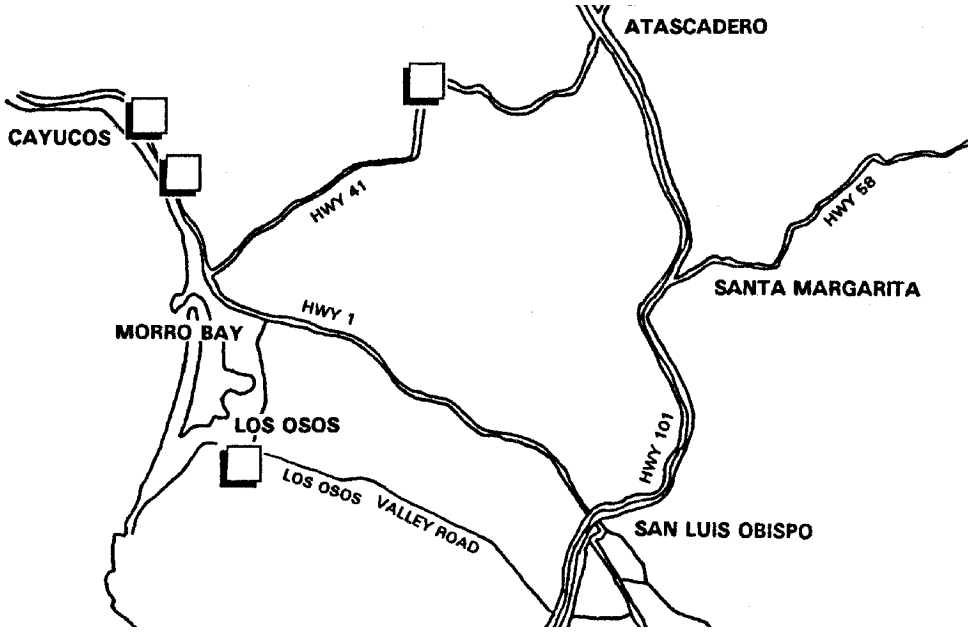

Figure 3-7: Fire Stations - Estero Planning Area

Table 3-8: 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 a 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

Fire Protection

Fire protection for most of the rural and agricultural areas is provided by the California State Division of Forestry. A station is located immediately south of Cayucos. The city of Morro Bay provides fire protection within the corporate boundaries. The communities of South Bay and Cayucos are served by local fire protection facilities.

South Bay - Fire Protection

The community fire station is centrally located near South Bay Village on Bayview Heights Drive adjacent to Sunnyside Elementary School. Northerly portions of the Creekside area are most distant from existing facilities, although still within two miles.

The existing location in terms of length of run should be adequate under this plan, with additional manpower and expanded on-site facilities occurring with community growth. Expansion to double the facility has recently been completed.

Cayucos - Fire Protection

Fire protection needs in Cayucos are provided by the Cayucos Fire Department, a volunteer department. The existing fire station is located at the corner of Ash Avenue and Cayucos Drive; this is convenient for the commercial areas but not for the southern portion of the community. The California State Department of Forestry has the responsibility for serving the surrounding rural areas and maintains a station under a reciprocal agreement with the district if the need arises. The existing physical facilities of the water companies are considered adequate; however, a more centralized location for the station may be appropriate in the future.

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~~s~~ ~~a~~ helicopter service for emergency transportation to the hospitals. The Cayucos Fire Protection District, ~~the South Bay Fire Department,~~ 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.

Emergency Medical Services

Ambulance service is provided via a contract with a privately owned ambulance company through County Service Area No. 15. Although the city of Morro Bay is not included within the service area boundary, the city contracts with the district for services under a joint powers agreement.

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 3-9.

Table 3-9: 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 3-10 summarizes the adequacy of the existing libraries in Cayucos and Los Osos, and indicates facility needs at buildout, in relation to the formulas in Table 3-8. It is clear that the existing facilities in both communities are seriously inadequate. A new 7,000 square-foot library building is planned in Los Osos.

Table 3-10: 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
Los Osos	3976	8700-9400	38345	39700-43300	11800-12800	54000-59100

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.

Library

Rural areas are to be served by library facilities within the urban areas. Expansion of library facilities in both Cayucos and South Bay are necessary and the LUE recommends they be located in multi-use community centers.

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.

Human Services

All human services in the planning area, with the exception of specialized monthly health clinics, are provided at the offices in the city of San Luis Obispo.

In South Bay, site selection for a government services center is being considered and the facility should be centrally located. Design of the facilities should incorporate the need for a wide range of government services besides human services, including a community meeting hall and sheriff's substation. In addition, this complex can serve as an alternative site for the branch library.

The Cayucos Veterans Memorial Building at Cayucos Beach State Park, serves as a meeting hall for local organizations. Since the building is not centrally located nor designed to serve multiple uses, a new community building should be planned for human services and library in the downtown or adjacent to Hardie Park. The Veterans Building, however, could be remodelled and parking areas improved for continued use for local group meetings.

The Morro Bay regional center is a proposed capital improvement project to consolidate existing county services for the Estero and North Coast Planning Areas in Morro Bay. Facilities would support a library, human services and a clinic.

M. Air Quality

San Luis Obispo County is designated a “non-attainment” area for the California ozone and PM_{10} (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 PM_{10} 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 PM_{10} concentrations. Ozone and PM_{10} 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 3-11 and 3-12.

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 3-11
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 3-12
Number of Days Exceeding State PM10 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.

E. PLANNING AREA SERVICE 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 public service programs are grouped under headings to indicate the type of service concern they each address.

A. Water

Los Osos

1. **Water Management--Los Osos Groundwater Basin.** The water purveyors within the Los Osos groundwater basin should do all of the following:

    a. Pursue water conservation measures and water recycling programs to assure that the existing groundwater supply can serve the expected buildout population

    b. In consultation with owners of rural and agricultural properties, estimate water demand from agricultural irrigation and private wells, as well as urban demand, to confirm water use estimates

2. **Reevaluation of Buildout.** After a groundwater study of the Los Osos groundwater basin has been completed and the effects of a communitywide sewer system are better understood, the county should reevaluate the Estero Area Plan with regard to the ability of the sustainable yield of the Los Osos groundwater basin to support the buildout population of Los Osos.

16. **Water Management.** Based on community initiation, the county Engineering 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 South Bay which addresses population levels in relation to water availability, groundwater quality, and the need for alternative liquid waste disposal plans.

Cayucos

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

4. **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.

5. **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.

6. **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.

7. ~~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 . **RETAIN THIS EXISTING PROGRAM**

Rural Area

8. ~~7.~~ **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. **Agricultural Water Supplies.** Explore possibilities for increasing water supplies for agriculture through the formation of a new district (or annexation to an existing district) in order to ensure an adequate and economical water supply for agricultural uses.

9. ~~8.~~ 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.

1. **Areawide Study.** The county Engineering Department should undertake detailed drainage studies for the entire planning area, considering runoff problems in the context of the entire watershed, and recommending any measures needed to avoid problems associated with impervious surfaces and other site development. Drainage systems should be designed to promote groundwater recharge, and to protect and enhance natural features of the area, particularly Morro Bay.

9. **Services Provided - Zone of Benefit B.** The location of the South Bay urban reserve line is not to affect the services presently provided in Zone of Benefit B, CSA #9 at the time of adoption of the Land Use Element.

11. **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.

17. **Well Sites.** The county Engineering Department should locate and reserve future well sites in the South Bay area to optimize safe withdrawals from the groundwater basin before development fills in the most favorable sites.

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.

15. **Wastewater Recycling - Cayucos.** The Cayucos Sanitary District should work with the county Engineering and Health Departments and Regional Water Quality Control Board to develop a program to use treated wastewater from existing and future sewage treatment plants in the planning area for irrigation and groundwater recharge.

12. **Sewage Disposal and Water Supply - Cayucos.** The Cayucos Sanitary District should complete plans and projects to improve functioning of the Cayucos sewage disposal system. Extension of sewer and water facilities is discouraged outside the urban reserve line.

13. **Sewage Disposal - South Bay.** The county should study the future need for a community sewer system in South Bay in relation to the extent and density of development and its impact on ground- water quantity and quality.

C. Schools

1. **School Sites--Los Osos.** San Luis Coastal Unified School District and the county should jointly study educational facility needs in Los Osos. A high school in Los Osos could accommodate the expected future increase in student population, and reduce traffic and air pollution caused by vehicle trips to Morro Bay High School. School sites should be acquired in a timely manner.

2. **Elementary School Site--Cayucos.** Cayucos Elementary School District and the county should cooperate in evaluating and selecting an appropriate site for a new elementary school located as close as possible to the existing urban reserve line.

3. **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.

7. **School Sites.** The county and school district should jointly study educational facility needs in South Bay and acquire school sites before private development overly restricts choices in location.

6. **Hardie Park - Joint Use.** A joint powers agreement should be executed between the school district and the county for the joint use of the recreational facilities at Hardie Park.

D. Drainage

1. **Cayucos Drainage Plan.** The County Public Works Department should **seek funding to implement the** ~~**facilitate preparation of a**~~ master drainage plan for Cayucos to ~~**identify and implement measures to**~~ prevent flooding, mudflows and associated storm damage**, while** ~~**The drainage plan should include as key components provisions to recharge groundwater and**~~ maintain**ing** natural drainage courses ~~**so that they can handle storm water runoff. The drainage plan should**~~ **and** tak**eing** into account **groundwater recharge and** ~~**the**~~ 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

4. **Fire Response Time.** Fire protection service response times should be improved for the southern portion of Cayucos through agreements with State Department of Forestry to make first response. The agreement could be terminated when a new fire station is centrally located within the community.

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, the arts~~, and a substantially expanded library~~.

2. **Community Services Center--Los Osos.** Government functions in Los Osos should be concentrated into a centrally located, user-friendly services center near the community park. The center should include a community hall, sheriff's substation, and medical and social services.

3. **Cayucos Veterans Building.** The county should remodel the Cayucos Veterans Memorial Building and expand the parking area to serve increasing needs for community meeting space.

5. **Government Services Center - South Bay.** Government functions in South Bay 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 & Los Osos.** The county Underground Utilities Committee should work closely with the communities of Cayucos and Los Osos to facilitate undergrounding of overhead utility lines.

14. **Undergrounding - Cayucos & South Bay.** The county Underground Utilities Committee should evaluate and prioritize Cayucos and South Bay 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 3-13: 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/ PRO-GRAM NO.	PROGRAM	RESPONSIBLE AGENCIES	POTENTIAL FUNDING	TIME FRAME	TARGET DATE	PRIORITY
A. WATER						
A1.	LOS OSOS WATER MGMT	PUB. WORKS, CO. HEALTH, RWQCB, WATER PURVEYORS	COUNTY	SHORT-TERM	2005	HIGH
A2.	BUILDOUT REEVALUATION	CO. PLANNING	COUNTY	SHORT-TERM	**	HIGH
A3.	SUPPLEMENTAL WATER	CSA 10A, WATER PURVEYORS	CSA 10A, WATER PURVEYORS	ON-GOING	ON-GOING	HIGH
A4.	CONSERVATION-CAYUCOS	WATER PURVEYORS	WATER PURVEYORS	SHORT-TERM	2005	HIGH
A5.	CONSOLIDATION OF PURVEYORS - CAYUCOS	PUB. WORKS, WATER PURVEYORS, LAFCO	COUNTY, WATER PURVEYORS	MED.-TERM	2010	MEDIUM
A6.	GRAYWATER RECYCLING	CO. HEALTH, CO. PLANNING	GRANTS	LONG-TERM	2010+	MEDIUM
A7.	**CAYUCOS CONSOLIDATION**	**COUNTY, LAFCo**	**COUNTY, LAFCo**	**SHORT-TERM**	**2005+**	**MEDIUM**

TOPIC/ PRO-GRAM NO.	PROGRAM	RESPONSIBLE AGENCIES	POTENTIAL FUNDING	TIME FRAME	TARGET DATE	PRIORITY
A. WATER						
A8. ~~A7.~~	AGRICULTURAL WATER SUPPLIES	PUB. WORKS, SEWAGE DISPOSAL AGENCIES	GRANTS, LAND OWNERS	MED-TERM	2010	MEDIUM
A9. ~~A8.~~	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
C. SCHOOLS						
C1.	SITES - LOS OSOS	CO. PLANNING, SLO COASTAL	SLO COASTAL	ON - GOING	ON - GOING	MEDIUM
C2.	ELEMENTARY SITE - CAYUCOS	CAY. ELEM., CO. PLANNING	CAY. ELEM.	ON - GOING	ON - GOING	HIGH
C3.	SCHOOL CLOSURES	SCHOOL DISTRICTS, CO. PLANNING, CO. GEN. SVCS.	N/A	ON-GOING	ON-GOING	MEDIUM
D. DRAINAGE						
D1.	CAYUCOS DRAINAGE PLAN	PUB. WORKS	COUNTY, LAND-OWNERS	**MED.-TERM** ~~SHORT TERM~~	**2010** ~~2005~~	HIGH

TOPIC/ PRO-GRAM NO.	PROGRAM	RESPONSIBLE AGENCIES	POTENTIAL FUNDING	TIME FRAME	TARGET DATE	PRIORITY
E. GOVERNMENT AND COMMUNITY SERVICES						
E1.	COMMUNITY CENTER - CAYUCOS	CO. GEN. SVCS.	FACILITIES FEES, COUNTY	SHORT TERM	2005	MEDIUM
E2.	COMMUNITY SERVICES CENTER - LOS OSOS	CO. GEN. SVCS.	FACILITIES FEES, COUNTY	LONG TERM	2010+	MEDIUM
F. UNDERGROUND UTILITIES						
F1.	CAYUCOS & LOS OSOS	COUNTY UNDERGROUND UTILITIES COMMITTEE	GRANTS, ASSESSMNT DISTRICTS	ON - GOING	ON - GOING	HIGH
G. RECYCLING						
G1.	RECYCLING/ GREEN WASTE	PUB. WORKS	FEES	SHORT-MED.-TERM	2005-2010	MEDIUM

Key to Abbreviations

**	THREE YEARS AFTER THE LOS OSOS COMMUNITY SEWER SYSTEM IS OPERATIONAL
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

CHAPTER 4: LAND USE POLICIES AND PROGRAMS

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ORGANIZATION

This chapter further defines a vision for the Estero Planning Area, discusses ~~addresses~~ land use issues, ~~affecting the Estero Planning Area~~, sets land use policies, and recommends programs to implement those policies. The ~~chapter is divided into~~ following ~~four~~ sections discuss land use issues and policies by land use category as shown on the maps following Chapter 7: ~~the rural area outside urban reserve lines and the urban areas of South Bay, Morro Bay, and Cayucos.~~

- **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).

~~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.~~

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 ~~E~~ 4.1 summarizes the acreage ~~for~~ of each land use category in the planning area. Land ~~use~~ 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.***

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 ~~E~~ 4.1: Land Use Category Acreage[1] ~~– Estero Planning Area~~

Land Use Categories	Rural Area	~~South Bay~~ Los Osos	Cayucos	Planning Area Totals	Other Morro Bay Watershed[2]
Agriculture	~~55,201~~ 31,415	-	~~13~~ -	~~55,214~~ 31,415	10,713
Rural Lands	~~2,710~~ 731	-	-	~~2,729~~ 731	752
Recreation	~~8,139~~ 5,206	~~83~~ 103	~~35~~ **48** ~~46~~	~~8,254~~ **5357**	590
Open Space	~~1,553~~ 1,019	~~147~~ 537	-	~~5355~~ ~~1,700~~	2,059
Residential Rural	~~40~~ 34	~~32~~ 69	-	1,556 ~~72~~	-
Residential Suburban	~~101~~ 91	~~919~~ 729	-	103 ~~1.020~~	-
Residential Single Family	-	~~1,061~~ 1,098	~~178~~ 180	820 ~~1,239~~	-
Residential Multi-Family	-	~~115~~ 80	~~62~~ **70** ~~72~~	1,278 ~~177~~	-
Office & Professional	-	~~30~~ 6	~~4~~ 6	150 ~~34~~	-
Commercial Retail	-	~~60~~ 70	~~17~~ 16	12 ~~77~~	-
Commercial Service	-	~~23~~ 24	1	**86** ~~88~~ ~~24~~	-
Public Facilities	~~75~~ 603	~~117~~ 106	~~14~~ 18	25 ~~206~~	2,865
RMF,RSF,CS,CR[3] (Morro Shores Mixed Use Area)	-	75	-	727 75	-
Total Net Acreage	~~**67,838**~~ **39,099**	~~**2,587**~~ **2,897**	~~**321**~~ **339**	~~**70,746**~~ **42,335**	16,979
Total Gross Acreage[4]	**39,580**	**3,401**	**551**	**43,532**	17,023

1 Figures do not include land within 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 Morro Shores Mixed Use Area Categories: RMF,RSF,CS,CR: 64.05 acres; CR,PF: 8.25 acres; OP,PF: 3.2 acres
4 Gross acreage includes road rights-of-way

! New figures for Los Osos and Cayucos in the preceding table are determined using GIS. They can not be directly compared to the old figures.

! New figures for the rural area can not be directly compared to old figures--old figures do not reflect changes to planning area boundaries in 1990.

II. ~~A.~~ RURAL ~~AREA~~ 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 ~~all those~~ lands outside the ~~South Bay~~ 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. ~~The primary use is agriculture including both coastal valley farmlands and hillside rangelands. Recreation land, ranking second in total acreage to agriculture, primarily comprised the two large state parks.~~

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 ~~are~~ state-owned lands in the watershed ~~westerly half~~ 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.~~, Morro Bay Dune Preserve Kangaroo Rat Habitat administered by the State Department of Fish and Game, and the state-owned Los Osos Oak. Forest and other areas that from time to time may be also~~

~~designated. Portions of other existing state lands are also designated as open space; in other cases, this is premature until plans are developed clearly distinguishing between recreation activity areas and areas to be maintained in the natural state with little or no public access and use.~~ 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.*

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 development.*

~~Approximately 77% of the Estero Planning Area is designated for Agriculture. Mixed irrigated and dry farm croplands occupy most of the valley lowlands, while grazing use predominates in the extensive hilly and mountainous areas. These uses are largely interrelated because much of the farmland produces irrigated and dry farm grain and hay for supplemental livestock feeds. Substantial acreage of row crops, orchards, and garbanzo beans also occur in the area.~~

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. ~~The California Coastal Act contains strict policies for the preservation of agriculture with particular emphasis on the maximum preservation of prime lands, even where mixed agricultural and non-agricultural uses occur. All irrigated crops and some higher value dry farm crops, notably the large acreage of garbanzos in the area, qualify as prime crops under the state criteria. Thus, Nearly all the valley lowlands in the planning area can be regarded as important agricultural lands, notwithstanding the shortage of water for extensive irrigation. An estimated 65% of the designated agricultural lands are in agricultural preserves and subject to land conservation contracts. The following discussion describes in more detail agricultural practices and needs in urban-oriented portions of the Estero planning area.~~

Los Osos Valley

4. ***Support creation of a greenbelt adjacent to and on both sides of 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.***

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

6. ***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.

~~This broad, flat valley is mostly devoted to dry farm barley and garbanzo production. Flat lands subject to poor drainage are commonly used as dry pasture. Row crops are mostly grown in the Los Osos Valley bottom lands just east of South Bay. Urban development pressures are most pronounced in this area. Previous general planning and zoning included portions of this land in suburban residential categories and allowed division of some of the area into parcels ranging from 2-1/2 to 20 acres. Uses such as nurseries and high value crop and animal specialties should be encouraged on existing small parcels to help maintain the agricultural integrity of the area. Los Osos Valley, in comparison to other coastal valleys, has relatively little land in agricultural preserves. Landowners should be encouraged to participate in this program to stabilize land values and taxes for long range agricultural use.~~

The Morros ~~Peaks Area~~

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 ~~peaks area~~ is the chain of unique volcanic peaks, connecting ridges and associated hills that stretch from San Luis Obispo to Morro Bay and separate~~ing~~ 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 ~~The peaks and connecting ridges are designated Scenic Restrictive Lands~~ in the Agriculture and Open Space Element and in the Natural Areas Plan. ~~Plan. Property ownerships in this area commonly include a combination of peaks and ridgetops, slopes used for grazing, and valley farmlands. Substantial portions of the area are in agricultural preserves. For these reasons, the peaks between Camp San Luis Obispo and existing and proposed state lands east of Morro Bay are designated Agriculture with a Sensitive Resource Area overlay~~ (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 Valley~~

~~Agriculture in this valley primarily involves mixed irrigated and dry farm field and grain crops. Property sizes are generally large and extend into adjacent hillside rangelands. Some state-owned land near Camp San Luis Obispo is leased for farming. There are two clusters of small rural lots located at the intersections of Highway 1 with San Bernardo Creek Road and San Luisito Creek Road. In general, parcels of 1 to 5 acres are not being used for vegetable production. To protect the agricultural integrity of the valley, lands adjacent to these clusters should not be allowed to divide into sizes smaller than 20 acres. Substantial protection, however, is already afforded by the extensive agricultural preserves and state and federal owned land in the area.~~

Chorro, Morro, and Little Morro Valleys

8. ***~~This area should be~~ Protected 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.***

~~These valleys contain a variety of irrigated and dry farm crops and pasture. Planting of avocado orchards in the upper reaches of the valley has been a significant development in recent years. Property sizes are variable; some are intensively used 10 and 20 acre parcels, while some valley lands are portions of cattle ranches used for supplemental feed production. Rich farmland just east of the Morro Bay city limits was divided into 10 and 20 parcels in the mid-1970's.~~

Southern Marine Terrace ~~Northern Area~~

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

~~Narrow valleys in the northern part of the planning area, including Toro Creek, Old Creek, Cottontail Creek, and Villa Creek, contain irrigated and dry farm uses associated with the livestock industry of this area. Avocado orchards have been planted in the upper sheltered portions of some of these valleys. Agricultural preserves involve most of the land north of Highway 1, but none have been established on the marine terrace south of the highway. Although the terrace west of Cayucos has soils suitable for farming, the lack of water has largely limited use to grazing.~~ 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. ~~California Coastal Act policies to concentrate development in and adjacent to existing urban areas, the lack of water, and the highly scenic character of this area make it best suited for continued non-prime agricultural uses.~~

~~The Standard Oil Company storage tank farm is located in the hillsides between Cayucos and Morro Bay. The plan designates the area for agriculture and an Energy Area Combining Designation will overlay the area.~~

Estero Marine Terminal Property (see Figure 4-1) ~~Industrial~~

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.***

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. However, in the event that an appropriate elementary school site is selected on this property in close proximity to the Cayucos urban reserve line, the urban reserve and services lines should be extended to include the school site, and the needed land use category change should be initiated. Intensive development of this area is not intended, and its open space character needs to be preserved. ~~An area designated for industrial use is located in the central portion of the planning area at Toro Creek. This area encompasses the near Toro Creek Road is developed with office complex, pumping stations, partial processing facilities and intermediate storage facilities for the existing Chevron, USA Marine Terminal and petroleum tank farm. The associated petroleum storage tanks located on the adjacent hillside ridge lines are outside the coastal zone and are designated agriculture with an Energy and Extractive Area combining Designation.~~

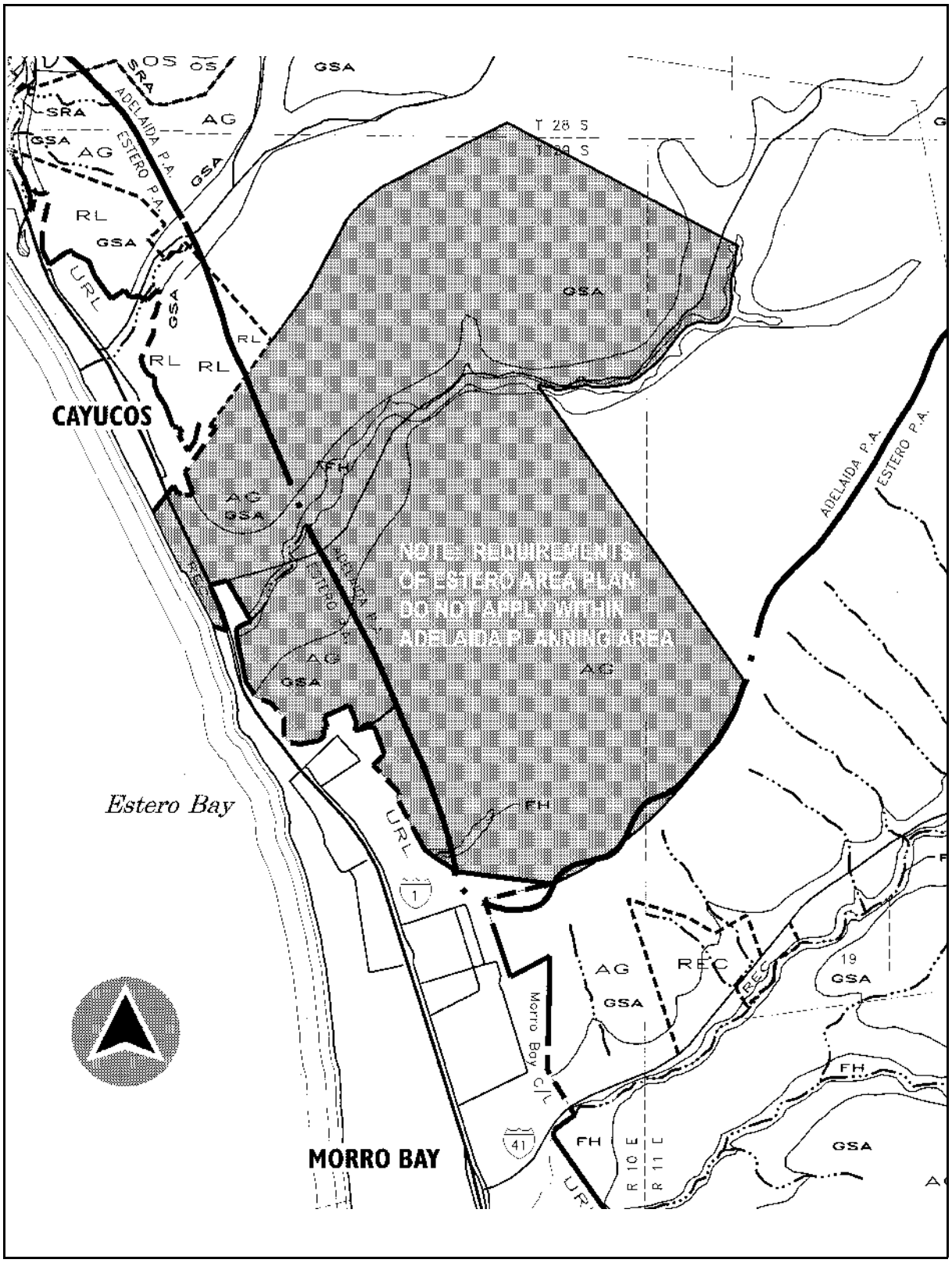

Figure 4-1: Estero Marine Terminal Ownership

C. Rural Lands

~~An area designated Rural Lands is located in the northeastern corner of the planning area. This area is characterized by steep slopes, dense vegetation, and property ownership sizes generally too small to support viable cattle grazing operations. The area is accessible via Santa Rita - Old Creek Road.~~ **NOW IN ADELAIDA PLANNING AREA**

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 ~~retain~~ properties ~~acquired~~ 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. ~~Because of the limited develop able area, it would be difficult and costly to provide the area with property access and urban services. Except for possible future adjustments to the urban reserve line near the base of the hillsides following extensive study of the geologic stability, the area should remain in very low density use.~~ 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.

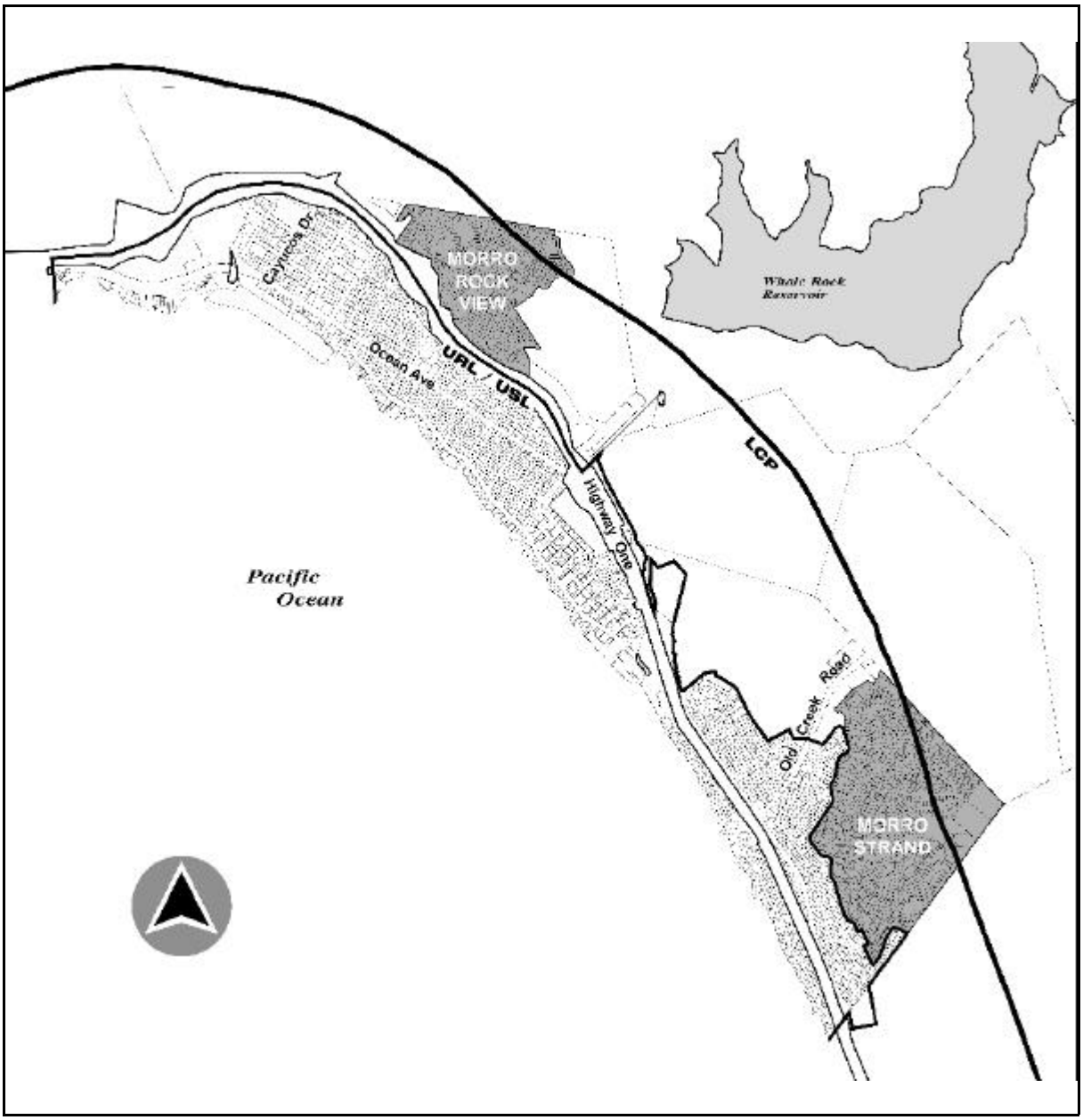

Figure 4-2: Cayucos Hillsides

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, 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.

~~A large portion of the Estero Planning Area is designated for recreation. This includes major state park holdings in the non-urban areas including: 1) Montana de Or State Park; 2) Morro Bay State Park; 3) Atascadero State Beach; and 4) Morro Strand State Beach. These areas encompass most of the immediate coastal frontage from Cayucos to Point Buchon and the lands surrounding Morro Bay. Activities available within these parks are primarily passive uses including beach walking and sunning, shoreline viewing and exploring, hiking, and camping. Golf courses in the area are the 18-hole course in Morro Bay State Park and a 9-hole course at Sunset Terrace in South Bay.~~

~~Montana de Oro and Morro Bay State Parks are continuing to expand to include unique and sensitive resources around Morro Bay and adjacent scenic hills. The State is in the process of acquiring Cerro Cabrillo to consolidate holdings on the east side of the Morro Bay marshlands.~~

~~The State Department of Fish and Game has recently acquired 40 acres of land adjacent to Morro Bay State Park and south of Shark Inlet to help protect the habitat of the endangered Morro Bay kangaroo rat. The area north to the bayfront is private land presently being acquired to consolidate the public holdings in this area.~~

~~Whale Rock Reservoir is being planned for limited public access for fishing. State-owned land surrounds the lake, but only the easterly and northerly shores are accessible and usable. The westerly shore is a narrow fringe of varied terrain more appropriately classified as open space.~~
NOW IN ADELAIDA PLANNING AREA

~~Future intensive recreation uses are identified in the urban area plans. They provide for localized neighborhood-related facilities and further identification of sensitive environmental resources recommended for purchase and inclusion within state park holdings or similar public ownership.~~

~~A small node of the recreation designation is located to the east of the city of Morro Bay. This reflects an area of existing urban type uses including two membership organizations serving the surrounding communities and a mobilehome and recreation vehicle park which was approved as a phased development through a conditional use permit.~~

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 is ~~designated Residential Suburban~~ 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. ~~this relatively small, isolated tract is bordered on three sides by prime agricultural land the area is to remain outside the South Bay urban reserve line with no further expansion of suburban uses to be allowed. Moreover, substantial undeveloped Suburban areas occur in the eastern part of the South Bay urban reserve area~~.

An ~~Another~~ area of 1 to 5 acre homesites ~~is~~ at the intersection of San Luisito Creek Road and Highway 1~~. This area~~ is surrounded by prime ~~or potential prime~~ agricultural lands and other lands suitable for agriculture, and expansion of this category or increases in allowable density should not be permitted. ~~should not be allowed to expand for residential uses~~.

III. ~~C.~~ MORRO BAY FRINGE ~~URBAN AREA~~ 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 ~~centrally~~ located ~~within the Estero Planning Area~~ between the communities of Los Osos and Cayucos. The urban reserve line is located at the city limits. This reflects ~~the~~ existing service constraints, as well as the availability of substantial undeveloped areas within the existing city limits that can accommodate future growth. ~~for in-fill. As service capacity concerns are resolved, the URL should be reviewed. In addition to the URL and USL, the Local Agency Formation Commission has adopted a Sphere of Influence and Sphere of Service Line which defines that agency's growth recommendations for the city of Morro Bay. It should be noted that there are substantial differences between the urban reserve line and the adopted Sphere of Influence.~~

To ensure cooperative land use planning between the city and county, a "project referral area" is ~~will be~~ established around those lands that may have an influence on land use planning within the city's sphere of influence ~~urban reserve area~~. Since water availability from the Morro and Chorro Creek groundwater basins is of great concern to the city, the project referral area ~~should~~ includes those areas. ~~the Morro and Chorro hydrologic basin boundary as defined in the *city of Morro Bay Water Management Plan* February 1981, prepared by Brown and Caldwell. Non-ministerial development which results in the use of more than 1 acre-foot water per year should be referred to the city for their review and comment. This area will be defined jointly by the city of Morro Bay and the county after the adoption of Morro Bay's Local Coastal Plan.~~

This plan should be periodically reviewed to determine if changes are needed ~~As with other incorporated cities, the county Land Use Element is to be brought to public hearing at the next scheduled General Plan Amendment hearing date to consider adoption of changes~~ to reflect the city general plan, should it ~~the plan~~ conflict with county policies.

IV. ~~D.~~ CAYUCOS ~~URBAN AREA~~ LAND USE POLICIES

~~The~~ Cayucos is a picturesque, seaside community located ~~urban area~~ approximately three miles north of the city of Morro Bay~~,~~ at the gateway to the scenic north coast. ~~is the northernmost community in the planning area.~~ 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 ~~land within the~~ urban reserve line (URL) encompasses about ~~of Cayucos totals some~~ 550 ~~321~~ acres. Development should occur within the existing URL, primarily on existing lots. ~~encompasses existing development and allows for infilling of vacant lots. It specifically excludes the undeveloped "paper" subdivisions on adjacent steep hillsides because of high landslide risks and inadequate provision for utility infrastructure. No major blocks of vacant land are available for development within the URL, with the possible exception of the area inland from the Locarno Tract.~~

Cayucos is divided into separate neighborhoods ~~by Highway 1 and several drainage courses.~~ for reference purposes. These areas are named and shown in ~~on~~ Figure 4-3 ~~6-2~~.

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; ~~**a general plan amendment would be needed to exceed the buildout of 2,505 dwelling units under this plan; for example, changing**~~ RMF density **of** ~~**to**~~ 15 dwelling units per acre ~~**(see land use program regarding multi-family density in the following Section VIB)**~~ **would result in a buildout of 2,796 dwelling units**

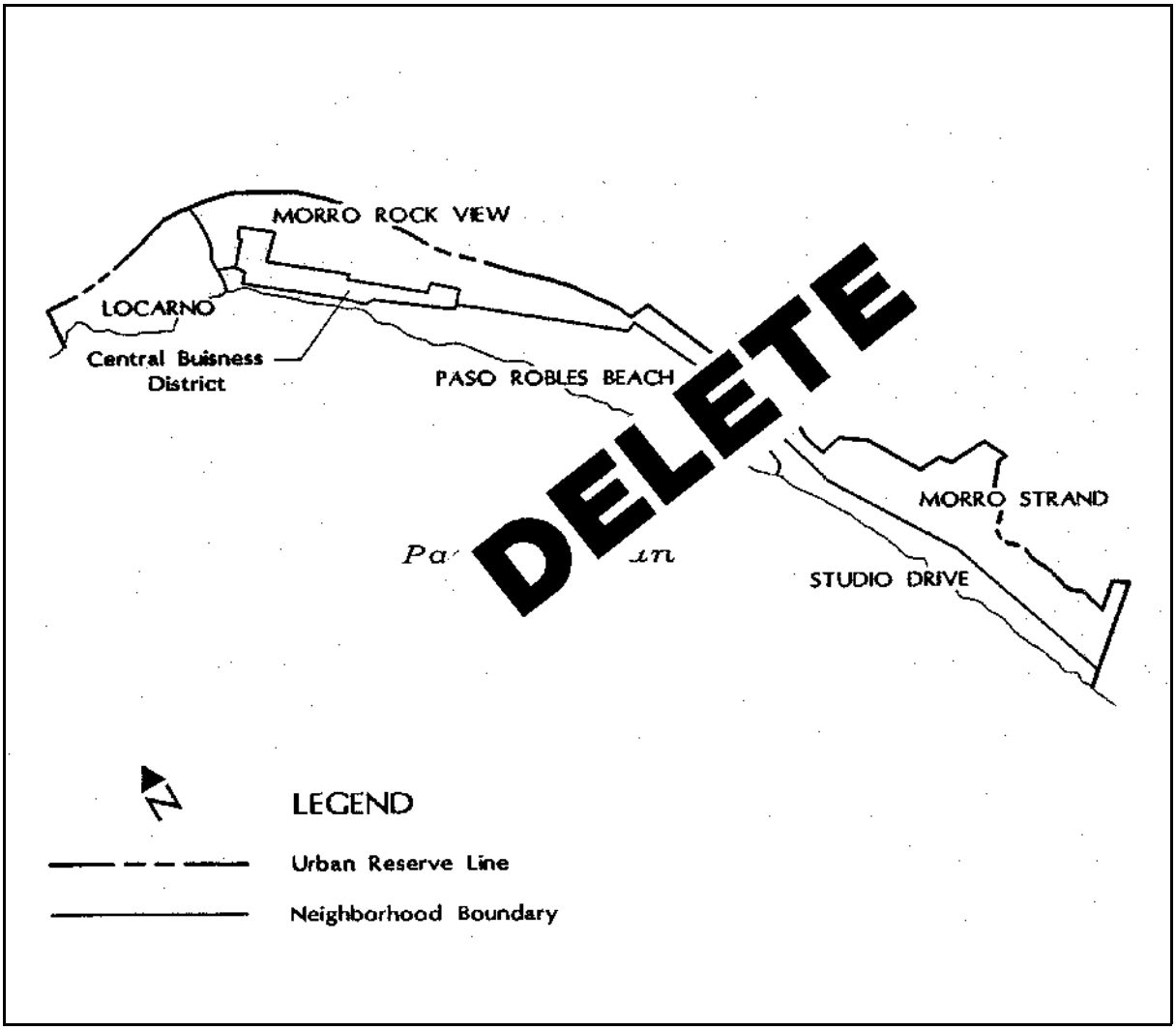

Figure 4-2: Cayucos Neighborhoods

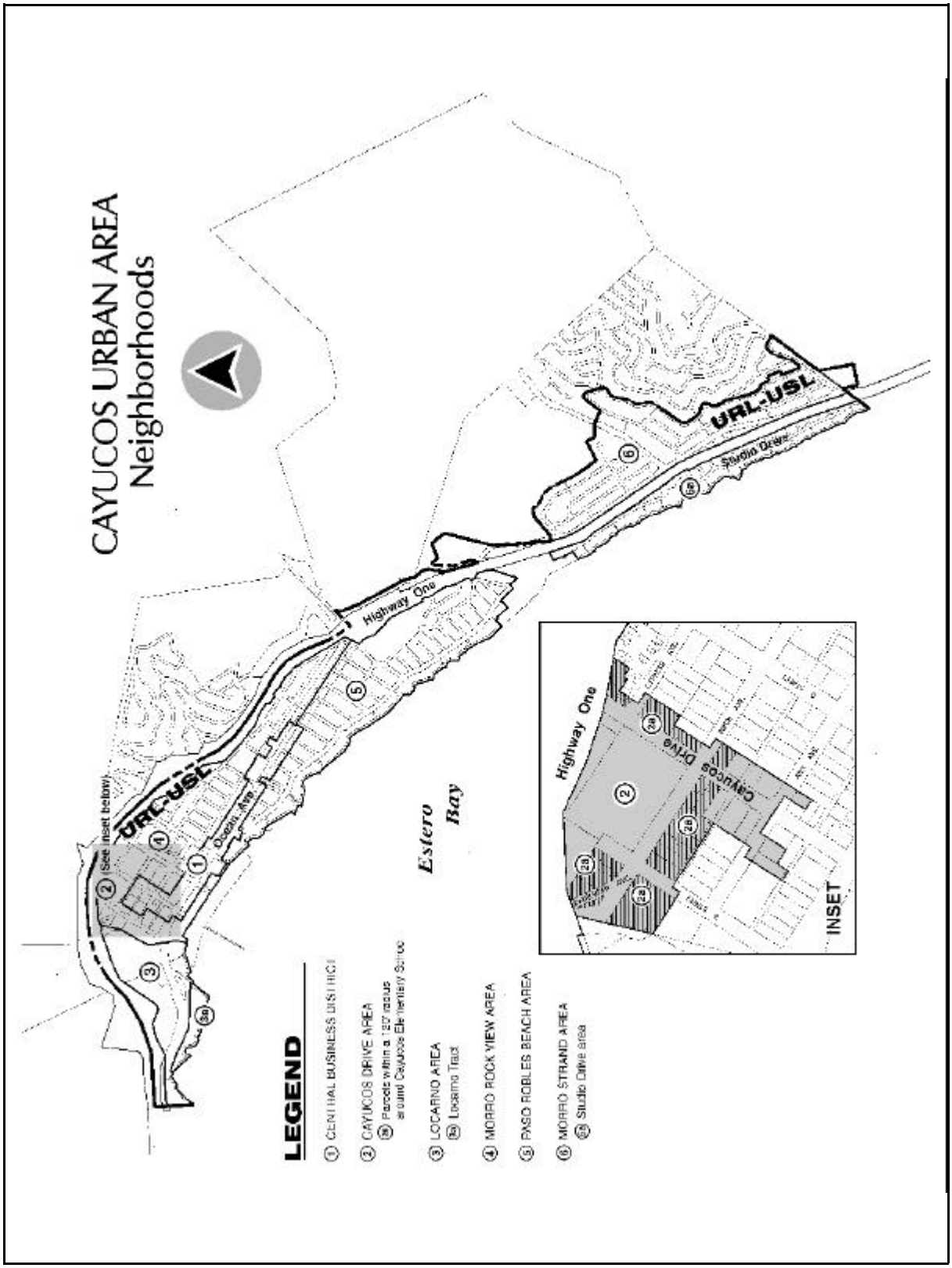

Figure 4-3: Cayucos Neighborhoods

~~Agriculture~~

~~The area north of the Locarno Tract represents an unusual situation in which the land use designation of is located within an urban reserve line. This area, however, is in an agricultural preserve as a very small part of a large ranch holding covering most of the area north of Highway 1 between Cayucos and Villa Creek. The portion of the property within and adjacent to the urban reserve line is subject to a ten-year land conservation contract. A notice of non-renewal for that portion of the contracted property within the Cayucos urban reserve line would have to be filed ten years in advance for development to occur. The appropriate urban use should be addressed through a general plan amendment to be considered at the time of the request for non-renewal.~~

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).

SOME OF THE FOLLOWING MOVED TO SECTION VI., LAND USE PROGRAMS
~~Local park facilities are presently concentrated at Hardie Park, located adjacent to the elementary school in the northeastern portion of Cayucos. Cayucos needs additional neighborhood and community parks. Hardie Park comprises approximately 1.8 acres including the acquisitions south of Birch Street, and it serves as a community park and a tourist park. Hardie Park has been expanded to include tennis courts and a community swimming pool. A trail should be developed to link the park with the beach. The 3rd Street park strip provides the only other non-beach recreation area. No expansion or improvements are anticipated in the near future.~~

~~Cayucos is fortunate in that it offers residents and visitors a variety of recreational opportunities associated with the ocean front location.~~

~~Two state beaches are located within the planning area; Morro Strand State Beach on the south and Cayucos State Beach on the north. Both areas offer sandy beaches and have some limited facilities. At Cayucos State Beach the county leases about 13-1/2 acres to operate and maintain the Veterans Memorial Building, parking areas, restrooms, some playground equipment and access to the Cayucos pier. The pier is very popular with both residents and visitors. Consideration should be given to highlighting the pier, perhaps by extending it and installing some seating. The existing sea wall northwest of the pier may need to be extended in the future. Morro Strand State Beach extends south from the mouth of Old Creek to the end of the Studio Drive area. The park includes sandy beach areas and some riparian habitat along Old Creek between Highway 1 and the beach; however, existing improvements at this park site are limited. Both state beaches are accessible from adjoining residential areas by means of short paths and stairways to the beach. These beach walks must remain open and be maintained in safe condition for public use. By resolution, the County Board of Supervisors has accepted the maintenance responsibility for the existing walkways that provide access to the beach.~~

~~A neighborhood park should be considered in the Morro Strand area to meet the needs of southern Cayucos. A park site would include a children's playground, some picnic tables and barbecues, and possibly some multi-purpose courts for such sports as basketball, volleyball, and shuffleboard. Realizing that potential sites are very limited, the community, through the citizens' advisory committee, should develop and initiate an overall recreation program designed to serve the needs of all segments of the community, senior citizens as well as the youth.~~

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.*

~~The residential areas of Cayucos are all well-defined by previous subdivisions. There are no major land areas within the urban reserve line that could be used for large subdivision development. The major source of future growth will be construction of residences on individual lots in existing subdivisions, a process known as in-filling.~~

~~Proposed future residential densities are generally consistent with the existing development patterns. The Land Use Element calls for a significant reduction in areas recommended for duplexes, primarily in Paso Robles Beach.~~ Single-family houses on small lots help ~~are what~~ give Cayucos ~~some of~~ its unique character.~~, and~~ This ~~the~~ character ~~of the local neighborhood units~~ should be enhanced and preserved as new development occurs. ~~Of particular importance in Cayucos is the presence of many homes used on weekends only or on a seasonal basis. It is projected that seasonal use will decline and many of these homes will become permanent~~

~~residences. The need for commercial and public services and utility infrastructure requirements will change as this shift 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.

~~Morro Strand~~

~~This area lies east of Highway 1 and has developed with a mixture of uses. A number of motels and commercial uses are located on the main frontage along South Ocean Avenue. The remainder of the area is developed as single family residential. The predominant character is two-story homes with ocean view decks developed on lots averaging 4,000 square feet. The tiered nature of the lot pattern affords excellent views.~~

~~Studio Drive~~

~~This area lies between Highway 1 and the ocean front. It is characterized by a lower profile of primarily one-story homes. Within the last ten years, larger homes have somewhat changed the character. Some of the homes are two-story, thus blocking ocean views for neighboring residents and tourists. A view of the ocean is available from the highway in most places. A number of beach walks provide public access to the beach.~~

~~Paso Robles Beach~~

~~This area is characterized by a mixture of uses. Ocean front areas along Pacific Avenue have remained low in profile, primarily one story. Beach walks provide public access to the ocean. Much of Paso Robles Beach is made up of older small homes interspersed with newer homes, a few apartments, duplexes, and vacant lots. Lots are generally 40 to 50 feet in width and 100~~

~~feet in depth. Some of the area's population appears to be transient in nature, and some properties need general maintenance and screening of storage areas.~~

~~The area southeast of 'E' Street is characterized by a mixture of small older single-family and larger hillside homes, primarily two-story. The terraced effect affords excellent ocean views. This area is largely hidden from Highway 1 and is appropriate for two-story homes.~~

~~**Locarno**~~

~~A mobilehome park is located in Locarno. Some develop able land is available for expansion of this use.~~

THERE IS NO RSF IN LOCARNO

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.*

~~Multiple family units are presently scattered throughout the community. Concentrations of this use, however, are located east of the central business district and along three separate segments of Ocean Avenue.~~

~~The~~ Residential Multi-Family categories~~y is~~ are located throughout the community. One such area is located ~~concentrated~~ between Cayucos Drive ~~'C'~~ and 'E' Streets on the northeast side of the central business district. ~~The general area is characterized by mixed single family, multiple family, public, and commercial uses. Many older single family homes, which predominate in the area, are being restored to preserve the original Victorian style. A large portion of this area remains vacant and it~~ That is one of the few areas of the community where lots and ownerships are large enough for ~~duplex and~~ multi-family~~ple residential~~ development. Such development should be encouraged there, where residents can walk downtown and to the beach. ~~Proximity to the central business district (CBD) and lot sizes support multi-family uses;~~ However, multi-family development should be designed to be sensitive to existing single-family homes. ~~care must be taken in design to better integrate the mixed uses.~~ 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.

~~Three separate segments of Ocean Avenue are designated for multiple family uses to serve as a buffer between this busy arterial street and nearby single family neighborhoods. An area so designated on South Ocean Avenue is based on existing use and proximity to Highway 1. Properties abutting the segment of Ocean Avenue between the CBD and 13th Street particularly need upgrading through better repair and maintenance; this area contains vacant lots suitable for expansion of multiple family uses. Locarno, south of North Ocean Avenue has undergone a decided development trend toward multiple family use even though this use is mixed with single family residences and other uses. An ocean front condominium is located in the bluff area, and other uses include a contractor's office, gift shop, boat launching facility and vacation rental units.~~

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.***

~~Central Business District~~

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 caretakers 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.

~~The major commercial center is recommended along Ocean Avenue between Cayucos Drive on the north and Park Street on the south. At the present time, the CBD is generally considered to be between Cayucos Drive and 'E' Street.~~

~~A major problem in the CBD is the lack of convenient parking, and an overall integrating theme. In its present condition, the street improvements do not effectively differentiate the roadway, parking areas, and pedestrian access. Little if any landscaping has occurred.~~

~~A common design theme and facade treatment, perhaps similar to recent improvements, should be adopted and a street improvement program undertaken. Pedestrian access routes linking the commercial area and the beach front parking areas and walkways is important. Pedestrian area can be accented by a special paving treatment using brick or similar materials.~~

F. Office and Professional

~~Most existing offices and professional uses are located on Cayucos Drive between Ocean Avenue and Birch Avenue. This area is designated for expansion of these uses. Conversion of older residences to office and professional uses should be encouraged to retain the residential character.~~

~~Office and professional areas are also provided along Ocean Avenue to provide a transition from the retail commercial area.~~

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.*

~~Tourist-Commercial Areas~~

Neighborhood Commercial ~~Areas~~

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

All Commercial Areas

~~The scale of the existing commercial development in Cayucos is much like the residential development in that it is more personal and oriented to the individual. However, the commercial areas suffer from many problems commonly found in small communities including: (1) inadequate and inconvenient parking as well as poor pedestrian access high visitor weekends in the central business district; and (2) an undesirable mixture of tourist, service and retail commercial uses that results in congestion and inconvenience, particularly during vacation periods and high visitor weekends. The Land Use Element recommends a consolidation of business uses into better-defined areas of the community. At the present time, much of the commercial uses are strung out along Ocean Avenue as well as scattered throughout the community.~~ Cayucos has three distinct types of commercial areas ~~are recognized~~: a central business district (CBD), neighborhood commercial areas, and tourist-oriented areas ~~uses~~. 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 ~~the~~ existing commercial development in Cayucos is much like the residential development: ~~in that~~ it is ~~more~~ 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.

~~At the present time, tourist-oriented uses are scattered throughout the community. Included are motels and other lodging facilities; restaurants; automotive services; and various arts, crafts, and specialty gift shops add to the distinctive character of Cayucos. Future growth and viability of tourist business in the community is dependent upon visibility to the traveling public, good access and convenient parking.~~ **~~Some expansion of tourist-commercial uses can occur in the CBD, but most major new uses should be concentrated in a visitor-serving priority area on the south side of North Ocean Avenue, west of Cayucos Creek~~**.

~~designated retail commercial areas along Ocean Avenue west of Highway 1. Tourist-oriented development is also envisioned on the north side of North Ocean Avenue in the north end of Cayucos in the Recreation land use category (see the preceding discussion under Recreation).~~

~~The area north of the Locarno Tract is a future possibility for resort commercial uses when the land conservation contract is terminated for the urban area portion of the agricultural preserve. Assets of this site are good access from Highway 1, proximity to the beach and downtown shopping facilities, and excellent views of the coast.~~

~~Two areas should be developed to provide for local neighborhood commercial needs. One neighborhood commercial area should be created between Park Street and 4th Street along Ocean Avenue. The existing supermarket is the principal tenant around which convenience outlets can be grouped.~~

~~A second area for neighborhood commercial uses needs to be developed in Morro Strand. This shopping area should be of adequate size to meet the needs of both Morro Strand and Studio Drive residents. Development should first occur in the triangular piece of land between South Ocean Avenue and Highway 1.~~

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 ~~are~~ 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. ~~This area, however, has few remaining vacant lots suitable for expansion of this use without conflicting with the generally well-maintained and landscaped residential uses. The lumber yard property at the north end of the CBD is proposed by the owners for multiple family residential use. Cayucos could depend largely on nearby Morro Bay for commercial services, for the city has substantial commercial frontage areas on the east side of Highway 1 suitable for this use. The only alternative for Cayucos would be to designate a short segment of Ocean Avenue west of Highway 1 for the most needed commercial services.~~

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. ~~Facilities considered here are those that have a direct effect on land use and are publicly managed.~~ Programs for a new elementary school ~~these facilities~~ 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. ~~The following are the principal public facilities land use proposals for Cayucos.~~

~~A new fire station is proposed in a central location along Ocean Avenue near the freeway. This would replace the existing fire station, which is located in the northern area of the community and does not provide adequate service to the southern portion.~~

~~A community center is needed to house the permanent branch library and provide a meeting place for such groups as the senior citizens at a location near the downtown business area. Use of the complex for multiple purposes should be incorporated into the design. Large town hall meetings, however, can continue to use the Veterans Hall.~~

V.~~B.~~ LOS OSOS ~~SOUTH BAY~~ ~~URBAN AREA~~ LAND USE POLICIES

The natural setting of Los Osos is a place of unique beauty. The ~~South Bay~~ Los Osos urban area lies ~~is~~ at the westerly end of the picturesque and agriculturally productive Los Osos Valley. Los Osos ~~and~~ is bounded by the environmentally important Los Osos Creek and riparian corridor to ~~on~~ 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 ~~on~~ the north.~~,~~ The scenic Irish Hills on the south, ~~and~~ rugged Montaña de Oro State Park on the southwest, and popular Morro Bay State Park~~s~~ on the northwest form natural, scenic backdrops.

The natural beauty of this area is still largely unspoiled. The policies in this chapter are intended to maintain that beauty. At the same time, the plan encourages development that is managed, sustainable, accommodated by available resources, and that maintains the community's small-town rural atmosphere, scale of development, sense of place, and community values.

~~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 3,500 ~~2,590~~ acres (about 5.5 ~~four~~ square miles). It ~~and~~ allows for ~~substantial~~ future growth consistent with available resources and services. ~~through in-filling of existing developed areas and expansion onto adjacent vacant lands.~~

~~The South Bay~~ Los Osos ~~area~~ is divided into neighborhoods for easy reference in this plan (see Figure 4-4). The following discussion refers to those neighborhoods, whose names are intended for planning purposes only. ~~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.~~

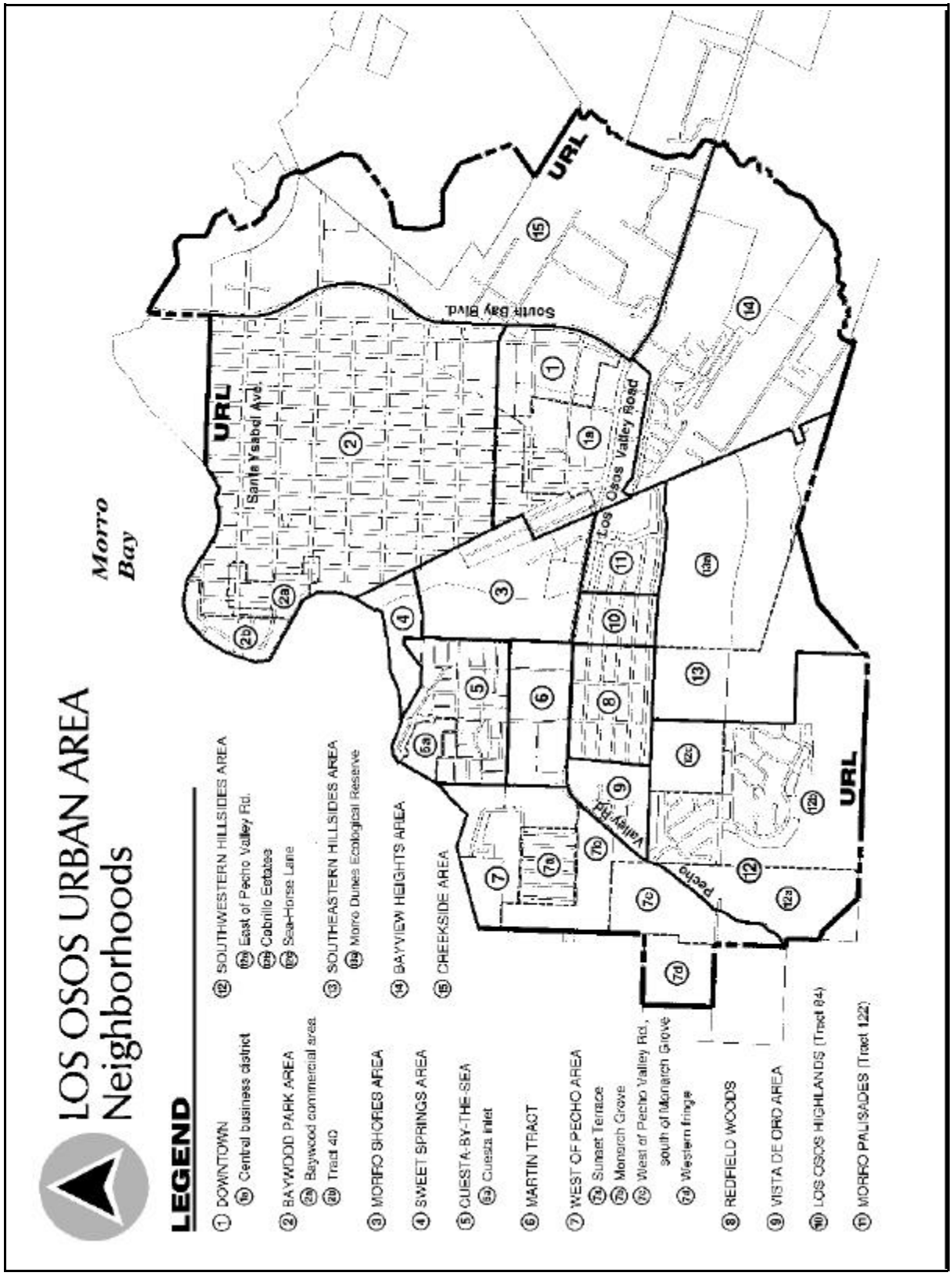

Figure 4-4: Los Osos Neighborhoods

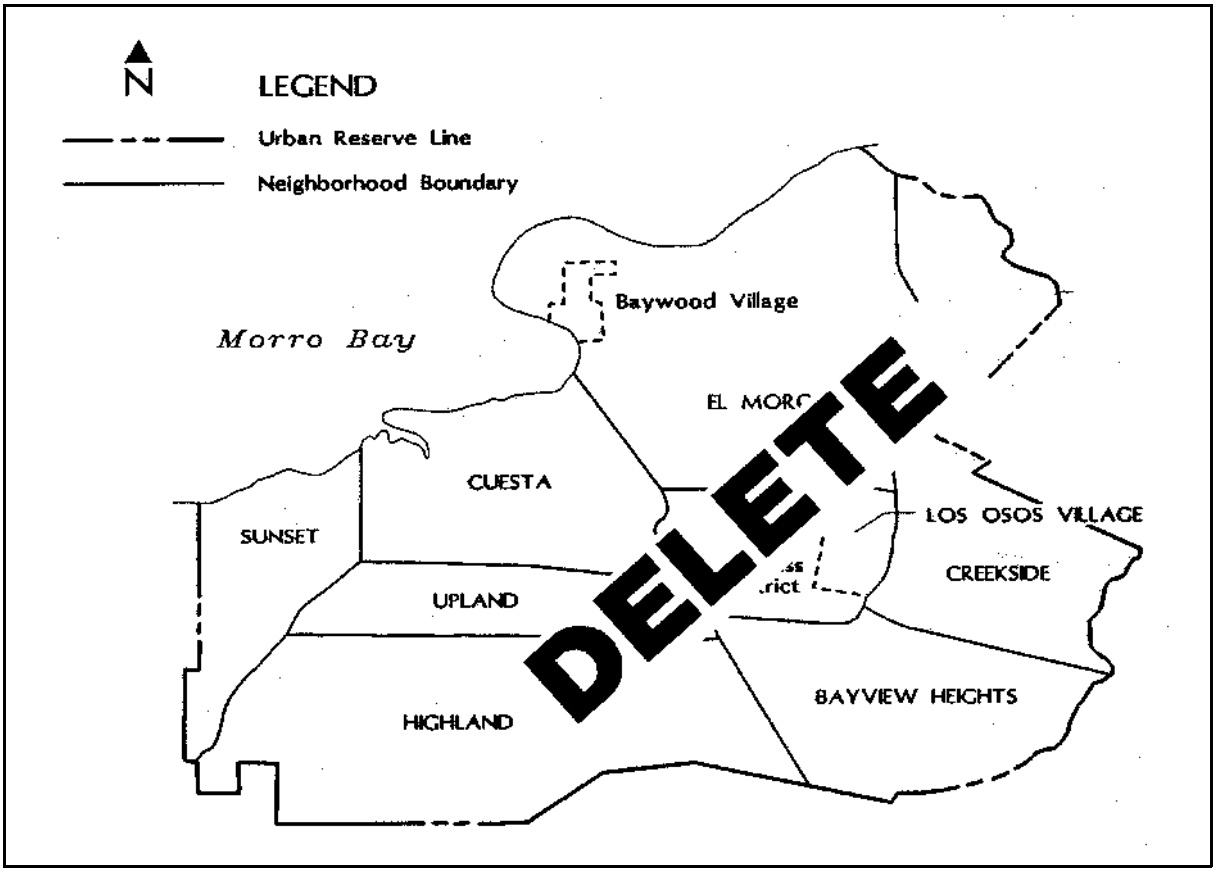

Figure 4-1: South Bay Neighborhoods

A. General Policies

1. ***In order to maintain a hard edge around Los Osos, do not expand the urban reserve line that is delineated in this plan.***

1. ***Do not expand existing Residential land use categories outside of the urban reserve line that is delineated in this plan, and do not increase allowable densities in those areas.***

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

4. ***Maintain a small-town, rural atmosphere, while increasing opportunities for business and employment.***

5. ***Support creation of a greenbelt adjacent to and on both sides of 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. Offer incentives for landowners to participate in a greenbelt program.***

6. ***Encourage "in-fill" development that is located on existing subdivided lots within the urban services line, emphasizes mixed uses, offers excellence in design, and provides benefits to the community.***

7. ***Consider expanding the urban services line only when water service can be provided by a community water purveyor, and only when either or both of the following occur:***

   - ***A groundwater study demonstrates that buildout within the urban reserve line, together with historic agricultural uses, can be supported by the sustainable yield of the groundwater basin, without seawater intrusion***

   - ***A program to make additional water available to Los Osos has been approved and funded***

8. ***Implement 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.***

9. ***Concentrate or cluster development to protect contiguous environmentally sensitive areas, including the habitat of rare, endangered and other sensitive species, and other biologically important communities.***

10. ***Require street tree planting and substantial landscaping with new development.***

B. Open Space

1. ***Encourage acquisition, preservation and management of lands in the Sensitive Resource Area combining designation and other sensitive habitat in accordance with the programs in Chapter 6. Allow passive recreation where compatible with habitat and resource protection. Following acquisition, change the land use categories of these areas to Open Space.***

Properties included in the Open Space category have been acquired primarily for habitat protection. Several of these properties are located within the planned greenbelt around Los Osos. The Morro Estuary Greenbelt Alliance, in collaboration with local, state and federal agencies, has been instrumental in securing acquisition of key properties within the greenbelt.

The Morro Coast Audubon Society, a private, non-profit conservation organization, manages properties that are included in the Open Space land use category. One property is the Sweet Springs marsh, a nature preserve open to the public. Deed restrictions placed on that property by the State of California prohibit any additional improvements. The other property also contains wetlands, and is located adjacent to Morro Bay, opposite the intersection of 3rd and Paso Robles Streets. The Morro Coast Audubon Society, in a letter on file in the Department of Planning and Building, has agreed to the Open space zoning of these sensitive properties.

~~An important area in South Bay 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 South Bay where Los Osos Creek enters Morro Bay; this riparian and marshlands area with adjacent banks is under current negotiation for addition to Morro Bay State Park.~~

~~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.~~

C. Recreation

1. ***Develop a total of at least 118 acres of neighborhood and community parks and recreation facilities in order to serve the projected future population (see Section VI, Programs, for specific recommendations).***

2. ***Encourage development of tourist-oriented facilities and activities such as:***

- **a.** ***Additional motels, hotels and other lodging facilities***
- **b.** ***Environmentally-oriented retreats, and conference centers for tourists and professionals***
- **c.** ***Recreation focused on the bay (such as kayaking, canoeing, sailing) and on the scenic environment (such as hiking, bicycling, horse-back riding, picnicking, and arts and crafts)***

d. ***Programs and facilities for bird watching, photography, nature study, and other environmentally-oriented activities by individuals and organized groups--"eco-toursim"***

e. ***Art galleries and arts and crafts fairs***

3. ***Encourage submittal of a single development application for the following two properties: the Western Fringe area, and the adjacent 17-Acre Property North of Seascape Place (see Figures 4-4 and 7-62) in the Residential Suburban category (see also the following Residential Suburban policies).***

The Recreation land use category in ~~South Bay~~ Los Osos includes areas for parks, special recreation activities and lodging facilities. It also includes more environmentally sensitive areas used for passive recreation. However, as the highest priority, Los Osos needs substantially more neighborhood and community park acreage in order to adequately serve the existing and projected future population. ~~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.~~

When additional park and recreation facilities are acquired for public use, the land use categories of those areas should be changed to Recreation or Open Space, depending on site sensitivity, through future general plan amendments.

In the West of Pecho Area, cooperative development of the Western Fringe area and 17-Acre Property North of Seascape Place in the Residential Suburban category could be mutually beneficial. A single development application for both properties could enable better coordination of circulation and possible joint use of visitor-serving facilities.

SOME OF THE FOLLOWING IS MOVED TO SECTION VI, PROGRAMS

~~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 South Bay 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 South Bay.~~
~~A variety of outdoor activities, primarily related to public access to the ocean shoreline, is provided in the nearby Montana 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.~~

D. All Residential Categories

1. ***Encourage new development to provide variety in the appearance of housing in new neighborhoods, and street-facing entrances that are less dominated by garages.***

2. ***Design new development to be integrated and compatible with adjacent neighborhoods. Prevent development that is isolated by perimeter walls and fences.***

3. ***Encourage the design of new development to take advantage of the potential for energy conservation and passive solar energy.***

4. ***Encourage development of media links to educational facilities and other networks to permit in-home occupation and business development without commuting.***

Part of the charm of Los Osos is the variety of neighborhoods and building styles. This quality will naturally be maintained with infill development in existing neighborhoods. However, for major new projects such as subdivisions, standards are needed to ensure that new development contains a diversity of design features such as architectural styles, facades, colors, and building materials. In addition, new development should provide an attractive face to the street, with garages set back behind the rest of the house or otherwise designed to appear less dominant.

Major new development should be integrated with adjacent neighborhoods and the community to provide efficient circulation, emergency access, neighborhood continuity, and social interaction. Perimeter walls and fences that isolate development should not be used, unless necessary for reasons such as noise mitigation in accordance with the Noise Element of the county General Plan.

New discretionary projects should be designed to maximize energy conservation, including solar access, consistent with the Energy Element of the county General Plan.

E. Residential Rural and Residential Suburban--Creekside Area

1. ***Protect sensitive habitats by locating development away from environmentally sensitive areas. Provide options, incentives and flexibility to accomplish this.***

2. ***Pursue protection and management of a greenbelt on either side of Los Osos Creek (see Chapter 6, Section V in this plan regarding programs for sensitive habitat).***

3. ***Encourage development of a community tree lot or tree bank that helps the community implement a tree planting program.***

The eastern fringe of Los Osos near Los Osos Creek is an environmentally sensitive area. The creek and its riparian corridor are habitat to rare and endangered species, and land uses next to the creek affect the Morro Bay Estuary. Pygmy oak groves are also found here. The creekside area, where agricultural uses also occur, provides a visual contrast to the more intensively developed areas to the west and forms the urban edge of Los Osos. This area is included in efforts to establish a greenbelt that would protect valuable habitat, protect the visual quality of the area, and define the urban edge of Los Osos.

In order to protect this environmentally sensitive area, special creek setbacks are established. At the same time, land owners should be offered options, incentives and flexibility to protect and manage environmental resources. Examples are: including properties as "sending sites" in a transfer of development credits (TDC) program, and providing for transfer of development potential from the east side to the west side of South Bay Blvd. as part of an overall Planned Development application.

~~NOTE: THIS AREA HAS BEEN WHITEHOLED BY THE CALIFORNIA COASTAL COMMISSION. THE DEVELOPMENT STANDARDS ARE HELD IN ABEYANCE UNTIL COMPLETION OF AMENDMENT.~~

~~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. (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 5 acres.~~

F. Residential Suburban

~~Large suburban homesites 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.~~

West of Pecho Area

1. ***Encourage submittal of a single development application for the following two properties: the 17-Acre Property North of Seascape Place, and the Western Fringe area in the Recreation category (see Figure 7-62 and the preceding Recreation policies).***

In the West of Pecho Area, cooperative development of the 17-Acre Property North of Seascape Place and the Western Fringe area in the Recreation category could be mutually beneficial. A single development application for both properties could enable better coordination of circulation and possible joint use of visitor-serving facilities.

~~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.~~

Southeastern Hillsides Area

1. ***Protect a contiguous area of sensitive habitat to the maximum extent possible, and maintain its character as a scenic backdrop:***

a. ***Encourage transfer of development potential to more suitable locations elsewhere in the community as part of a community-based Transfer of Development Credits (TDC) program.***

b. ***Concentrate development at lower elevations in the least environmentally sensitive areas.***

The focus in this area should be on protection and management of a large, contiguous area of valuable plant and animal habitat adjacent to Montaña de Oro State Park and the approximately 204-acre unit of the Morro Dunes Ecological Reserve (formerly referred to as the Morro Palisades property). Development should also maintain this scenic backdrop to the community.

~~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.~~

THIS IS NOT RS; CHANGE TO OS:

~~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 ,development is to employ sensitive site design through resubdivision of the property using cluster subdivision, planned development or other means in order to protect pygmy oaks that 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) the site.~~

G. 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 6-1.~~

~~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~~ Martin Tract

1. *Retain a more suburban character in the Martin Tract and minimize removal of trees in the eucalyptus grove.*

A minimum parcel size of one acre is established for new land divisions in most of the Martin Tract, as most of the tract is planned to remain on individual sewage disposal systems. This parcel size--larger than the typical 6,000 square-foot minimum parcel size in the Residential Single-Family category--could help retain a more suburban character and reduce removal of trees in the eucalyptus grove. However, adequate circulation must be provided. ~~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.~~

Vista de Oro Area

A minimum parcel size of one acre is established for new land divisions in a portion of the Vista de Oro Area between the Vista de Oro development and Redfield Woods (see Figure 7-41, Location No. 5). This area is planned to remain on individual sewage disposal systems.

Morro Shores

Refer to the following policies for the Morro Shores Mixed Use Area (RMF,RSF,CR,CS), Residential Multi-Family Category.

H. Residential Multi-Family

1. ***Provide opportunities for multi-family housing, including affordable housing.***

2. ***Provide incentives for senior housing that is located close to the central business district.***

3. ***Establish minimum residential densities in order to maintain opportunities for multi-family housing.***

4. ***Promote a variety of development types and designs that provide compact, livable housing that is compatible with surrounding neighborhoods.***

This plan provides additional opportunities for multi-family housing, but it generally keeps allowable densities below the maximum densities specified in the Coastal Zone Land Use Ordinance. An exception is made for senior housing projects, which should be encouraged close to the central business district by offering higher maximum densities. 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 of Los Osos can be accommodated by the available water supply. Considering those goals and the ***minimum*** densities described below, the recommended densities are consistent with the Housing Element.

Minimum densities are established in most multi-family categories in order to prevent lower-density single family development from eliminating opportunities for high-density and multi-family housing. However, a variety of more compact, higher density types of single-family development is encouraged in order to provide more choice in housing types. Site and design criteria will help promote livable housing that is compatible with surrounding neighborhoods.

~~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.~~

Morro Shores Mixed Use Area (RMF,RSF,CR,CS) ~~Palisades~~

5. ***Require preparation of a specific plan, where feasible, that provides for a flexible combination of residential, commercial, service, and office development, as well as lodging uses. Emphasize development of a multi-use business park and medium-to-high density residential development.***

6. ***Require new development to provide convenient street, pedestrian and bicycle links to surrounding neighborhoods, commercial areas, the community center, schools, parks, and the bay.***

Much of the Morro Shores Area is designated as the Morro Shores Mixed Use Area that is included in the RMF,RSF,CR, and CS land use categories (see Figure 7-59). It occupies a key, central location in the community where a combination of multi-family and single family residential, commercial service and retail, government office, and lodging uses can be developed as part of a specific plan. In addition, a portion of this area is planned for a community wastewater treatment facility that is designed to be compatible with existing and proposed surrounding uses. The specific plan should emphasize development of a multi-use business park that offers opportunities for employment, and medium-to-high density residential uses that provide opportunities for affordable and senior housing. At the same time, there should be flexibility for the specific plan to determine the precise location and extent of such development.

Circulation routes should link neighborhoods, make critical street connections, and encourage walking and bicycling. New development should include efficient pedestrian, bicycle and vehicular connections to other neighborhoods and important activity centers within the community.

~~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.~~

I. Commercial and Office Areas (includes the Commercial Retail, Office and Professional, and Commercial Service land use categories)

1. ***Provide incentives to develop a mixture of commercial and residential uses, including senior housing.***

2. ***Attract environmentally-friendly businesses that value the amenities of the community and increase the job base within the community.***

3. ***In order to limit commercial development to the west side of South Bay Blvd., do not rezone land on the east side of South Bay Blvd. to enable commercial development.***

4. ***Promote pedestrian travel and activities so that commercial areas become pedestrian rather than automobile-oriented.***

5. ***In the central business district and the Baywood commercial area, encourage shared or common off-site parking, accompanied by reduced parking requirements.***

6. ***Encourage development of the following uses:***

    a. ***Office and professional uses.***
    b. ***One or more business parks that include non-polluting businesses that increase the job base within the community.***
    c. ***Additional motels, hotels and other lodging facilities.***
    d. ***A multi-media center which can be linked to the world through Internet and World Wide Web.***
    e. ***A small, user-friendly government center.***
    f. ***A community medical center.***
    g. ***A cinema.***
    h. ***Arts and crafts fairs.***

Morro Shores

A site within the Morro Shores Mixed Use Area is included in both the Office and Professional and Commercial Retail land use categories (O/P,PF). This site is planned to be developed with park and recreation facilities in connection with a community wastewater treatment facility. However, in the event that this site is not acquired by a public agency or special district and committed to public facility uses, allowable uses are limited by a planning area standard to those that are normally allowable in the Office and Professional category. Please also refer to the preceding policies for the Morro Shores Mixed Use Area (RMF,RSF,CR,CS), Residential Multi-Family Category.

~~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.~~

J. 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~~ Central Business District

1. ***Concentrate a variety of retail trade, non-government office and professional, service, and residential uses in the central business district. Offer flexibility in the types of uses that are allowable.***

2. ***Do not establish new, competing commercial areas, other than possible neighborhood-serving commercial areas.***

3. ***Reduce land use permit levels or otherwise streamline permit processing for proposed projects that fully comply with the policies and standards in this plan.***

The central business district is envisioned as a lively hub of commercial activity for the entire community. It should offer a variety of retail, ~~non-government~~ office and professional, service, entertainment, and other uses, including mixed residential and commercial uses. A wide variety of uses are allowable, including non-retail uses that are incidental to the primary commercial or office use on a site.

Incentives are given to encourage a combination of commercial and residential uses. Such mixed uses can enable people to live in close proximity to the workplace, reduce vehicle trips and congestion, encourage affordable housing, promote commercial activity by increasing the daytime population downtown, and promote general activity and interest in the downtown.

In order to create a successful downtown, new development is to be pedestrian-oriented and to emphasize the importance of public spaces.

~~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.~~

The design of streets, streetscapes, landscaping, parking lots, and buildings ~~design and landscaping~~ should create ~~be oriented toward a~~ plaza-like, people-oriented centers where people want to stroll, window shop and dine outside.

As opportunities allow, existing commercial centers should be redesigned to provide appropriately-scaled spaces and activities that encourage pedestrian rather than automobile movement within, thereby promoting shopping and business. Incentives should be provided for owners to do this.

Baywood ~~Village~~ Commercial Area (Special Community)

4. ***Provide for a balance of neighborhood and visitor-serving uses.***

5. ***Provide access to the bay, and promote visitor-serving or tourist-oriented recreation focused on the bay.***

6. ***Encourage use of sidewalks and public spaces for restaurant seating, arts and crafts displays and other uses that encourage pedestrian activity.***

7. Encourage mixed residential and commercial/office uses throughout the Baywood Commercial area, as well as bed & breakfast accommodations~~,~~ on 3rd Street.

The Baywood commercial area is situated in a beautiful natural setting along the shores of the Morro Bay estuary. It offers an excellent opportunity to develop into a pedestrian-oriented center that attracts visitor-serving and tourist-oriented uses, while serving neighborhood commercial needs and retaining a quaint, small-scale character. Several uses appear to be well-suited to this area, besides typical neighborhood-serving commercial uses. Examples include: a visitor/historical center, an amphitheater, a small playhouse/live theater, arts and crafts galleries, restaurants, coffee houses, bed and breakfast accommodations, recreational equipment rental (kayak, canoe, bicycle), nature stores, arts and crafts shows, and sidewalk sales.

~~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.~~

~~**Cuesta**~~

~~Approximately eight acres of commercial uses are proposed in the Cuesta neighborhood adjacent to Los Osos Valley Road. Unlike adjacent coastal communities, only limited opportunities exist within South Bay Los Osos to increase services available to visitors to the area. This area should be developed under an overall plan to ensure uniformity in design and compatibility with adjacent uses. Access points onto Los Osos Valley Road should be kept to a minimum.~~

Morro Shores

A site within the Morro Shores Mixed Use Area is included in both the Commercial Retail and Public Facilities land use categories (CR,PF). This site is planned to be developed with a community wastewater treatment facility. However, in the event that this site is not acquired by a public agency or special district and committed to public facility uses, allowable uses are limited to neighborhood-oriented commercial uses by a planning area standard. Please also refer to the preceding policies for the Morro Shores Mixed Use Area (RMF,RSF,CR,CS), Residential Multi-Family Category.

K. Commercial Service

Central Business District

1. ***Attract non-polluting businesses that increase the job base within the community and help improve the local balance of jobs and housing.***

2. ***Design new uses to be compatible with and minimize impacts to existing and potential adjacent residential multi-family development.***

This category provides an opportunity to attract industries that provide jobs, such as information processing and computer services; computer software development and applications; and other high-technology industries. However, the size, scale, design, and impacts of such businesses must be consistent with the existing small-town and rural character of Los Osos and compatible with adjacent residential development. 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.~~

Morro Shores

Refer to the preceding policies for the Morro Shores Mixed Use Area (RMF,RSF,CR,CS), Residential Multi-Family Category.

L. Public Facilities

~~Only those public services and facilities that have a direct effect on land use and are publicly managed are considered.~~ This category includes schools, community drainage basins, a community septic settling pond, the South Bay Fire Department station, and the library ~~a proposed government center~~. Existing and proposed schools and a proposed government center are discussed ~~The public facilities needed for South Bay are based on policies by many public agencies. Standards for these facilities may be found~~ in Chapter 3, ~~the~~ Public Facilities, Services and Resources ~~section of the plan~~. ~~The~~ Proposed public facilities ~~proposed for South Bay~~ are noted on ~~the~~ Combining Designations map for Los Osos at the end of Chapter 7.

~~**Government Center**~~

MOVE TO CHAPTER 3, PUBLIC FACILITIES, SERVICES AND RESOURCES; COMBINE WITH PROGRAM FOR GOVERNMENT SERVICES 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**~~

MOVE TO CHAPTER 3, PUBLIC FACILITIES, SERVICES AND RESOURCES; COMBINE WITH DISCUSSION OF SCHOOLS

~~Existing schools are Sunnyside Elementary School south 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. A new elementary school site has been acquired in the block bounded by Pecho Road, Rosina Drive, Doris Avenue, and Los Osos Valley Road (The Martin Tract).~~

~~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. ~~E.~~ ~~PLANNING AREA LAND USE~~ PROGRAMS

"Programs" are recommended 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 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, ~~and substantial~~ community support ~~for the program~~ and available funds. ~~its related cost.~~

Land use programs for the Estero Planning Area are grouped ~~first~~ under the headings Land Use and Parks ~~names of communities or rural areas,~~ and ~~then~~ also by general area and/or subject. ~~under land use categories or other location headings to identify specific areas where they each apply.~~ Programs about Los Osos habitat conservation and the Morro Bay Estuary and its watershed are listed in Chapter 6. Programs regarding trails and coastal access are listed in Chapter 5.

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

Except for Program 2, the following programs apply to portions of the Estero Planning Area outside of urban and village reserve lines, and are ~~in the land use categories~~ 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.

~~**2. Project Referral Program.** The county should establish a project referral area around the city of Morro Bay to include the Morro and Chorro Hydrologic Basin Boundaries as defined in the city of Morro Bay Preliminary Water Management Plan February 1981. All projects which require more than a ministerial entitlement from the county or will result in the use of more than 1 acre-foot of water per year are to be referred to the city of Morro Bay for review.~~

~~**Agriculture**~~

~~**3. Additional Water Sources.** The county should investigate possible sources of additional water to expand irrigated croplands as well as on hillsides that are appropriate for orchard or vineyards.~~

~~**4. Coastal Conservancy Study.** The county should support the Coastal Conservancy study of agricultural preservation in Morro Valley.~~

~~**Industrial**~~

~~**5. Chevron Marine Terminal.** The county should encourage expansion or construction of onshore petroleum pipelines in-lieu of any expansion of marine terminal facilities or operations.~~

~~**Public Facility**~~

~~**6.** The county should work with the operator of the Los Osos landfill to identify practices or on-site characteristics which contribute to significant sedimentation increases which impact the surrounding estuary. A management plan for correcting identified problems shall be established.~~

~~**Recreation**~~

7. Montaña de Oro - Expansion. MOVED TO "STATE PARKS" SECTION

8. State Facility - Screening. MOVED TO "STATE PARKS" SECTION

9. Turnouts and Vista Points. MOVED TO "COUNTY PARKS" SECTION

10. Wetlands Protection. MOVED TO CHAPTER 6, PROGRAMS

11. Morro Bay State Park General Development Plan. MOVED TO "STATE PARKS"

12. Montaña de Oro State Park State Parks Improvements. MOVED TO "STATE PARKS" SECTION

~~**13. Cayucos Hillsides.** Work with property owners to pursue a program of land aggregation for old, small lot subdivisions in the steep Cayucos hillsides subject to flooding, and existing and potential landslides.~~

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. **Beach Access.** The county should amend Chapter 23.05 of the Coastal Zone Land Use Ordinance to allow private beach access ways to be incorporated into seawalls where the access ways are as unobtrusive as possible and receive appropriate engineering and geologic review to ensure safety and prevent erosion. Standards should also require that private beach access ways be entirely on private property, be properly maintained by the property owner, and not impact sensitive habitat.

   b. **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 promote mixed-use development and multi-family housing, 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

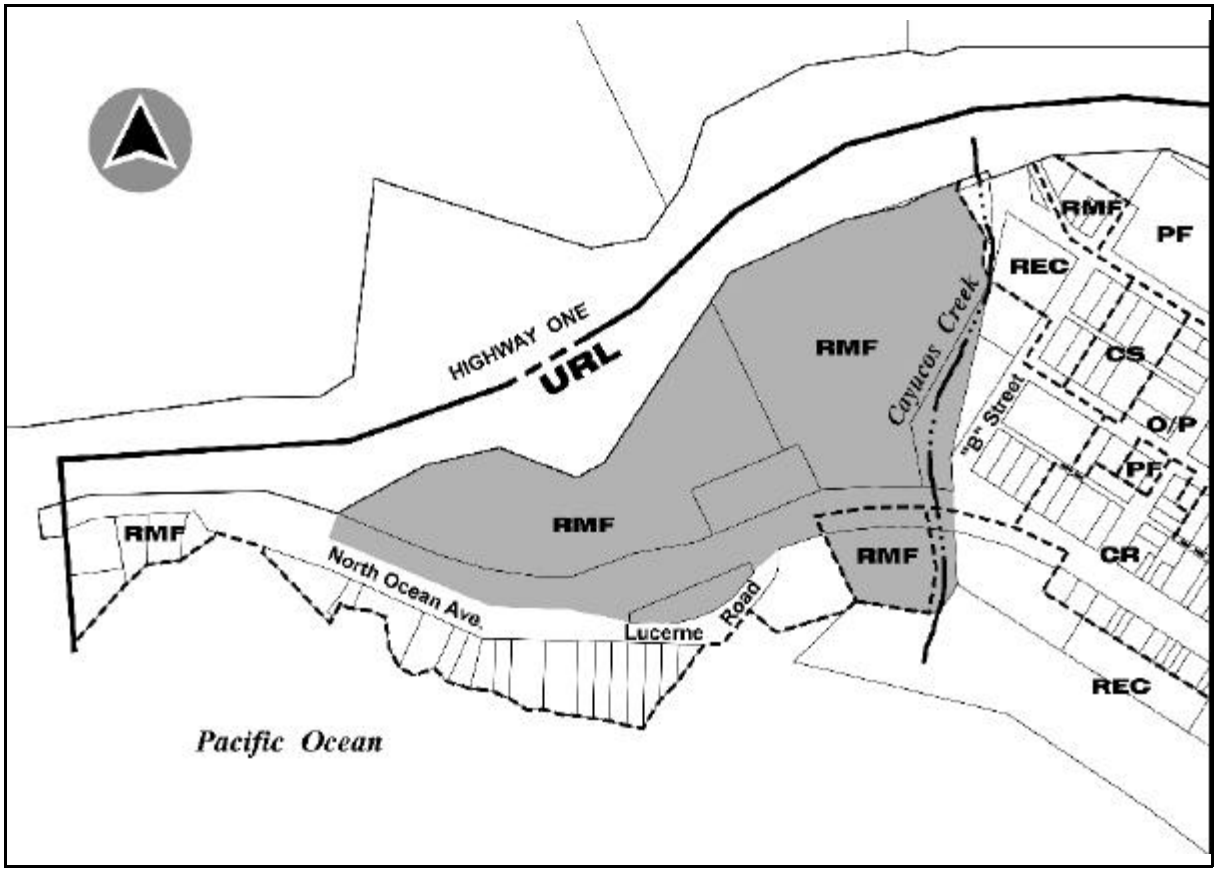

Figure 4-5: Specific Plan or Development Plan Area West of Cayucos Creek

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**.

~~**8. Residential Multi-Family Density. In the event that Cayucos obtains supplemental water, the county should initiate an amendment to this plan by revising the Residential Multi-Family planning area standard for density to increase the maximum density to a level commensurate with community water supply.**~~

~~7. **Building Preservation.** The county should work with the community to encourage preservation of the older Victorian style homes in the Morro Rock View. Renovation and conversion to office and professional uses is an alternative to residential use of these buildings.~~

~~Cayucos Urban Area Programs~~

~~The following programs apply within the Cayucos urban reserve line to the land use categories listed.~~

~~Commercial Retail~~

~~1. **CBD Study.** The county should work with the community to develop a plan and program for the renovation, improvement and enhancement of the central business district (CBD). Elements of the program should include:~~

~~a. Design features integrating the CBD with adjacent beach areas;~~

~~b. Adequate parking facilities to serve downtown businesses;~~

~~c. Clearly identified pedestrian ways connecting parking areas to stores, and set apart from vehicle routes by such means as varied paving patterns and landscaping elements;~~

~~d. Directional signs and street furniture in keeping with the established design theme.~~

~~2. **Downtown Improvement District.** The county should work with the community to form a special improvement district comprised of local businesses to work toward development of adequate parking facilities to serve the Cayucos downtown.~~

3. Bicycle Paths. MOVED TO CHAPTER 5, CIRCULATION PROGRAMS

4. Parksite Reservation - Morro Strand. MOVED TO "COUNTY PARKS" SECTION

5. Recreation Facility Design. MOVED TO "COUNTY PARKS" SECTION

6. Beach Access. MOVED TO "COASTAL ACCESS, CAYUCOS" SECTION

C. Land Use, Los Osos

1. **Central Business District-Community Center Connection.** If there is neighborhood and merchant support, the county should work with the neighborhood and community to prepare a land use/design plan that provides better physical and land use connections between the community center/park/future government services center and the central business district. The land use/design plan should be incorporated into this area plan. Such a plan may include land use changes on Bush Drive and Ferrell Ave. in the vicinity of Los Osos Valley Road that create a land use transition and pedestrian/bicycle connections (perhaps via plazas and walkways) between the community center/park and the central business district. One example of such a plan is illustrated in the Sweet Springs Connection Design Concept shown in Appendix F, Figure F-1.

2. **CBD Design and Enhancement.** If there is property owner interest, the county should facilitate development of a design plan and possible accompanying standards and guidelines for the central business district that implement the following design principles and the design standards and guidelines listed for the central business district in Chapter 7, Planning Area Standards:

   a. Design streets, streetscapes, landscaping, parking lots, and buildings to encourage pedestrian use and activities.

   b. Promote a mixture of commercial and residential uses.

   c. Emphasize the importance of public spaces.

   The design plan should be developed together with property and business owners, with participation by surrounding neighborhoods. Also, if there is property owner interest, facilitate formation of Property and Business Improvement District or other entity in order to finance, implement and maintain improvements.

3. **Baywood Commercial Area Design and Enhancement.** If there is property owner interest, the county should facilitate development of a design plan and possible accompanying standards and guidelines that implement the following design principles for the Baywood Commercial area and the design guidelines listed for the Baywood Commercial Area in Chapter 7, Planning Area Standards:

   a. Design streets, streetscapes, landscaping, parking lots, and buildings to encourage pedestrian use and activities.

   b. Emphasize the importance of public spaces.

c. Provide landscaped pedestrian spaces that are inter-connected by a network of walkways and plazas.

d. Provide traffic calming measures on 2nd Street.

The design plan should be developed together with property and business owners, with participation by surrounding neighborhoods. Also, if there is property owner interest, facilitate formation of a Property and Business Improvement District or other entity in order to finance, implement and maintain improvements.

4. **Gateways.** The county should work with the community to enhance and landscape entryways to the community along Los Osos Valley Road and South Bay Blvd. in a way that reflects community identity. One preferred location for an entryway is a portion of the right of way at the northeast corner of Los Osos Valley Road and South Bay Blvd.

5. **Bed and Breakfast Facilities.** In order to encourage visitor-serving opportunities in Los Osos, the county should consider amending this plan and Table O in Coastal Framework for Planning to make bed and breakfast facilities a special allowable use in the Residential Single-Family category in Los Osos, only where authorized by a planning area standard. Accompanying amendments to the Coastal Zone Land Use Ordinance could limit the number of allowable units and require on-site parking on the rear of the site.

6. **Los Osos Greenbelt.** The county should acquire easements, and support efforts of public agencies, conservation organizations, and others to acquire easements and properties in fee within and outside of the urban reserve line to form a greenbelt along the eastern and southern fringe of the community. Easements could be acquired through means such as purchase, approval of land use permits for development projects, mitigation banking, and transfer of development credits.

7. **Specific Plan for Sea Horse Lane Area.** The county should encourage owners of properties in the Sea Horse Lane area (see Figure 4-4) to participate in preparation of a specific plan for that area. The specific plan should address topics such as:

   a. Ultimate levels of residential and equestrian use
   b. Street improvements and possible secondary access
   c. Community water service
   d. Fire protection
   e. Trail routes within and beyond the Sea Horse Lane area
   f. Control of noise, dust, odor, rodents, and vectors
   g. Sanitation facilities

h. Impacts on surrounding residential areas

8. Buildout Review and Adjustments. After construction permits are issued for a community sewer project and a groundwater study of the Los Osos groundwater basin is adopted by the Los Osos Community Services District, the Planning and Building Department should do the following:

c. Compare the amount of buildout under this plan to sewer capacity and "safe yield" of the groundwater basin; and

d. Initiate general plan amendments as needed that propose changes to buildout and the location of the Urban Services Line so that the amount of future development can be accommodated by the capacity of the sewer system and the safe yield of the groundwater basin without seawater intrusion.

9. Buildout Reductions--No Sewer. In the event that a community sewer system is not **under construction** ~~**operational**~~ by Spring 2008, the county should initiate general plan amendments as needed to reduce buildout within the Urban Reserve Line to a level that can be accommodated by use of septic systems throughout the community.

~~South Bay Urban Area Programs~~

~~The following programs apply within the South Bay urban reserve line in the land use categories listed.~~

~~Communitywide~~

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

~~**a.** The Planning Department in cooperation with County Service Area #9 and the local purveyors of water, and the county Engineering Department is to provide the Board of Supervisors and Planning Commission with a semi-annual report on water usage and development activity in the South Bay 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**~~

~~**1. 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.~~

2. Boat Launching Ramp. MOVED TO "COUNTY PARKS" SECTION

3. Parksite Reservation - Bayshore. MOVED TO "COUNTY PARKS" SECTION

4. Parksite Reservation - South Bay. MOVED TO "COUNTY PARKS" SECTION

~~**Residential Multi-Family**~~

~~**5. 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 6-3. [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**~~

~~**6. Circulation System Design - El Moro.** The county Planning and Engineering 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**~~

~~**7. 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.~~ **ADDRESSED IN CH. 7, SECTION D, COMMUNITYWIDE STANDARDS**

8. Habitat Protection - Sunset Area. MOVED TO CHAPTER 6, PROGRAMS

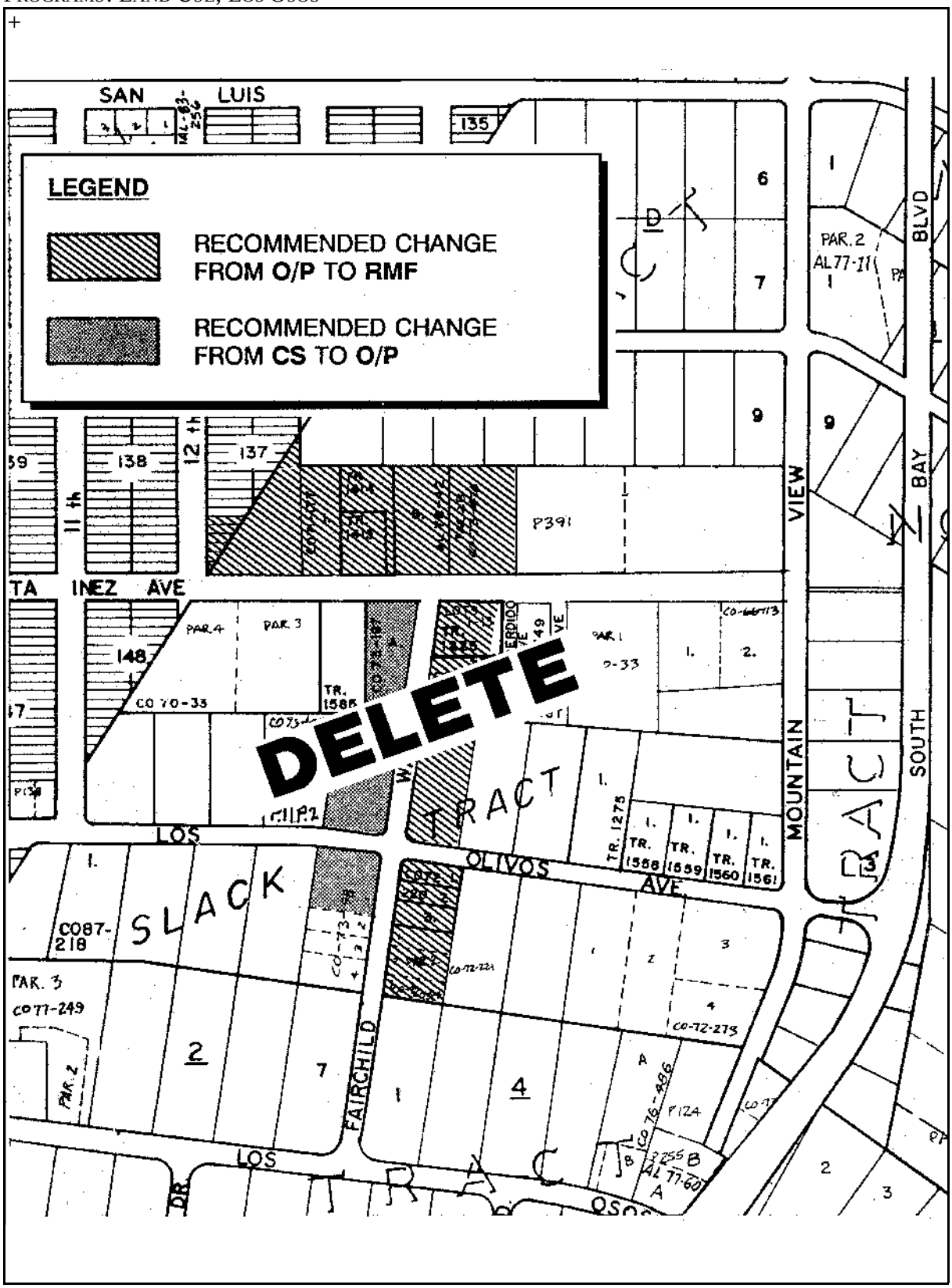

Figure 4-3: Recommended Land Use Category Changes to Increase Multi-Family Housing Opportunities

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. ~~7.~~ Old Creek and Willow Creek. ~~State Parks Improvements.~~ 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. **MOVED FROM CHAPTER 6, PROGRAMS**

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

a. ~~Improvement of~~ A paved parking area south of Old Creek.

b. Picnic tables and restrooms.

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

~~**d.** All improvements at this location shall be consistent with the protection of the sensitive wetland habitat.~~ **MOVED FROM CHAPTER 7, CAYUCOS RECREATION PLANNING AREA STANDARDS**

~~**3. Vista Points.** The State Department of Parks and Recreation should improve a vista point at the entrance to Montana de Oro State Park with permeable surface, sign and trash receptacle. **MOVED FROM CHAPTER 6, PROGRAMS**~~

~~**7. Montana de Oro - Expansion.** The county should encourage continued State expansion of Montana de Oro State Park to its planned boundaries.~~

~~**8. State Facility - Screening.** The State Department of Parks and Recreation should provide screening or a landscaped buffer around the entrance to the building materials site on South Bay Boulevard opposite Morro Bay north of Turri Road.~~

~~**9. Turnouts and Vista Points.** The county Engineering Department should identify appropriate sites for turn-outs and vista points with interpretive facilities.~~

~~**11. Morro Bay State Park General Development Plan.** The State Department of Parks and Recreation should prepare a general development plan to include the following:~~

~~**a.** Acquisition of sensitive bayfront wetlands should be given high priority.~~

~~**b.** Coastal access improvements.~~

~~**c.** On the east side of South Bay Boulevard, the State should consider providing hiking trails, campgrounds and a multi-use area. The campground should be well landscaped with native vegetation.~~

~~**d.** Site selection for a new campground east of South Bay Boulevard should be located where hills would minimize the visibility from the public road.~~

~~**12. Montana de Oro State Park Improvements.** The State Department of Parks and Recreation should consider the following improvements.~~

~~a. A vegetation management program to maintain the habitat value of native species. This could include dune management to stabilize dune vegetation.~~

~~b. A visitor contact point should be developed on Pecho Road near the entrance to the park.~~

~~c. A walk-in campground should be developed one mile up Islay Creek.~~

~~d. The existing equestrian staging area should be increased in size and capacity to accommodate day and overnight users.~~

~~e. On-street parking at Hazard Cove should be eliminated and a new parking lot developed off the highway to the south.~~

~~f. At the Spooners Cove and Coon Creek day use areas, the parking area should be paved, picnic area should be enlarged and permanent restrooms provided.~~

~~g. Interpretive signs should be placed at Coon Creek Canyon and the marine terrace between Spooners Cove and Coon Creek Cove.~~

~~**4. Parking.** The State Department of Parks and Recreation should provide a parking area near the entrance to Hazard Canyon (a major public access area).~~ **MOVED FROM CHAPTER 6, PROGRAMS**

E. County Parks, Cayucos and Vicinity

1. ~~5.~~ Recreation Facility Design. The county should offer recreational programs and activities that ~~design recreation facilities to~~ 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. ~~4.~~ Cayucos Neighborhood Parks. ~~Parksite Reservation - Morro Strand.~~ 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. ~~The county should work with the community to select a site for the proposed Morro Strand neighborhood park.~~

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. Los Osos Parks. The County should provide a total of about 118 acres of neighborhood and community parkland in Los Osos. The following or equivalent sites should be considered in order to meet this goal:

a.~~2.~~ Boat Launch and Park in the Back Bay. ~~**Boat Launching Ramp.**~~ The county should work with the community, the California Department of Fish and Game and the California Coastal Commission to acquire ~~toward acquisition~~ and develop~~ment of~~ a site for a park and ~~small~~ boat launch~~ing~~ ramp, consistent with protection of sensitive habitat. ~~ramp at Cuesta-by-the-Sea.~~

b. Los Osos Community Park and Sports Complex.

(1) Less intensive recreational facilities should be developed in a central location, such as adjacent to the county library on Palisades Avenue. This area could include a playground area and equipment, and group picnic areas.

(2) Structured playfields, ball fields and more intensive recreation could be developed near the Los Osos Middle School.

c. Skyline Drive Community Park. This 3.5-acre potential site is located along the extension of Skyline Drive between Ravenna and Broderson Avenues with a proposed housing project. The park could include open play fields, picnic areas, and turf areas. Future development along Skyline Drive and Palisades Avenues should include parkways along those roads to connect the existing community park/community center and this proposed park.

d. Los Osos Aquatic Center. An aquatic center, including an outdoor swimming pool, should be built for instructional and recreational swimming for all residents of Los Osos.

e. Community Off-Leash Dog Park. An off-leash dog park could be developed along Los Osos Valley Road in connection with the proposed community wastewater treatment facility.

f. **Baywood Park Area Neighborhood/Community Park(s).** A neighborhood/community park is needed in the Baywood Park area. A site within a proposed, major development project should be considered.

g. **Baywood Park Area "Pocket Parks."** The county should consider acquiring one or more vacant lots that could serve as "pocket parks." Funding for development and maintenance could be arranged through agreements with the Los Osos Community Services District.

2. **Multiple Use of Drainage Basins.** The county should consider using existing and planned drainage basins for recreational purposes where feasible and if maintenance can be provided through a joint agreement between appropriate agencies/entities.

3. **Joint Use of School Facilities.** The county and the San Luis Coastal Unified School District should develop joint powers agreements that provide additional opportunities for public use of existing school facilities, as well as construction of new facilities.

4. **Los Osos Recreation Program.**

a. A comprehensive recreation program and facilities should be established that targets children and young adults. A recreation coordinator could be hired, and recreation facilities could be built where needed. A joint use agreement between the San Luis Coastal Unified School District, the city of Morro Bay, the county, or the Los Osos Community Services District could help make recreation facilities available.

b. A recreation assessment could fund recreation and sports programs by a service charge through the Los Osos Community Services District. As an alternative, consider establishing a recreation district that includes the city of Morro Bay.

~~**3.** **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.~~

~~**4.** **Parksite Reservation - South Bay.** 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 4-2, Schedule for Completing Recommended Programs

PRO-GRAM 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 AND VICINITY						
B1.	TOWN SQUARE	CO. PLANNING	ASSMT.DST., DEVELOPER	LONG-TERM	2010+	MEDIUM
B2.	SEAWALLS: LCP AMENDMENTS	CO. PLANNING	COUNTY	SHORT-TERM	2005	MEDIUM

CO. PLANNING	COUNTY DEPARTMENT OF PLANNING AND BUILDING
CO. AG.	COUNTY DEPT. OF AGRICULTURE/AGRICULTURAL COMMISSIONER
CO. HEALTH	COUNTY HEALTH DEPARTMENT/ENVIRONMENTAL HEALTH
CO. GENERAL SERVICES	COUNTY DEPARTMENT OF GENERAL SERVICES

Table 4-2 (Con't)
Schedule for Completing Recommended Programs

PRO-GRAM NO.	PROGRAM	RESPONSIBLE AGENCIES	POTENTIAL FUNDING	TIME FRAME	TARGET DATE	PRIORITY
B. LAND USE, CAYUCOS AND VICINITY						
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
~~B8.~~	~~RESIDENTIAL MULTI-FAMILY~~	~~CO. PLANNING~~	~~COUNTY~~	~~MED.-TO LONG-TERM~~	~~2010+~~	~~MEDIUM~~
C. LAND USE, LOS OSOS						
C1.	CBD-COMMUNITY CENTER CONNECTION	CO. PLANNING	COUNTY	SHORT-TERM	2005	HIGH
C2.	CBD DESIGN	CO. PLANNING, PUB. WORKS	COUNTY, GRANTS, ASSMT. DST.	SHORT-TERM	2005	HIGH
C3.	BAYWOOD COMMERCIAL DESIGN	CO. PLANNING, PUB. WORKS	COUNTY, GRANTS, ASSMT. DST	SHORT-TERM	2005	HIGH
C4.	GATEWAYS	CO. PLANNING	GRANTS	LONG-TERM	2010+	MEDIUM

CO. GENERAL SERVICES — COUNTY DEPARTMENT OF GENERAL SERVICES
CO. PLANNING — COUNTY DEPARTMENT OF PLANNING AND BUILDING
PUB. WORKS — COUNTY DEPARTMENT OF PUBLIC WORKS

Table 4-2 (Con't)
Schedule for Completing Recommended Programs

AREA/ PRO-GRAM NO.	PROGRAM	RESPONSIBLE AGENCIES	POTENTIAL FUNDING	TIME FRAME	TARGET DATE	PRIORITY
C. LAND USE, LOS OSOS						
C5.	BED AND BREAKFAST	CO. PLANNING	COUNTY	SHORT-TERM	2005	MEDIUM
C6.	LOS OSOS GREENBELT	CO. PLANNING, CONSERV. ORGS.,OTHERS	GRANTS, DEVELOPERS	ON-GOING	ON-GOING	HIGH
C7.	SPECIFIC PLAN: SEA HORSE LANE	CO. PLANNING, PROPERTY OWNERS	PROPERTY OWNERS	ON-GOING	ON-GOING	LOW
C8.	BUILDOUT REVIEW AND ADJUSTMENTS	CO. PLANNING	COUNTY	SHORT-TERM	2005	MEDIUM
C9.	BUILDOUT REDUCTIONS--NO SEWER	COUNTY	COUNTY	SHORT-TERM	2008	MEDIUM
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 STRAND STATE BEACH IMPROVEMENTS	STATE PARKS	STATE	LONG-TERM	2010+	MEDIUM

CO. PLANNING — COUNTY DEPARTMENT OF PLANNING AND BUILDING
CONSERV. ORGS. — CONSERVATION ORGANIZATIONS
CO. PARKS — COUNTY DEPT. OF GENERAL SERVICES, PARKS DIVISION

Table 4-2 (Con't)
Schedule for Completing Recommended Programs

AREA/ PRO-GRAM NO.	PROGRAM	RESPONSIBLE AGENCIES	POTENTIAL FUNDING	TIME FRAME	TARGET DATE	PRIORITY
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 DISTRICT	COUNTY, SCHOOLS	LONG-TERM	2010+	HIGH
F. COUNTY PARKS, LOS OSOS AND VICINITY						
F1.	LOS OSOS PARKS	CO. PARKS, OTHER APPLICABLE AGENCIES	FACILITIES FEES, GRANTS, DEVELOPER	LONG-TERM	2010+	HIGH
F2.	MULTIPLE USE OF DRAINAGE BASINS	CO. PARKS, PUB. WORKS, LOCSD	FACILITIES FEES, DEVELOPER	ON-GOING	ON-GOING	MEDIUM
F3.	JOINT USE OF SCHOOL FACILITIES	CO. PARKS, SAN LUIS COASTAL	COUNTY, SCHOOLS	SHORT-TERM	2005	HIGH
F4.	RECREATION PROGRAM	CO. PARKS	ASSMT. DISTRICT	LONG-TERM	2010+	MEDIUM

CO. PARKS — COUNTY DEPT. OF GENERAL SERVICES, PARKS DIVISION
PUB. WORKS — COUNTY DEPT. OF PUBLIC WORKS
LOCSD — LOS OSOS COMMUNITY SERVICES DISTRICT
SAN LUIS COASTAL — SAN LUIS COASTAL UNIFIED SCHOOL DISTRICT

CHAPTER 5: CIRCULATION ELEMENT

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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 *Los Osos Circulation Study*, 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. Planning Areawide (Cayucos, Los Osos 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.*

B. Los Osos

1. *Complete and pave the community's grid street system.*

2. *Provide a balanced mix of all means of transportation.*

3. *Complete an integrated and well-designed pedestrian, bicycle, equestrian, and public transportation system that reduces dependency on the private automobile and minimizes the number of automobile trips.*

IV. ESTERO CIRCULATION POLICIES

2.

A. Planning Areawide (Cayucos, Los Osos, and Rural Areas)

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

- ***Developing all feasible vertical and lateral pedestrian access to and along the shoreline, consistent with public access goals and policies of this plan;***
- ***Developing a coastal trail from Los Osos to Cayucos, consistent with the County Trails Plan, and a bicycle path connecting Morro Bay and Cayucos.***
- ***Developing all other feasible pedestrian circulation systems in the coastal zone, consistent with other public access goals and policies of this plan;***
- ***Providing a regional bikeway system; and***
- ***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.***

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 and Los Osos

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.***

D. Cayucos

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

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

3. ***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.***

E. Los Osos

Street Connections

1. ***Provide logical street connections between neighborhoods to encourage an efficient, interconnected circulation system, and to reduce vehicular travel.***

Street Width

2. ***Develop new streets and pave existing ones using minimum street widths, consistent with traffic volumes, that provide maximum safety and reasonable traffic flow and use by emergency vehicles.***

Traffic Speed/Traffic Calming

4. ***Maintain existing speed limits throughout the community, unless lower limits are justified for traffic safety reasons, consistent with State law.***

5. ***Incorporate traffic calming measures on newly-constructed streets, where appropriate, in order to achieve target speeds.***

6. ***Give full consideration to traffic calming measures in the design of street and intersection improvements.***

Curbs, Gutters, Sidewalks, Street Trees, Etc.

7. ***Require street tree planting with new development and subdivisions at a scale consistent with the roadway.***

8. ***In commercial areas, provide street trees, curbs, gutters, wide sidewalks, street lights, social areas, and utilities that are underground.***

9a. ***On existing, local residential streets, do not require curbs, gutters or standard sidewalks, unless a majority of area residents request and pay for these improvements.***

9b. ***On proposed, local residential streets in new land divisions, do not require standard sidewalks or curbs, but encourage alternative walkways for pedestrian use.***

Priorities for Transportation Improvements

10. ***Follow the priority order of recommended transportation improvements listed in the Los Osos Circulation Study to the maximum extent possible given availability of funding. Where deviations from the priority list are proposed, obtain recommendations from the appropriate local advisory committee(s).***

Coordination of Street Improvements

11. ***Coordinate street and utility improvements in order to complete multiple improvements during one construction process.***

Rights-of-Way

12. ***In order to preserve public access to the bayfront and public recreation areas, accept all rights-of-way and offers of dedication for roads, ways, vertical and other accessways. In addition, accept and retain offers of dedication, public streets and other accessways needed to complete and maintain the circulation system.***

Alternative Transportation

13. ***Provide safe, convenient access to transit, shopping areas, schools and recreation for pedestrians and bicyclists. Link bicycle and pedestrian routes between residential areas, schools and commercial areas.***

14. ***Improve the public transit system to provide routes located within convenient walking distance of residences. Establish a local transit loop that connects with a regional transit system that provides frequent, fast and convenient connections to major employment centers.***

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. However, 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.

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:

- **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. 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.

B. Future Needs

Los Osos

In addition to improvements needed to correct existing deficiencies, other street and intersection improvements will be needed as the community grows. Some examples are shown below. Some more specifics are given in Section VI., Circulation Improvements.

1. **A continuous center turn lane on Los Osos Valley Road west of Palisades Avenue.**

2. **A north-south connection west of the central business district between Los Osos Valley Road and the El Moro and Baywood commercial areas.**

3. **Additional east-west connections between South Bay Blvd., the west end of the El Moro Area, and the Cuesta-by-the-Sea area.**

4. **Signalization at several intersections along Los Osos Valley Road and South Bay Blvd.**

5. **Preservation of all rights-of-way and offers of dedication for roads, ways, vertical and other accessways in order to preserve public access to the bayfront and public recreation areas, and to complete and maintain the circulation system.** This is needed in order to provide maximum flexibility in responding to the future transportation needs of the community.

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.

~~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 intercommunity 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.~~

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 additional 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).

~~The LUE maps show functional classifications of major existing and proposed roads. These plans are coordinated with County Transportation Plan proposals, which also include public improvement plans and timetables for anticipated construction. The following is a list of planning area arterials and collectors that involve special considerations other than the standard road improvements suggested in the county standards.~~

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.
~~This road is the main route linking San Luis Obispo and South Bay. High volumes of traffic generated by the rapid increase in population in South Bay and the attraction of nearby recreation areas have resulted in safety problems in recent years. Recent improvements include reducing curves, widening shoulders, and providing median turn lanes at road intersections. With increasing population, however, it will ultimately be necessary to widen the road to four lanes.~~

State Highway 1 South and East of Cayucos. No improvements are required.
HIGHWAY 1 NORTH AND WEST OF CAYUCOS MOVED TO "ARTERIALS"

State Highway 41. MOVED TO "ARTERIALS"

~~**Pecho Road** - Pecho Road is the extension of Los Osos Valley Road to Montana de Oro State Park. Needed improvements include those related to portions leading to and within the state park. Careful planning is needed to~~

~~balance retention of the scenic route of the existing winding, hilly road with such improvements as safer traffic movement, road turnoffs for scenic views over Morro Bay, and off-road parking in the Hazard Canyon area.~~
South Bay Boulevard. MOVED TO "ARTERIALS"

b. Cayucos

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

2. Arterials ~~- South Bay~~

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 1 West of Cayucos. One westbound and one eastbound passing lane should be installed. Each passing lane should be no greater than one mile in length, consistent with the statute that requires Highway 1 to remain a two-lane, scenic road in rural areas. ~~This is the main coast highway which, in the planning area, passes through Chorro Valley, Morro Bay, and Cayucos. Improvements to eliminate at grade intersections are ultimately planned.~~
MOVED FROM "PRINCIPAL ARTERIALS"

State Highway 41. The *2001 Regional Transportation Plan* recommends installation of passing lanes and channelization between Morro Bay and Atascadero. ~~This highway, linking Morro Bay and Atascadero, is recommended for future upgrading to improve driving safety by such means as reducing road curves and increasing sight distances.~~
MOVED FROM "PRINCIPAL ARTERIALS"

South Bay Boulevard. This road provides a direct link between Morro Bay and ~~South Bay~~ Los Osos. ~~The southerly portion to Los Osos Valley Road was recently completed. Improvements are needed for the northerly portion within Morro Bay including the Twin Bridges across Morro Creek. This road~~ 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: **MOVED FROM "PRINCIPAL ARTERIALS"**

- **Create a four-lane road north of the urban reserve line.** This will raise the level of service to an acceptable level.

b. ~~Arterials -~~ 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. ~~Ocean Avenue - This alignment includes North Ocean Avenue through the main developed northwestern part of Cayucos and South Ocean Avenue providing access to residential areas in the southeastern part of the community. A proposed crossing of Old Creek will provide for through traffic off Highway 1.~~

c. Los Osos (see Figure 5-1) ~~Arterials - South Bay~~

Los Osos Valley Road. Proposed improvements include:

- **Construct a landscaped center median between Los Osos Creek and Bush Drive** (except between 9th and 10th Streets). The median is intended to slow traffic, encourage pedestrian activity, attract economic activity, and make the area more attractive.

- **Widen the road to a maximum of two lanes between Pecho Road and 9th Street**, plus a two-way left turn lane between Bush Drive and Pecho Road.

- **Consider installing measures to slow traffic and encourage safe pedestrian travel within the central business district**, such as bulb-outs and raised crosswalks at intersections and mid-block locations.

South Bay Boulevard. Create a four-lane road from Los Osos Valley Road to the Morro Bay city limits in order to accommodate future traffic volumes at an acceptable level of service, and to make the South Bay Blvd./Santa Ysabel Avenue intersection function under future traffic conditions.

Ramona Avenue. MOVED TO "COLLECTORS"
Third Street. MOVED TO "COLLECTORS"
Ravenna Avenue. MOVED TO "COLLECTORS"

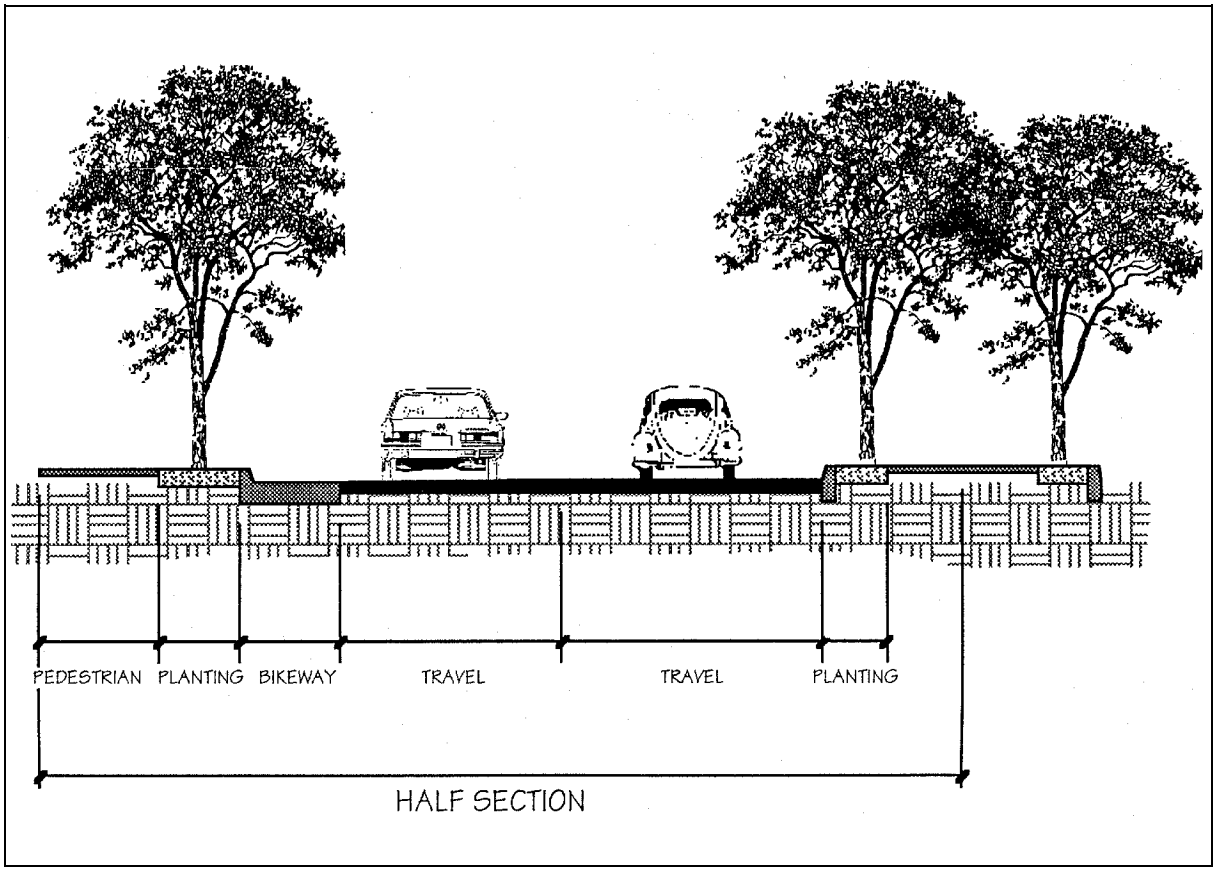

Figure 5-1: Arterial Road, 4 or 5 Lanes

NOTE: This cross-section is a general *guideline* to the combination of uses proposed. The specifics of project design, *including but not limited to* drainage facilities, will be determined at the time of construction of each project.

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. ~~Collectors -~~ Rural

~~Two roads designated as rural collectors to identify their function to collect and channel traffic to arterials are~~

Old Creek Road ~~and Santa Rita Road.~~ serves a rural and ~~. Because the areas traversed are to be primarily retained in~~ agricultural area, and should therefore ~~uses, these roads should~~ be maintained as a rural collector without significant improvements. ~~in their present configuration.~~

b. ~~Collectors -~~ Cayucos

No ~~further collector streets are proposed in~~ improvements are recommended for the collectors within Cayucos.

c. Los Osos (see Figure 5-2) ~~Collectors - South Bay~~

Ramona Avenue. Complete Ramona Avenue between 10th Street and South Bay Blvd. after realignment of the Ramona Avenue/4th Street intersection. The street will then serve as an east-west collector serving much of the area north of Los Osos Valley Road. ~~This includes the existing street east of Third Street and the proposed eastward extension to South Bay Boulevard.~~ **MOVED FROM "ARTERIALS"**

Ravenna Avenue. Extend ~~The extension of~~ **Ravenna Avenue** ~~as a link~~ **between** ~~the two major arterials of~~ **Los Osos Valley Road and Ramona Avenue as development occurs in the vicinity.** This will provide a much needed north-south link between Los Osos Valley Road and the Baywood Park area. ~~This will serve both the anticipated development within the central portion of the community and the movement of traffic outward from the central business core.~~ **MOVED FROM "ARTERIALS"**

~~**Third Street.** The development of Third Street from Santa Ysabel to Ramona Avenue will provide a through link from Los Osos to the Baywood commercial center and surrounding residential areas. The precise routing should be subject to careful study to minimize impacts on the Sweet Springs area and nearby residential uses.~~ **MOVED FROM "ARTERIALS"**

~~**South Bay Boulevard.** This is the proposed extension from Los Osos Valley Road south and west across the southerly part of South Bay to Pecho Valley Rd.~~

Skyline Drive. Complete Skyline Drive between Doris and Pine Avenues, then extend the street eastward to Palisades Avenue. Ultimately extend the street from Palisades Avenue eastward to Nipomo Avenue at 7th Street when development occurs in that area. This east-west connection will provide access and circulation in the Morro Palisades area, and provide

connections between that area, Cuesta-by-the-Sea, and the El Moro area. The extension east of Palisades Avenue will require right-of-way acquisition.

Doris Avenue. Complete Doris Avenue from Rosina Avenue to South Court. This will provide needed access from Cuesta-by-the-Sea to Monarch Grove Elementary School by vehicles, pedestrians, and bicycles.

~~**Nipomo Avenue and Palomino Drive** - between Ninth Street and Los Osos Valley Road. The proposed connection between the two streets should be routed to minimize removal of pygmy oaks in the area. Poor sight distances at the intersection of Palomino Drive and Los Osos Valley Road will necessitate special turning lanes or other traffic safety controls.~~

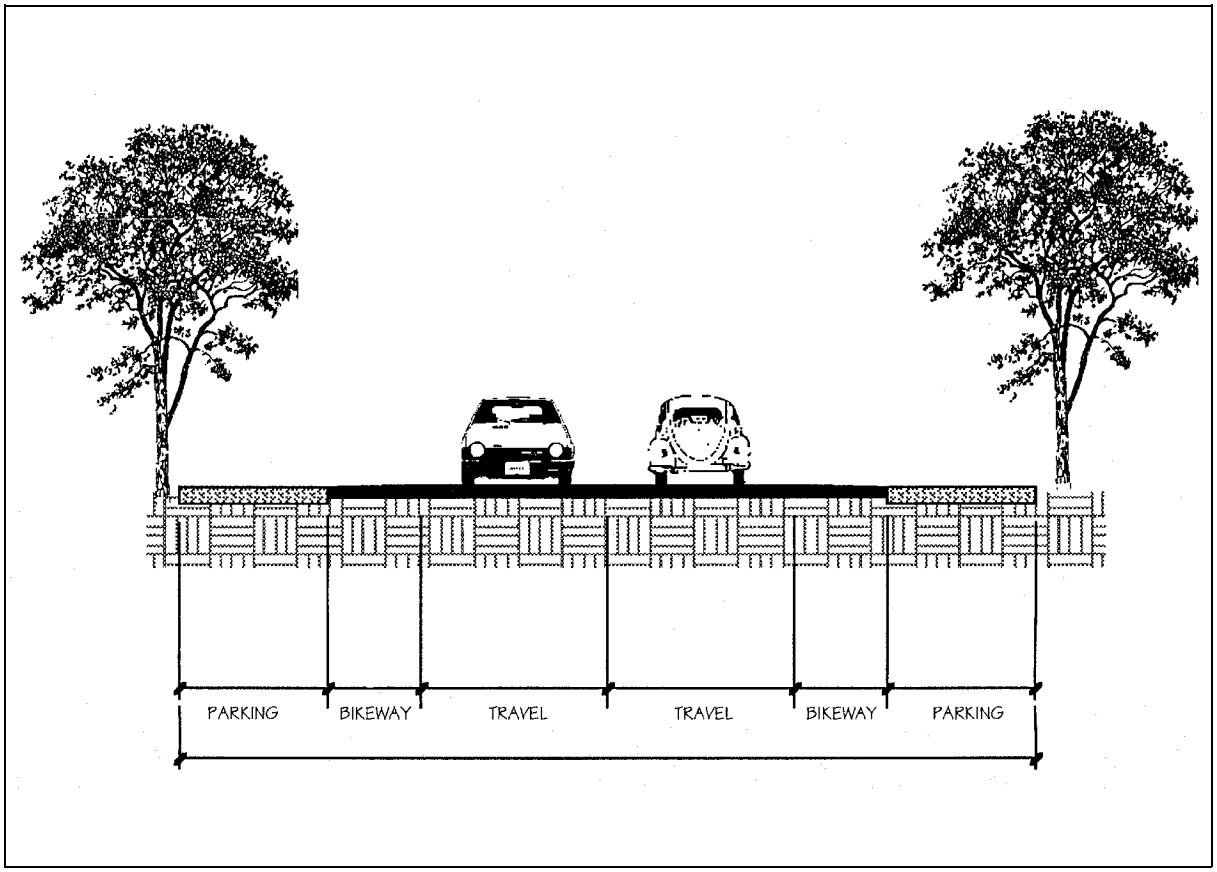

Figure 5-2: Collector Road, Optional Parking and/or Class II Bicycle Lanes

NOTE: This cross-section is a general *guideline* to the combination of uses proposed. The specifics of project design, *including but not limited to* drainage facilities, will be determined at the time of construction of each project.

~~**Highland Drive** - including the proposed extension to Pecho Road.~~

Fairchild Way. Extend to Nipomo Avenue.

~~**Collectors - Morro Bay and Fringe**~~

~~The circulation system for the Morro Bay area is identified in the city's general plan and incorporated into the County Transportation Plan. Northerly extensions of South Bay Boulevard and Morro Bay Boulevard as collectors are logical accesses to the proposed hillside residential areas, but designation of precise routes and connectors will need to await future development plans for the area.~~

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.

5. Traffic Calming

Residents in Los Osos have shown interest in a comprehensive approach to slow-down traffic in residential and commercial neighborhoods. Slower traffic can make neighborhoods safer, quieter, more conducive to walking and bicycling, and more livable, with a greater sense of community. A variety of "traffic calming" measures can be used to slow traffic, including reducing widths of existing streets and designing narrower streets in new land divisions. Some measures involve landscaping, which can also make neighborhoods more attractive. Policies regarding traffic speed and traffic calming are listed in Section I'VE of the Estero Circulation Policies. Specific traffic calming measures will be designed and implemented by the County Public Works Department, consistent with those policies.

B. Street Trees--Los Osos

Many residential and commercial areas lack street trees, which can greatly enhance neighborhood appearance, provide wildlife habitat, moderate the climate, and reduce energy consumption. Existing pine trees are being attacked by the pine pitch canker disease, which may virtually destroy the urban pine forest in a short time. In order to prevent a loss of tree cover and expand the urban forest, street tree planting is required with new development and land divisions. In addition, the community should pursue an aggressive street tree planting program immediately. In areas to be served by the community sewer system, tree planting should occur after the sewer system is installed.

C. 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.

~~**Bikeways**~~

~~Arterial roads in rural portions of the planning area are designated bikeways. Included are State Highways 1 and 41, Los Osos Valley Road, Pecho Road, South Bay Boulevard as well as a number of streets within communities. All are designated as Class II bikeways and are recommended to be constructed with marked and paved shoulder lanes with widths ranging from four to eight feet, depending on adjacent automobile speed limits.~~ **MOVED FROM SECTION F**

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.

c. Los Osos

This plan includes an extensive network of bikeways. Class I paths (see Figure 5-3) are planned along some "paper street" rights-of-way and several existing and proposed

roads. ~~**A bicycle/pedestrian path is also possible along Santa Paula Avenue adjacent to the Elfin Forest.**~~ Class II bicycle lanes are also planned for several roads. Class III bicycle routes are planned for several low-volume local streets in order to encourage bicycles to use those streets as parallel routes to the major arterials and collectors in the community.

2. Pedestrian Facilities

This plan emphasizes the importance of providing coastal access, and making communities pedestrian-friendly, especially within the central business districts of Los Osos and 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.

In Los Osos, pedestrians will be able to use Class I bicycle/pedestrian paths. In addition, sidewalks or other pedestrian paths will be provided in new land divisions, and with multi-family and commercial/office development. The proposed improvement of several street-ends will enhance coastal access. In addition, a proposed system of riding and hiking trails will improve pedestrian access within the community and to the coast (see the following section on Equestrian Trails).

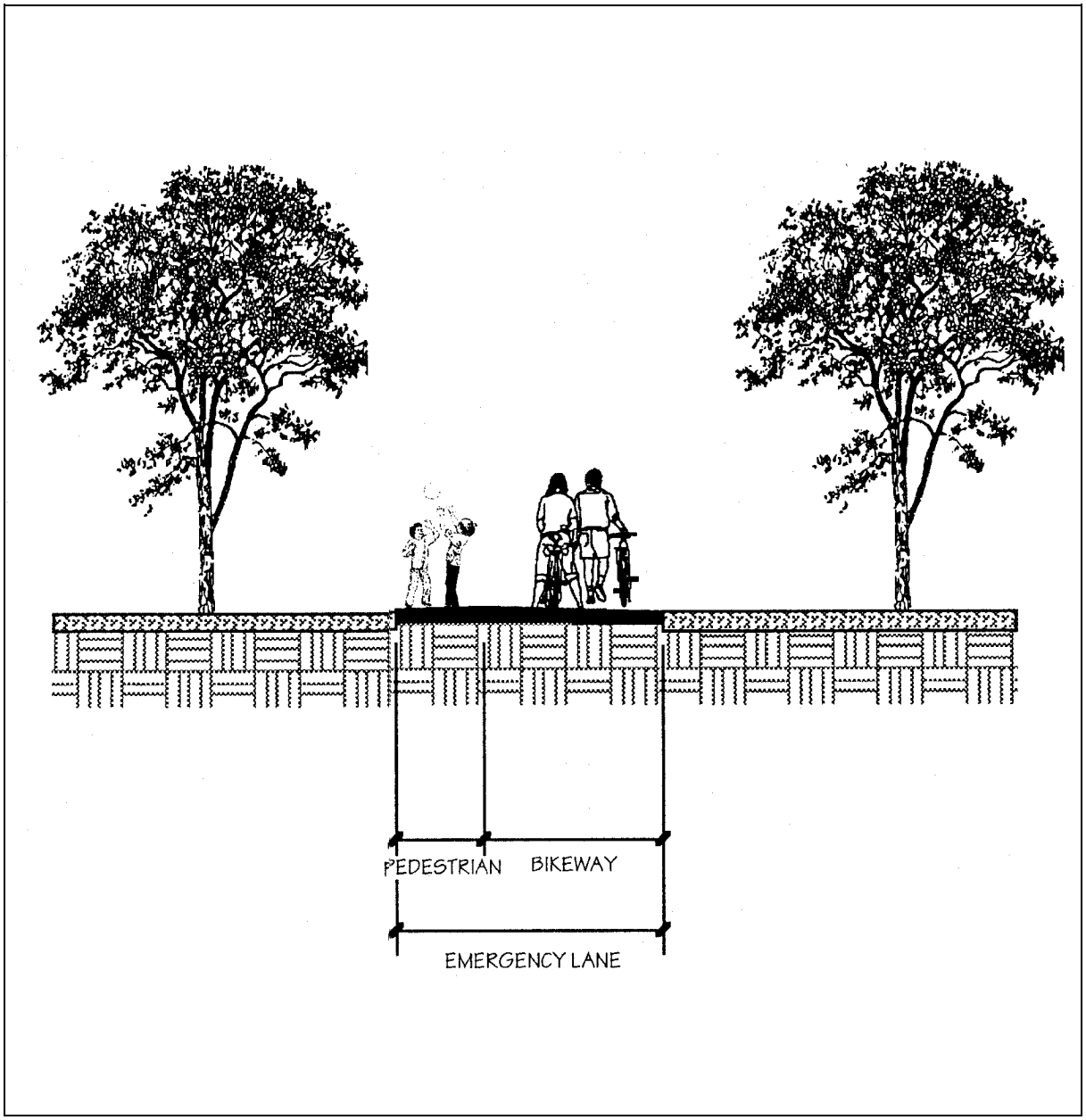

Figure 5-3: Exclusive Bicycle/Pedestrian Path

NOTE: This cross-section is a general *guideline* to the combination of uses proposed. The specifics of project design, *including but not limited to* drainage facilities, will be determined at the time of construction of each project.

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 Los Osos, an interconnected system of trails is proposed that provides access to the bay and links public and private recreation facilities in the community with Montaña de Oro State Park. Most of the proposed trails are shown on public property; some are shown crossing private property. Existing rights-of-way along the formerly proposed extension of South Bay Blvd. should be preserved for potential use as a trail that could connect with trail corridors to the east and west. This could provide an opportunity for a continuous trail(s) between the eastern portion of Los Osos and Montaña de Oro State Park. Another trail should connect the western terminus of Highland Drive with Pecho Valley Road.

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.

D. 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 Los Osos, Cayucos and the region:

- **Increase the Frequency and Hours of Service, Areas Served, and Destinations Served.** Examples include providing: twice-per-hour service for the Los Osos bus loop; 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.

- **Provide a more appropriately located, well designed and easily accessible park-and-ride lot.** Existing park-and-ride lots are located behind the Vons shopping center in the central business district and at the El Morro Church of the Nazarene at the northeast corner of South Bay Blvd. and Santa Ysabel Avenue. More appropriate location(s) have not been secured.

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

  - 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
  - Provide a permanent park-and-ride, lot mostly for ridesharing
  - 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
  - Integrate local transit with school buses

- **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.

~~The North Coast Transit System administered by the Joint Powers Agency recently initiated intercommunity bus service serving San Luis Obispo, South Bay, and Morro Bay. Buses run five days a week and make five round trips a day. Runs are timed to provide job commuter service during the early morning and evening rush hours as well as midday service for shoppers and tourists. The system has been extended to serve Cayucos and Cambria three days a week. These developments, along with gradual demand-responsive changes in the frequency and routing of buses, should handle planning area public transit needs for some years.~~ **MOVED FROM SECTION F**

VII. ~~B.~~ OTHER TRANSPORTATION FACILITIES ~~MODES~~

A. Harbor~~s~~

The Morro Bay harbor~~s in the Estero Planning Area~~ supports ~~involve the three main activities of petroleum shipping,~~ 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. ~~Any sizeable expansion of these facilities must recognize the additional development pressures and adverse environmental impacts on adjacent rural lands and coastal waters.~~

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 ~~the~~ Pacific Gas and Electric Company's ~~Morro Bay and~~ 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.

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

- **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.

- **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.

- **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.

- **Alternative Work Schedules** can reduce peak-hour traffic. They include 4-day work weeks, flexible schedules that accommodate carpools, staggered work hours, and telecommuting.

- **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, encouraging pedestrian-oriented development through development and design standards, and encouraging more employment opportunities in Los Osos.

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

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

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

IX. ~~C. PLANNING AREA~~ CIRCULATION PROGRAMS

"Programs" are recommended 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 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, ~~and substantial~~ community support ~~for the program~~ and available funds. ~~its related cost.~~

The following circulation programs for the Estero Planning Area are grouped by ~~under headings indicating the~~ location and by subject. ~~in the planning area where they each apply.~~

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.

~~1. **Highway 41.** The State Department of Transportation should improve traffic safety on Highway 41 by increasing sight distances and providing traffic circulation corrections.~~ **ADDRESSED BY REGIONAL TRANSPORTATION PLAN**

~~2. **Los Osos Valley Road.** The county should widen Los Osos Valley Road to four lanes to accommodate anticipated increased traffic between San Luis Obispo and South Bay.~~

~~3. **Public Road Design.** Road improvement projects should be designed to protect scenic views of the countryside to the maximum extent feasible, including such measures as recontouring and replanting areas affected by cuts, fills and grading, and using attractive roadside signing.~~

~~**4. Scenic Corridors.** The county Engineering and Planning Departments should initiate a study of rural scenic corridors to explore alternative methods of protecting vistas along Highways 1 and 41, Los Osos Valley Road, Pecho Road, and South Bay Boulevard.~~

B. Rural Area

1. Highway 1 Passing Lanes. Caltrans should install one westbound and one eastbound passing lane on Highway 1 north and west of Cayucos. Each passing lane should be no greater than one mile in length, consistent with the intent of the Coastal Act that Highway 1 remain a scenic, two-lane road in rural areas.

2. 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.

~~**2. Shoreline Access Improvements.** The county should support the State Coastal Conservancy and the city of Morro Bay in efforts to upgrade the Chevron pier at Toro Creek for public access. Proposed improvements should include: a parking area, restrooms, trash receptacles, fence removal, access trail, and rehabilitation of the pier.~~
MOVED FROM CHAPTER 6, PROGRAMS

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.

~~**1. Pacific Avenue.** The county should improve Pacific Avenue to urban collector standards, giving particular attention to alleviating known drainage problems. Right-of-way appears adequate to handle parking, pedestrian walkways, or a Class II bikeway; a design program should be undertaken.~~

~~**2. South Ocean Avenue.** The county should improve South Ocean Avenue to urban arterial standards. Construct the roadway and bridge over Old Creek as necessary to connect South Ocean Avenue to Old Creek Road, thus providing a direct link between south and north Cayucos. Install a Class II bikeway from Highway 1 at Chaney Avenue to Old Creek Road.~~

~~**3. North Studio Drive.** The State Department of Transportation should modify Highway 1 as necessary in the vicinity of the north end of Studio Drive to allow construction of an underpass connecting Studio Drive to South Ocean Avenue. With the construction of the underpass, close the center strip grade crossing so there is no crossing from the northbound to southbound lanes.~~

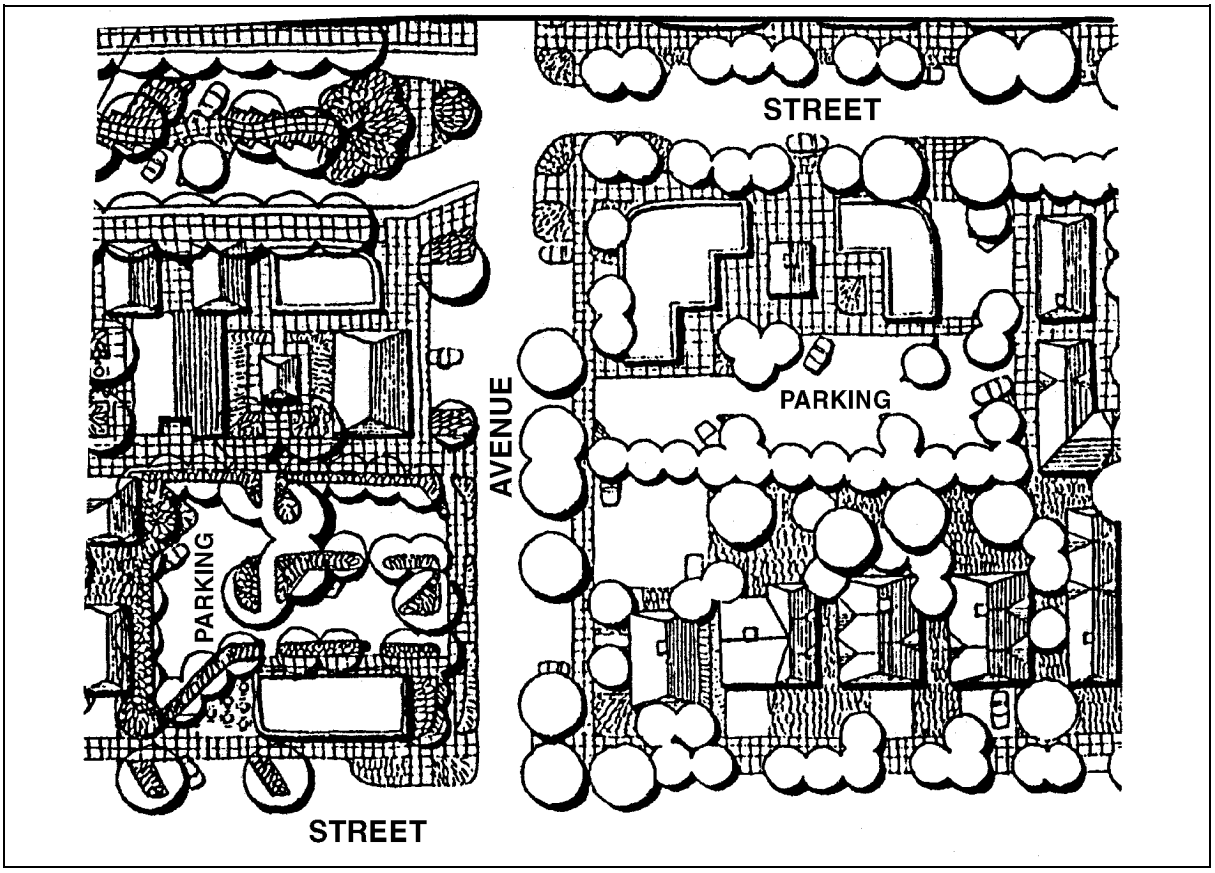

Figure 5-4: Parking Lot Design

~~**4. Studio Drive.** The county should improve Studio Drive to urban collector standards with on-street parking on only one side of the street to facilitate adequate vehicular, pedestrian and bicycle traffic.~~

~~**5. Studio Drive at Montecito Road.** The State Department of Transportation should construct a grade separation at the intersection of Highway 1 with Studio Drive/Montecito Road.~~

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. ~~3.~~ **Bikeways** ~~**Bicycle Paths.**~~ The county ~~Engineering Department~~ should install a pedestrian and bikeway ~~bicycle path~~ system, including bikeway improvements recommended in the *County Bikeways Plan,* to connect recreation areas with residential and commercial areas. **MOVED FROM CHAPTER 4, LAND USE PROGRAMS**

Coastal Access

7. ~~8.~~ **Hardie Community Park** ~~**Cayucos Creek**~~ **Trail** The county should acquire an easement and ~~apply for a Coastal Conservancy access grant 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. **MOVED FROM CHAPTER 6, PROGRAMS**

8. ~~6.~~ **Beach Access.** The county should continue to develop and maintain public walkways to the beach along Studio Drive and Pacific Avenue. **MOVED FROM CHAPTER 4, LAND USE PROGRAMS**

9. ~~10~~ **Acceptance of Dedications.** The county should continue to accept new offers of ~~adopt a resolution to confirm and ratify~~ dedication to the public for beach access from ~~of the~~ Pacific Avenue and Studio Drive ~~accessways~~. **MOVED FROM CHAPTER 6, PROGRAMS**

~~1. **Shoreline Access Acquisition.** The State Department of Parks and Recreation should acquire or accept offer-to-dedicate the sandy beach between Morro Strand and Atascadero State Beaches.~~ **MOVED FROM CHAPTER 6, PROGRAMS**

10. ~~9.~~ **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. **MOVED FROM CHAPTER 6, PROGRAMS**

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.

- **2886 Studio Drive.** Do not develop access at this location.

~~**11. Coastal Conservancy Access Grant.** The county will complete the coastal conservancy access grant improvements on north and south Third Street, which will include pedestrian trails, signs, trash receptacles, and a viewing platform.~~ **MOVED FROM CHAPTER 6, PROGRAMS**

~~**6. 13th Street.** The county should improve 13th Street to urban collector standards and include a Class II bikeway.~~

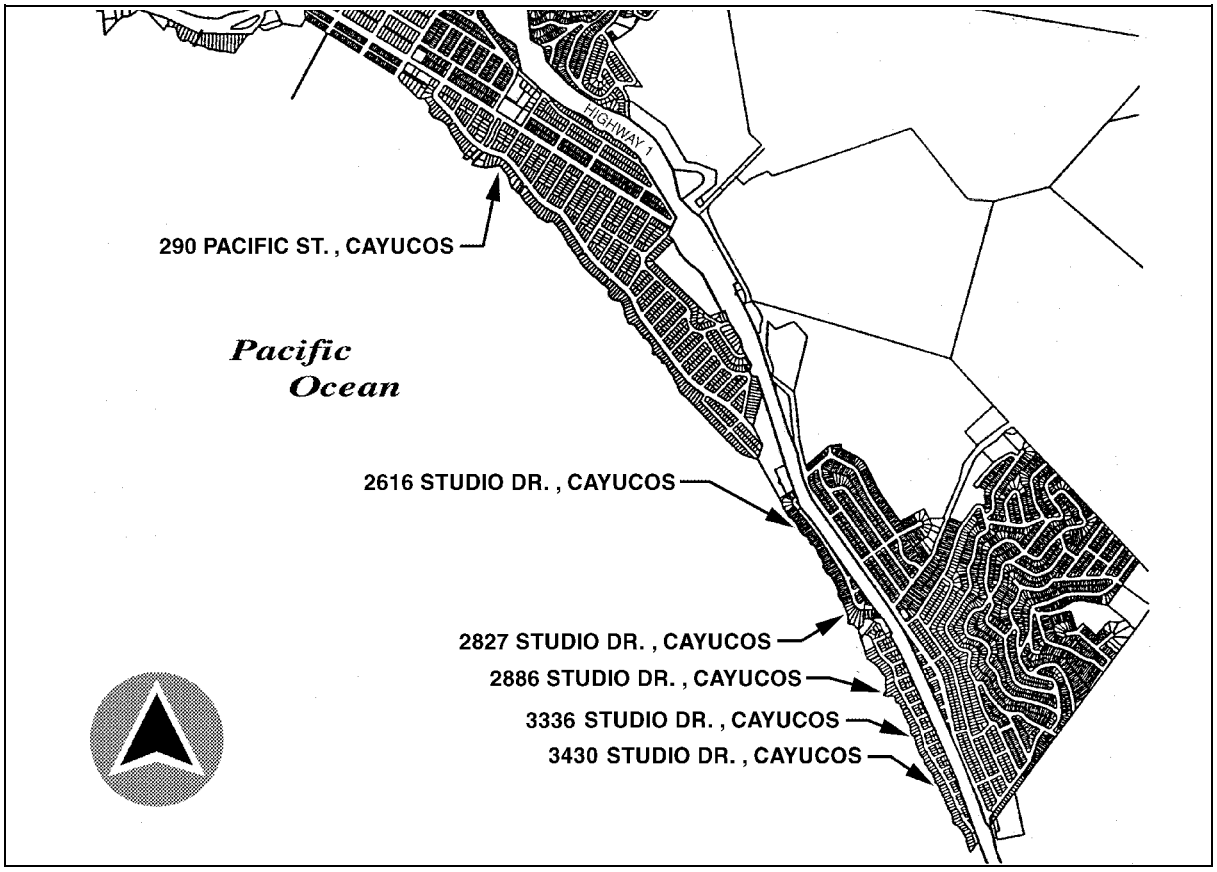

Figure 5-5: Improvement of Coastal Access--Cayucos

D. Los Osos ~~South Bay~~

Local Street Design

1. **Narrow Streets.** The County Planning & Building and Public Works Departments should cooperate to encourage, on a trial basis, construction of public or private streets having widths less than those specified in the *Standard Improvement Specifications* in new land divisions. Narrow streets, which could have paved widths of about 28 feet, should only be used where traffic volumes will be low and Class II bike lanes are not planned. Using narrow streets can have several benefits; for example, they can result in more efficient use of land, reduced amounts of impervious surfaces, slower traffic, increased safety, increased livability, and a greater sense of community.

Street Trees

2. **Street Tree Master Plan.** The county should work with the community to create a street tree master plan that defines areas to be planted, any key street corridors to have special treatment, a list of appropriate street trees, planting requirements, planting and maintenance information, and ways to provide and pay for street trees in existing neighborhoods.

3. **Street Tree Funding.** The county should assist in efforts to obtain funding to plant and maintain street trees in existing neighborhoods through a grant from the Small Business Administration tree planting program and other sources.

Trails

4. ~~1.~~ **Trails.** The county should work with the community, resource agencies and affected property owners to develop ~~a~~ riding and hiking trails in accordance with this plan. Development of trail links to the public areas or state park property and Los Padres National Forest should be considered. Trails located near riparian corridors and scenic areas must not cause impacts to sensitive resources. ~~program with major emphasis on a trail route across the South Bay hillsides to Montana de Oro State Park and scenic routes within and on the fringe of the community linking public recreation areas.~~

Coastal Access

5. ~~2.~~ ~~**Beach**~~ **Access Protection.** The county should accept and retain all ~~present~~ public street and other access~~es~~ ways to the bayfront and public recreation areas. In addition, the county should accept and retain offers of dedication, public streets and other access ways identified by the County Public Works Department and the Department of

General Services, Parks Division, in consultation with the Department of Planning and Building, that are needed to complete and maintain the circulation system identified in this circulation element.

~~**3. Skyline Drive.** The county should explore means of extending Skyline Drive west to Butte Drive.~~

6. Abandonments and Quiet Title Actions. The County Planning and Building Department should refer all requests for road abandonments to the Parks Division of the County Department of General Services, the Los Osos Community Services District and the Los Osos Community Advisory Council for review and comment. The Office of County Counsel should refer all quiet title actions to those groups for review and comment.

7. Bayfront Street Ends. The county should protect or develop street ends along Morro Bay for public access and habitat value, with improvements such as the following (see Figure 5-6 for general locations):

- **Mitchell Drive/Doris Avenue, Los Osos.** A walkway, bicycle racks, bollards, signs, a bay overlook, landscaping, and a possible small boat launch at Cuesta Inlet.
- **Butte Drive.** Continue to protect, conserve and preserve habitat.
- **Street Ends at Bay Street, 7th Street, and Pecho Road.** Bay overlooks.
- **3rd, 4th, 5th, 6th, 8th, and 9th Street Ends.** Continue to protect, conserve and preserve habitat.
- ~~**1st Street End. A possible location for a boat launch ramp and access to the bay**~~.

~~**12. Prescriptive Rights Study.** The county should request the Attorney General to complete a study of public prescriptive rights in the Cuesta Inlet area.~~ **MOVED FROM CHAPTER 6, PROGRAMS**

~~**15. 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.~~
MOVED FROM CHAPTER 6, PROGRAMS

~~**16. 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.~~ **MOVED FROM CHAPTER 6, PROGRAMS**

~~**17. 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.~~ **MOVED FROM CHAPTER 6, PROGRAMS**

~~**18. 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.~~ **MOVED FROM CHAPTER 6, PROGRAMS**

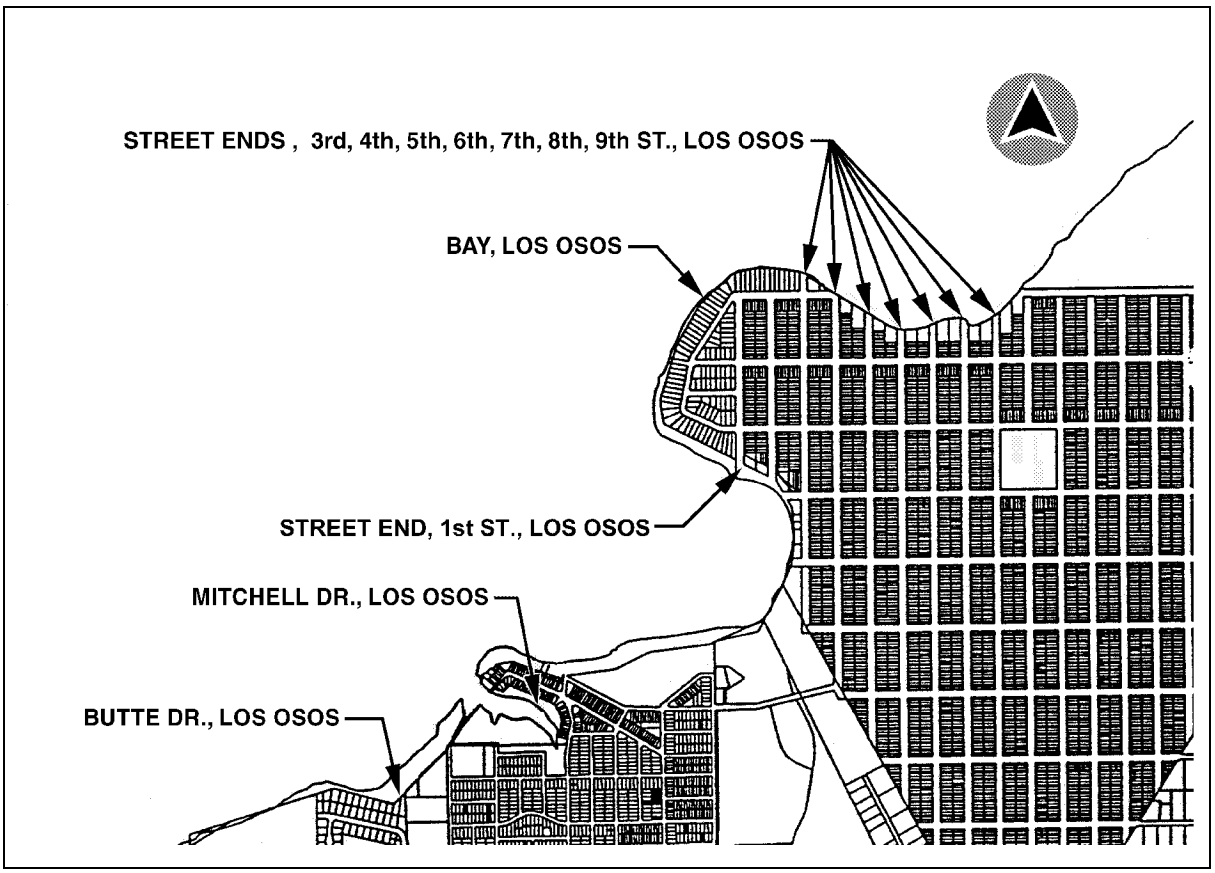

Figure 5-6: Improvement of Coastal Access--Los Osos

SCHEDULE FOR COMPLETING RECOMMENDED CIRCULATION PROGRAMS

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

PRO-GRAM NO.	PROGRAM	RESPONSIBLE AGENCIES	POTENTIAL FUNDING	TIME FRAME	TARGET DATE	PRIORITY
A. AREAWIDE						
A1.	TRANSPOR-TATION DEMAND MANAGEMENT	SLOCOG, CO. PLNG., PUB. WORKS	GRANTS, COUNTY	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.	HIGHWAY 1 PASSING LANES	CALTRANS	STATE	MED.-TERM	2005	HIGH
B2.	BICYCLE/ PEDESTRIAN PATHS	SLOCOG, CALTRANS, CO. PARKS	GRANTS	MED.-TERM	2010	MEDIUM

SLOCOG — SAN LUIS OBISPO COUNTY COUNCIL OF GOVERNMENTS
PUB WORKS — COUNTY DEPARTMENT OF PUBLIC WORKS
CONSRVNCY — STATE COASTAL CONSERVANCY
CITY OF M.B. — CITY OF MORRO BAY
CO. PARKS — COUNTY DEPT. OF GENERAL SERVICES, PARKS DIVISION

Table 5-1 (con't), Schedule for Completing Recommended Circulation Programs

PRO-GRAM NO.	PROGRAM	RESPONSIBLE AGENCIES	POTENTIAL FUNDING	TIME FRAME	TARGET DATE	PRIORITY
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

PUB. WORKS — COUNTY DEPARTMENT OF PUBLIC WORKS
CO. PLNG. — COUNTY DEPT. OF PLANNING AND BUILDING
SLOCOG — SAN LUIS OBISPO COUNTY COUNCIL OF GOVERNMENTS
SLORTA — SAN LUIS OBISPO REGIONAL TRANSIT AUTHORITY
CO. PARKS — COUNTY DEPT. OF GENERAL SERVICES, PARKS DIVISION
CITY OF M.B. — CITY OF MORRO BAY

Table 5-1 (con't), Schedule for Completing Recommended Circulation Programs

PRO-GRAM NO.	PROGRAM	RESPONSIBLE AGENCIES	POTENTIAL FUNDING	TIME FRAME	TARGET DATE	PRIORITY
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.	NARROW STREETS	CO. PLNG., PUB. WORKS	DEVELOPER	SHORT-TERM	2005	MEDIUM
D2.	STREET TREE MASTER PLAN	CO. PLNG., PUB. WORKS, CO. PARKS	COUNTY	SHORT-TERM	2005	HIGH
D3.	STREET TREE FUNDING	CO. PLNG., PUB. WORKS	GRANTS	ON-GOING	ON-GOING	HIGH
D4.	TRAILS DEVELOPMENT	CO. PARKS, PUB. WORKS	FEES, DEVELOPER	ON-GOING	ON-GOING	MEDIUM
D5.	ACCESS PROTECTION	PUB. WORKS, BOARD OF SUPERVISORS, CO. PARKS	COUNTY	ON-GOING	ON-GOING	HIGH
D6.	ROAD ABANDONMENT, QUIET TITLE	CO. PLNG., CO. COUNSEL	NOT APPLICABLE	ON-GOING	ON-GOING	HIGH
D7.	BAYFRONT STREET ENDS	CO. PARKS	COUNTY	MED.-TERM	2010	MEDIUM

PUB. WORKS — COUNTY DEPARTMENT OF PUBLIC WORKS
CO. PARKS — COUNTY DEPT. OF GENERAL SERVICES, PARKS DIVISION
CO. PLNG. — COUNTY DEPT. OF PLANNING AND BUILDING

CHAPTER 6~~7~~: ENVIRONMENTAL AND CULTURAL RESOURCE POLICIES AND PROGRAMS ~~COMBINING DESIGNATIONS~~

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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.

- **Los Osos Habitat Conservation:** establishes a framework for a future habitat conservation plan (HCP) to protect rare, endangered and other sensitive species in Los Osos and vicinity.

- **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.

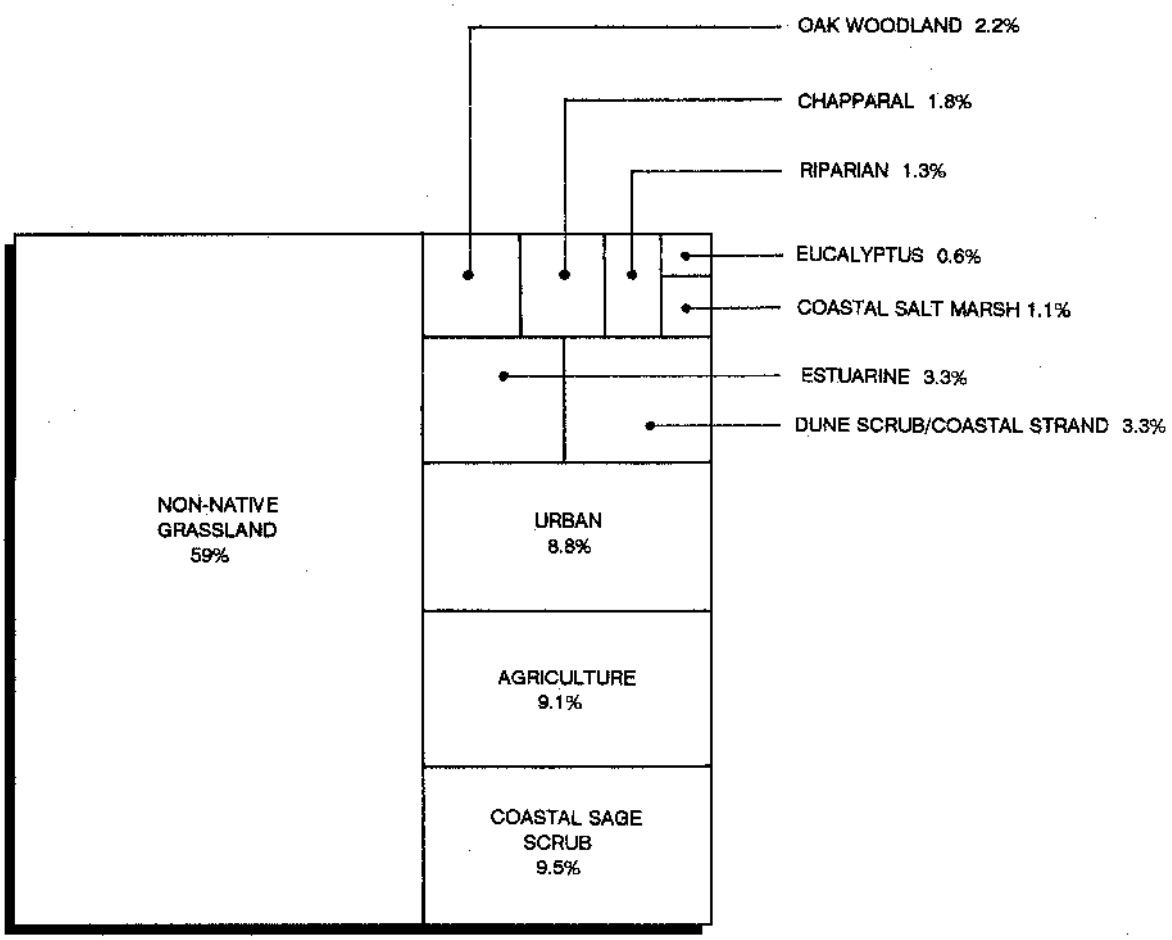
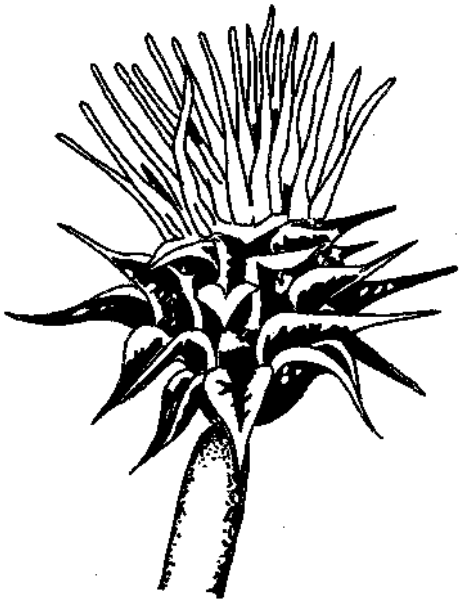


Figure 6-1: Occurrence of Plant Communities, Agriculture and Urban Development - Estero Planning Area

Source: Fugro West, Inc., *Estero Area Plan Update Environmental Constraints Analysis*

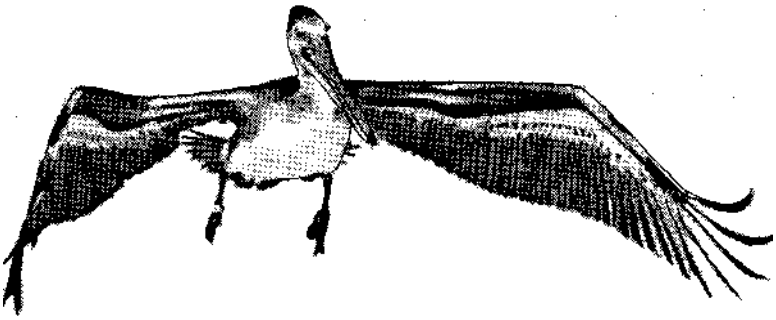


Chorro Creek Bog Thistle

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.

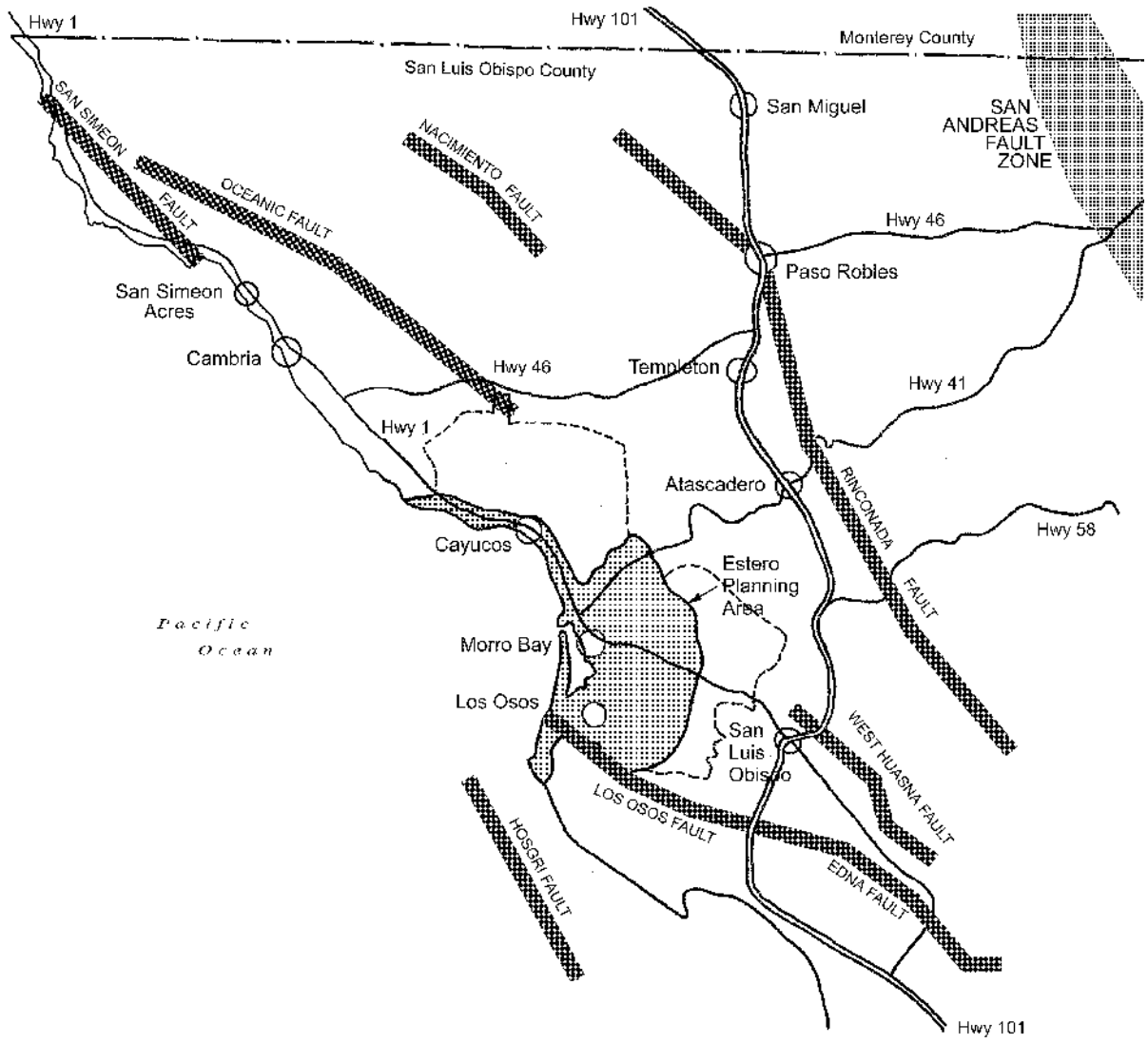


Figure 6-2: Earthquake Faults

III. ~~A.~~ COMBINING AND OTHER DESIGNATIONS

Sensitive, scenic and other special features of the environment are identified by combining designations-- ~~are~~ special overlay categories applied in areas of the county with hazardous conditions or special resources.~~, where~~ 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 ~~8~~, (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 ~~will~~ identifies~~y~~ 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 ~~Seismic~~ Safety Element of the general plan. Of particular note are the hillsides above Morro Bay and Cayucos.

2. **Bluff Erosion (GSA).** ~~Those portions of the coastline where~~ Bluff erosion poses a concern for siting new development along portions of the coastline ~~have been noted~~. Development should generally be located to withstand 75 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 and Los Osos Liquefaction (GSA).** The Los Osos urban area and 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, extending from the eastern planning area boundary through Los Osos. a 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, Little Cayucos, 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. ~~Little Cayucos and Willow Creeks should remain natural undisturbed drainage courses because both have dense vegetation and fairly steep side slopes that would require a considerable amount of alteration to make them accessible for trails or other recreational uses.~~

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 ~~this~~ 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 ~~are identified as scenic Sensitive Land in the Open Space Plan.~~ include~~d are~~ the coastal terraces and shoreline between Point Estero and Cayucos, between Cayucos and the city of Morro Bay, and along ~~and at~~ Montaña de Oro State Park. Also included is ~~and between Cayucos and Point Estero, and~~ the Morro Bay Sand Spit (discussed separately in this section). In general, concerns ~~of privately-owned shoreline areas~~ include maintaining open views of the shoreline and ocean from Highway 1, providing ~~and the long-term option for~~ additional public recreation ~~areas~~, and~~, if privately developed in the future,~~ 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 ~~the~~ 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. ~~The salt marsh is extensive, covering 472 acres. The dominant plant species is pickleweed. A total of 66 species breed in the bay and several of these are commercially important. The tidal mudflats, cover 1,452 acres. Morro Bay is one of the most significant migratory stops on the Pacific Flyway. Up to 25,000 waterfowl have been counted on one peak day and 89 species of water-associated birds have been observed here. The rare black rail is believed to be breeding there and the California clapper rail has been seen here, though not in recent years. Four marine mammals use the bay occasionally, including the protected southern sea otter (DFG 1974).~~

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. ~~In Plants of Special Interest in State Park and Other Areas of Morro Bay (1975), Meyer identified over 100 different plant species found on the sand spit. These include the Hybrid San Verbena and the endemic Shagbark Manzanita.~~

4. Morro Bay Shoreline (SRA). The Morro Bay tidelands and adjoining shoreline areas are important to the ~~areas for preserving the complex~~ ecology of the bay, and are also highly ~~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 and Cuesta-by-the-Sea Marsh (SRA).** Cuesta-by-the- Sea Marsh is a saltwater marsh adjacent to ~~the community of~~ Cuesta-by-the-Sea. ~~while~~ 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. ~~Over 155 species of birds have been sighted here. The rare California Black Rail may occur in the area (CNACC 1976).~~

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 ~~More than 25~~ species of mammals, birds and fish, including endangered species. ~~have been recorded in the area, including the endangered Morro Bay Kangaroo Rat. Over 150 species of birds have been sighted in the area, including the endangered California clapper rail (Rallus longirostris obsoletus) (CNACC 1976). Over a dozen fish species are common to the area (Garman 1979).~~

c. **Elfin Forest (SRA).** The Elfin Forest is a publicly-owned and managed Natural Area identified in the Agriculture and Open Space Element of the County General Plan. It contains a diverse and complex assemblage of natural plant communities, including coastal brackish marsh, riparian woodland fringe, pygmy oak woodland, grassland, coastal dune scrub, and the oak-manzanita association. The Elfin Forest supports a documented 25 species of mammals, over 110 kinds of birds, and 11 species of reptiles and amphibians.

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

e. **Fairbank~~s~~ Point ~~Property~~.** 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. ~~bordering Morro Bay. In 1972, 74 active nests of the Great Heron were counted. In 1972, a survey of the property counted 100 nests of the Black-crowned Night Heron.~~

~~**Morro Rock Ecological Preserve (SRA).** The endangered Peregrine Falcon nests on Morro Rock which is an ecological reserve. This endangered bird has declined steadily since the early 1900's. Morro Rock is one of the few known nesting sites on the coast north of the Channel Islands.~~ **IN THE CITY OF MORRO BAY**

Los Osos and Vicinity

5. Los Osos Dune Sands ~~Morro Bay Kangaroo Rat~~ 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, except for the more developed "central urbanized area" of Los Osos (see Figure 7-47), 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. ~~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.~~

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 is in the area known as the "greenbelt" surrounding the more developed portion of Los Osos. However, because the endangered Morro shoulderband dune snail also persists in smaller and degraded areas of coastal scrub vegetation, it is worthwhile and equitable to improve habitat throughout Los Osos. Therefore, the planning area standards for Los Osos not only maximize the conservation potential of the "greenbelt area," an Environmentally Sensitive Habitat (see Chapter 7, Section VI., Combining Designations B., Sensitive Resource Area, Los Osos Dune Sands SRA), but also enhance habitat in the more developed, "central urbanized" portion of Los Osos (see Chapter 7, Section VI., Communitywide D., Habitat Conservation and Tree Protection).

For additional information and policies regarding habitat conservation in Los Osos, please refer to the following Section IV.

6. Los Osos Monarch Butterfly Habitat (SRA). This eucalyptus grove is located west of Pecho Valley Road in the vicinity of Monarch Lane. It has been historically used by Monarch butterflies for overwintering, and is a regionally important roosting site.

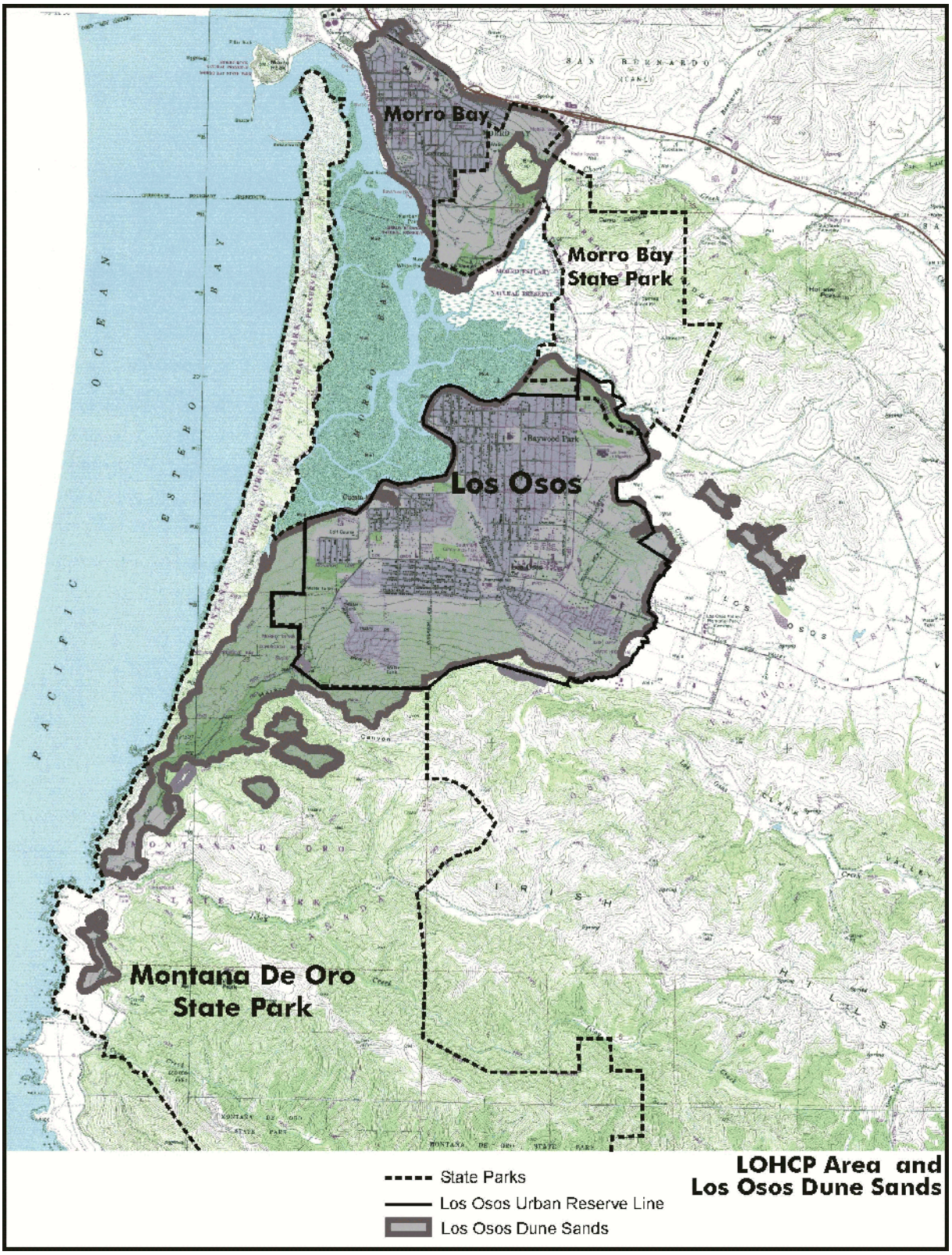


Figure 6-3: Los Osos Dune Sands (for reference only–not the official map)

7. **Los Osos Oaks State Reserve ~~Forest~~ (SRA).** The Los Osos forest is an ~~60~~ 86-acre state park reserve containing outstanding examples of California pygmy oaks~~--. (In actuality, these are~~ 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 ~~A smaller portion~~ includes a strip~~s~~ of ~~forest~~ open space ~~lots~~ preserved by the developer of Tract 527, but it ~~through cluster design. (This smaller area is a high fire hazard area that~~ is not open to public access.~~)~~

8. **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.

9. **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. ~~A portion of Warden Lake is presently under agricultural preserve.~~

10. **Hazard Canyon and Vicinity (SRA).** The threatened Morro ~~A rare species of~~ 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 ~~has been acquired by the State Parks Department and incorporated in the holdings of~~ Montaña de Oro State Park. ~~Other portions remain in private holdings.~~

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

12. **Coon Creek (SRA).** ~~This area includes~~ 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 ~~one of the~~ large~~st~~ conifer forest~~s in the county and possibly the~~ where specimens of the Bishop pine may have been first collected scientifically and used to describe the species. ~~type locality for the Bishop pine.~~ Coast live oak is intermixed with the conifer forest. ~~The riparian community includes cottonwood, willows and myrtle (CNACC 1976).~~ The county's only native population of Ceanothus griseus is found in this ~~the county only in the Coon Creek~~ area (Source: California Native Plant Society).

Cayucos and Vicinity

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 ~~Peaks Area~~ (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 form spectacular scenic backdrops and natural landmarks that rise above the valley floor and help define the character of the area. ~~The peaks and connecting ridges are natural landmarks designated scenic restrictive lands in the Open Space Plan.~~

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.~~

~~**Standard Oil Company Tank Farm (EX).** This facility, located in the hills northeast of Morro Bay, is surrounded by open lands designated agriculture. No site expansion is proposed.~~ **NOT IN COASTAL ZONE**

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. LOS OSOS HABITAT CONSERVATION

A. Policies

The following policies are intended to preserve and manage habitats that support sensitive species, while acknowledging the rights of private land owners, the responsibilities of land management entities, and the concerns of county residents. These policies recognize that habitat alteration, especially the cumulative alteration by small, individual development projects, is the primary threat to sensitive species. Accordingly, species will be preserved by conservation of highly sensitive biological communities that contain habitats that support a diversity of native plant species, and numerous rare, endangered, threatened, or sensitive species of plants and animals (see also Section IIIE,5, Los Osos Dune Sands SRA).

1. ***Use an ecosystem approach whenever possible to preserve viable areas of sensitive habitat. Instead of focusing only on individual species, emphasize protection of highly sensitive biological communities supported by the Los Osos Dune Sands, such as coastal sage scrub, dune scrub and maritime chaparral.***

2. ***Protect sensitive habitats by implementing a community-based transfer of development credits program, and concentrating or clustering development to protect sensitive species and contiguous areas of habitat (see Chapter 4 for full policy statements).***

3. ***Mitigate impacts to sensitive habitat on the site of development so that contiguous areas of environmentally valuable habitat are preserved or restored. On smaller sites where this aim can not be accomplished, give priority to using off-site mitigation as part of a mitigation banking or other program that preserves or restores contiguous areas of environmentally valuable habitat.***

4. ***Support efforts of conservation organizations to protect sensitive habitats by means such as acquiring land or purchasing development credits.***

5. ***Limit the spread of urban development by: 1) maintaining the current location of the urban reserve line, 2) supporting creation of a greenbelt adjacent to and on both sides of the urban reserve line to clearly define the urban edge, and 3) promoting "in-fill" development within the existing urban reserve line (see Chapter 4 for full policy statements).***

6. ***Develop a Habitat Conservation Plan (HCP) or Natural Community Conservation Planning (NCCP) program that preserves sensitive habitat using an ecosystem approach, while easing the regulatory burden on private landowners. Involve the***

U.S. Fish and Wildlife Service, the California Department of Fish and Game, landowners, and conservation organizations in this effort.

7. ***Develop an areawide strategy to monitor development activity as it affects habitat, recognizing that habitat alteration occurs on a project-by-project basis, but may cause significant cumulative effects.***

8. ***Implement the Recovery Plan developed by the U.S. Fish and Wildlife Service for the Morro Shoulderband snail, Morro manzanita, and Indian Knob mountainbalm. Encourage participation by landowners and conservation organizations.***

B. Background

Four species listed as endangered or threatened have been identified in Los Osos and vicinity, and other sensitive species are also present, given the area's unusual ecological conditions. The planned development of a wastewater treatment plant would cause both primary and secondary impacts to sensitive species, as treatment facilities are constructed and the current development moratorium is lifted. The U.S. Fish and Wildlife Service is moving ahead with a species recovery plan, while the Land Conservancy and a citizens' alliance (Morro Estuary Greenbelt Alliance) have developed plans for a greenbelt. This is an ideal time to implement policies to protect sensitive species in the Los Osos area by protecting and improving sensitive habitats.

This plan contributes to species protection by establishing appropriate land use categories, combining designations, development standards, policies, and programs.

C. Species of Concern

The area containing the Baywood fine sands within and surrounding the community of Los Osos is home to a number of sensitive plant and animal species. In the words of a recent Land Conservancy report, “This area has long been recognized as a zone where northern and southern west coast plants and animals converge, causing a high diversity in biological resources. Because of the diversity of soils and environmental conditions, the area is also high in endemics, which are species found no where else in the world.” (Los Osos/Baywood Park Conservation Plan and Greenbelt, The Land Conservancy of San Luis Obispo County, 1998, pg 22). The Land Conservancy report lists nine animals and seven plants in the area that have been accorded special status by either Federal or State authorities.

The programs, policies and standards described here are intended to protect the Morro shoulderband snail and the Morro Bay kangaroo rat, and two plant species: the Indian Knob mountainbalm and Morro manzanita. However, preserving contiguous areas of sensitive habitat will benefit other area species as well, such as the endangered Salt marsh birds’-beak

(Cordylanthus maritimus ssp. Maritimus) and the endangered California seablite (Suaeda californica), both found in tidally-influenced habitats.

Morro Shoulderband Snail (*Helminthoglypta walkeriana*). The Morro shoulderband snail, endemic to western San Luis Obispo County, is currently distributed in areas south of Cayucos, west of Los Osos Creek and north of Hazard Canyon. The species occurs for the most part in the mouth of Los Osos Valley, but has been found between the city of Morro Bay and Cayucos, seaward of Highway 1, and in other locations east of Los Osos. Potential habitat for the species includes the sandy soils of coastal dune scrub and coastal sage scrub (Roth 1985). The snail also occurs in mats of non-native ice plant (*Carpobrotus* sp). Since December 1994, the snail has been listed as an endangered species by the U.S. Fish and Wildlife Service.

Morro Bay Kangaroo Rat (*Dipodomys heermanni morroensis*). The Morro Bay kangaroo rat, endemic to San Luis Obispo County and known only from Los Osos, has no viable wild breeding populations at this time. At last count in 1988, only 175 acres were occupied by a viable population (Gambs and Holland 1988). The distribution of this species has always been limited, occupying at most 2.2 square miles. Potential habitat for the kangaroo rat includes coastal dune scrub with chaparral characteristics (Gambs and Holland 1988). Currently, the kangaroo rat is listed as endangered under both the Federal Endangered Species Act and the California Endangered Species Act.

Indian Knob mountainbalm (*Eriodictyon altissimum*). Indian Knob mountainbalm, an evergreen shrub of the waterleaf family, has evolved into a fire-adapted chaparral plant (Wells 1962). Currently, Indian Knob mountainbalm is known to exist in only six stands. The south side of the community of Los Osos to the north end of Montaña de Oro State Park supports five mountainbalm stands. Each stand contains fewer than fifty plants. Indian Knob, located between San Luis Obispo and Arroyo Grande supports the sixth stand, which contains more than five hundred plants. Most stands are on private property, with only two stands on land owned by Montaña de Oro State Park. The species was listed as endangered in 1979 by the State of California Fish and Game Commission, and in 1994 by the U.S. Fish and Wildlife Service.

Morro Manzanita (*Arctostaphylos morroensis*). Morro manzanita is endemic to San Luis Obispo County. It occurs in the community of Los Osos in coastal dune scrub, coast live oak woodland and maritime chaparral. Montaña de Oro State Park owns and manages about one-third of the habitat of Morro manzanita. Two preserves of the manzanita are owned by California Department of Fish and Game. The remaining manzanita habitat, including the bulk of the largest and densest stand, occurs on private land. Currently, Morro manzanita is listed as threatened by the U.S. Fish and Wildlife Service, and is being considered for listing as endangered by the State of California Fish and Game Commission.

A number of factors have contributed to the decline of the four species of concern. According to the U.S. Fish and Wildlife Service, the primary threat to these species is habitat loss due to increasing urban development which contributes to habitat loss and fragmentation of habitat. Habitat fragmentation tends to reduce population dispersal and reduce gene flow between populations. Other activities which reduce habitat quality adjacent to urban areas include fire

suppression, road maintenance activities, off-road vehicle activity, and competition from and predation by non-native species (which include both invasive plants, cattle, and pets).

D. The Mosaic of Habitat Conservation

The following recent events have contributed to an interest in preserving sensitive habitats in the Los Osos area. The County is currently coordinating a number of efforts to advance species protection and recovery efforts, including negotiating mitigation agreements, identifying snail habitat, developing conservation programs, and supporting the efforts of other public agencies (see Figure 6-4).

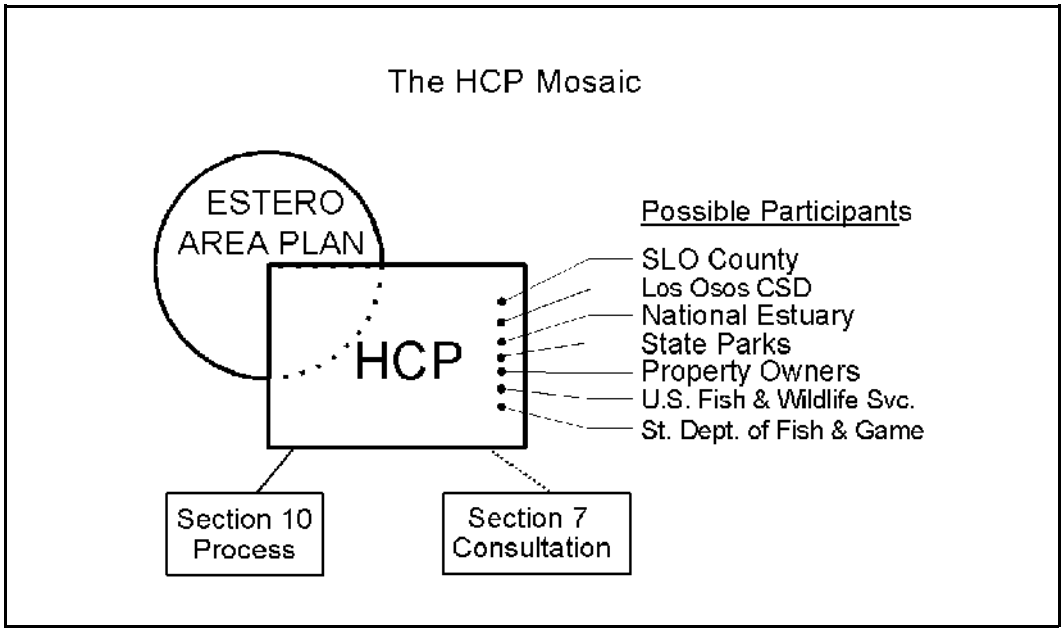


Figure 6-4: The HCP Mosaic

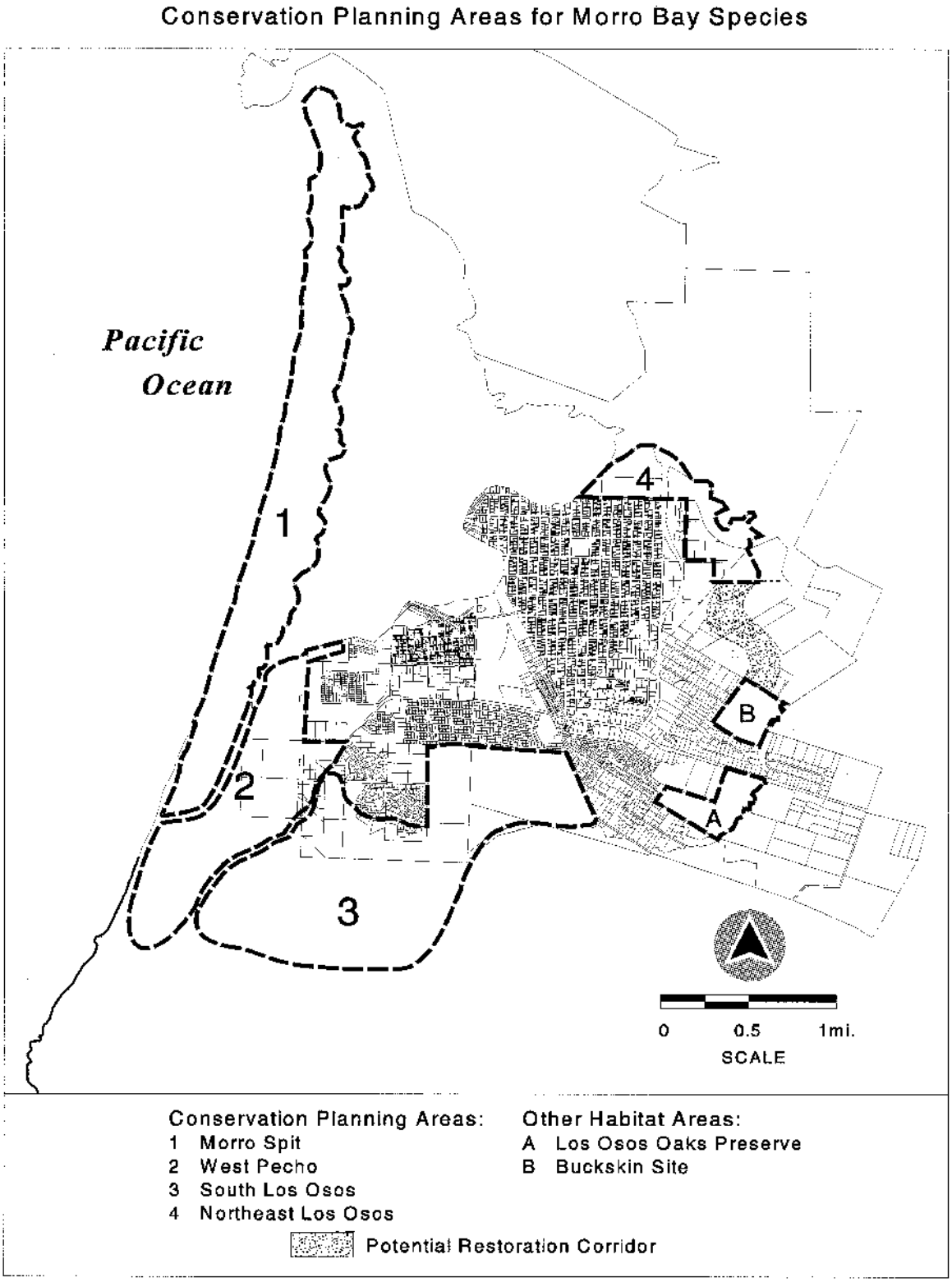
The anticipated development of a wastewater treatment facility to serve the community of Los Osos is one impetus for the preparation of material related to endangered species in the Los Osos area. Facility construction and subsequent development permitted after the completion of the community sewer would impact endangered species both directly and indirectly. A great number of potentially developable parcels contain suitable habitat for the endangered Morro shoulderband snail. The Los Osos Community Services District will implement a program to conserve a substantial amount of habitat to mitigate for habitat disruption related to the siting of treatment facilities, indirect impacts, and cumulative impacts. A mitigation program for governmental entities will be developed in concert with USFWS and CDFG in accordance with Section 7 of the Endangered Species Act (ESA). Additional mitigation will also be achieved with private landowners through Section 10 of the ESA.

The County has developed new programs to protect sensitive habitats. A community-based transfer of development credits program is proposed for the Los Osos area. Parcels that meet specified criteria are eligible to be considered as transfer of development credit sending sites (see Chapter 6, Combining Designations).

The US Fish and Wildlife Service (USFWS) listed the Morro Shoulderband snail and four plants (Morro Manzanita, Chorro Creek Bog Thistle, Indian Knob Mountainbalm and Pismo Clarkia) in 1994. In September 1998, the USFWS released a Recovery Plan for these species. The plan provides information on 1) species status, 2) habitat requirements and limiting factors, 3) recovery objectives, 4) recovery and delisting criteria, 5) actions needed, and 6) estimated cost and date of recovery. At this point, USFWS has identified four "conservation planning areas" where the species of concern overlap or occur in contiguous areas, the native habitats are relatively large and unfragmented by development, and where the land is already owned by a public agency or is next to land owned by a public agency (see Figure 6-5).

The Los Osos/Baywood Park Conservation Plan and Greenbelt was initiated in 1993 by the Land Conservancy of San Luis Obispo County. The goals of that plan are to protect sensitive habitat, and the scenic quality of surrounding open space and through voluntary and cooperative techniques. The conservation plan applies to areas adjacent to the Los Osos urban reserve line, and is primarily intended to preserve candidate, threatened or endangered species. The greenbelt section of the document applies primarily to land further out, and is intended primarily to protect visual quality.

A Habitat Conservation Plan (HCP) is being prepared in accordance with the Endangered Species Act. This is a cooperative effort among the Coastal Commission, the County of San Luis Obispo, the U.S. Fish & Wildlife Service, the California Department of Fish & Game, and the Los Osos Community Services District. The primary goal of the HCP is to conserve the habitats of the Los Osos Dune Sands in order to preserve the endangered species existing there. One result of the HCP will be a streamlined permitting process that allows individual lot owners to proceed without developing their own HCPs.



Source: US Fish and Wildlife Service; SLO County Planning Department; Crawford Multari & Clark Associates

Figure 6-5: FWS Habitat Conservation Areas

V. 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 throughout the Estero Planning Area. 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 VI 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 VII for the entire planning area and the Morro Bay estuary and its watershed.

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

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. Use voluntary measures on 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.***

VI. MORRO BAY ESTUARY AND ITS WATERSHED

A. Policies

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. ***Where feasible, implement provisions of Total Maximum Daily Loads (TMDLs) as they are developed for Chorro Creek, Los Osos Creek and the Morro Bay estuary.***

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 and emphasize measures to protect Morro Bay and its watershed that use primarily a voluntary, cooperative, educational, and incentive-based approach rather than a regulatory one.***

6. ***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.***

7. ***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.***

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

9. ***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.***

10. ***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 6-6).

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 Niño 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.

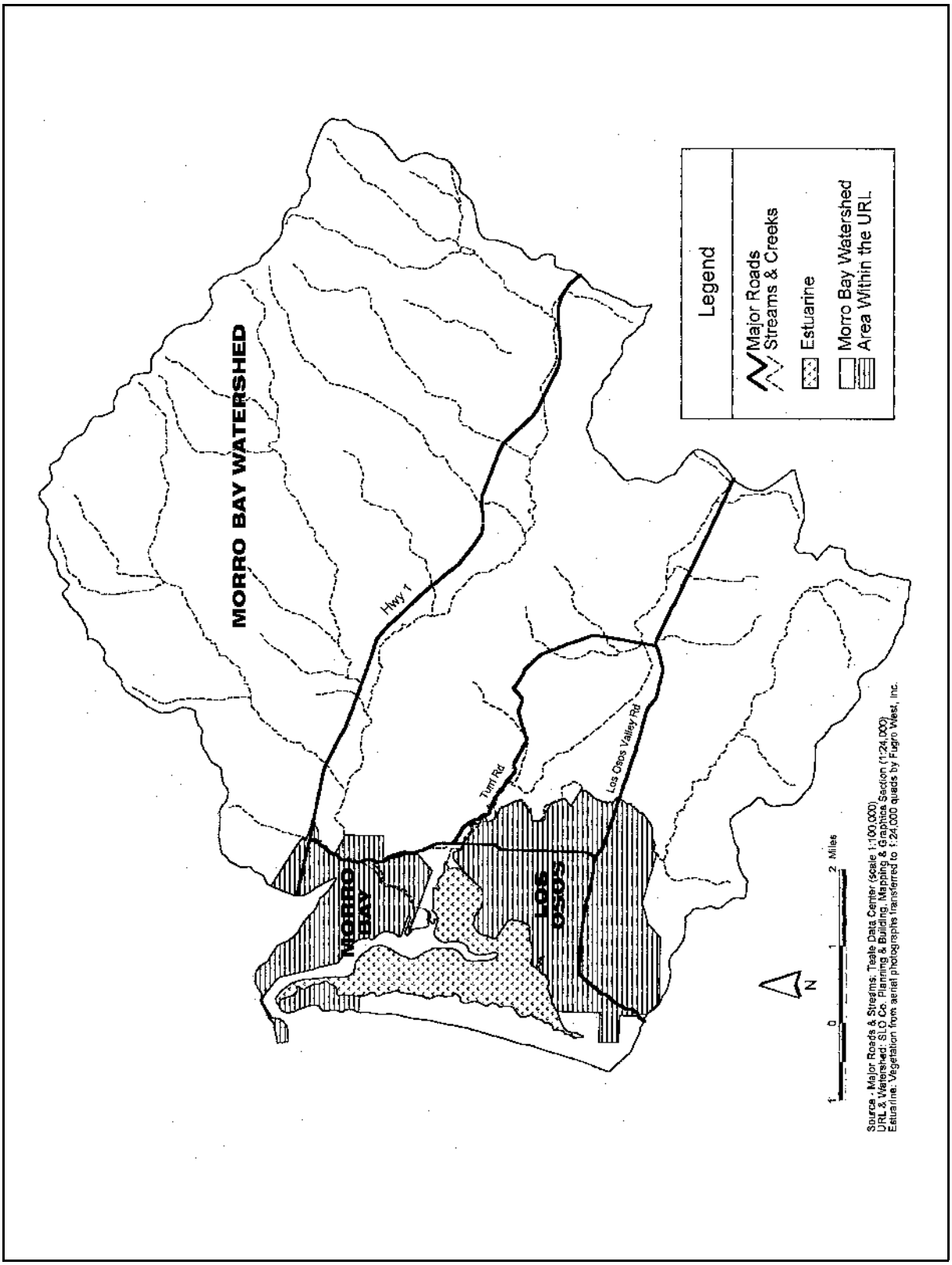


Figure 6-6: Morro Bay Watershed

VII. ~~B. COMBINING DESIGNATION~~ PROGRAMS

"Programs" are recommended 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 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, ~~and substantial~~ community support ~~for the program~~ and available funds. ~~its related cost.~~

The following ~~Combining designation~~ programs ~~for the Estero Planning Area~~ are grouped under the headings ~~names of communities or rural areas, and then under~~ Specific Combining Designations ,Los Osos Habitat Conservation, Other Sensitive Habitat, Morro Bay Estuary and its Watershed: Protection and Management. ~~or other location headings to identify specific areas where they each apply.~~

A. Specific Combining Designations

Sensitive Resource Areas (SRA):

1. ~~27.~~ **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~~. There shall be no~~ introduced and competitive grass species ~~planted~~ in or adjacent to the identified grassland.

2. **Morro Bay Shoreline Wetlands Mapping.** The county should review the accuracy of the mapped locations of the wetland designation along the Morro Bay shoreline, especially in the vicinity of Butte Drive, and initiate any needed general plan amendments to make revisions to the official maps.

3. **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)

4. **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

5. **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. Los Osos Habitat Conservation

1. **Habitat Conservation Plan.** The county should coordinate with the U.S. Fish and Wildlife Service, the California Department of Fish and Game, the California Coastal Commission, the Los Osos Community Services District, and the public on a Habitat Conservation Plan (HCP) for the Los Osos area. The HCP is being prepared to preserve sensitive habitats in the Los Osos area using an ecosystem approach, while easing the regulatory burden on private landowners.

   Under Section 10 of the federal Endangered Species Act, the incidental take of a species (that is, species destruction that occurs as a by-product of another activity), may be allowed if a permit is obtained and a habitat conservation plan (HCP) is prepared. The HCP must specify what impacts will result from the taking and the measures the permit applicant will take to minimize and mitigate the impacts.

   a. **Section 10 Permit.** The County should cooperate in the preparation of an areawide Section 10 permit under the HCP to allow individual lot owners to proceed with development in accordance with that resource protection plan, and to eliminate the need for them to develop their own HCPs.

   b. **Streamlined Permitting.** In order to reduce the cost, time and difficulty for landowners seeking land use approvals, the County Planning and Building Department should assist with creation of a streamlined permitting procedure for properties that lie within the Los Osos Dune Sands Sensitive Resource Area (SRA) combining designation. This should include establishment of an in-lieu fee for most future "infill" development in Los Osos. The fee would be used to acquire and manage sensitive habitat within the SRA.

2. **Habitat Monitoring.** The County should monitor development and conservation activities in sensitive habitats in the Los Osos area in order to keep track of the cumulative effects of these activities.

A number of activities may occur in sensitive habitats, including purchase and protection, cluster development and easement dedication, transfer of development credits. These activities may have both negative and positive impacts on sensitive habitats; thus, a monitoring system is needed to track the cumulative effects of change.

Much of the spatial and other information needed for a monitoring system is already available. Tasks that remain to be completed are:

- Assemble the database at a central location using a G.I.S.-based system
- Establish a schedule for database updates
- Establish procedures for periodic assessment and reporting of status changes and their impacts on sensitive habitat
- Establish procedures for making changes to policies and procedures for development review, as needed to address impacts on sensitive habitat

C. 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
- A greenbelt on both sides of Los Osos Creek (within and outside the urban reserve line)
- The shoreline of the Morro Bay estuary between 4th Street and the Elfin Forest

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.

D. Areawide Water Quality

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**,** ~~**and**~~ 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.

E. Morro Bay Estuary Water Quality

1. **Los Osos Runoff Control.** The County Public Works Department should coordinate with and assist the Los Osos Community Services District in developing and implementing Best Management Practices to control runoff in Los Osos, consistent with the State's Nonpoint Source Pollution Plan and Phase II of the NPDES Storm Water Regulations.

2. **Los Osos Drainage Plan.** The Los Osos Community Services District, the County Public Works Department and/or the County Flood Control and Water Conservation District should prepare a master drainage plan for Los Osos and vicinity. The plan should use a watershed management approach to achieve the following goals:

- Minimize flooding, erosion, sedimentation and stormwater pollutants, while providing for reuse and recharge of water and where appropriate
- Reduce the sediment load in surface drainage from the Los Osos street system into Morro Bay in streets such as Skyline Drive, Pine Avenue, Ramona Avenue, Pismo Avenue, El Moro Avenue, and Santa Ysabel Avenue
- Sustain fresh-water flow to the Morro Bay estuary
- Provide opportunities for recreation and environmental enhancement

These goals should be accomplished through measures such as:

- Emphasizing use of engineered, vegetated treatment systems such as constructed wetlands, vegetated swales or vegetated filter strips, as well as retention basins, culverts, filters, or other appropriate measures
- Using retention and percolation basins for recreation as an integral part of the landscape
- Using agricultural and landscape management practices to reduce water usage and pollution from fertilizers, herbicides and pesticides

After completion of the master drainage plan, the county should amend this area plan as needed to implement the recommendations of the drainage plan. Planning area standards should require new development to be consistent with provisions of the master drainage plan.

3. **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.

4. **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.

5. **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.

F. Morro Bay Estuary and its Watershed: Protection and Management

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. **Acquisition.** Public agencies or conservation organizations should pursue purchase of privately-owned portions of the southern portion of the Morro Bay estuary.

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.

G.~~A.~~ Los Osos Community-Based Transfer of Development Credits (TDC) Program

1. Establishment of Program

A voluntary, community-based transfer of development credits (TDC) program is to be established within and immediately adjacent to Los Osos.

2. Objectives

The main objective of this TDC program is to help establish a greenbelt around Los Osos that clearly defines the urban edge of the community, prevents urban sprawl, discourages conversion of agricultural lands, protects unique and sensitive habitat, and protects scenic qualities. This program is also intended to protect other sensitive habitat and scenic areas within Los Osos. These objectives can be accomplished by shifting development potential away from certain areas called TDC sending sites (TDCS) to other areas called TDC receiving sites (TDCR).

3. Overview

The TDCS sites may include agricultural properties just outside of the urban reserve line, and other properties within and on the periphery of the urban reserve line, such as areas along Los Osos Creek and the Morro Bay shoreline, and areas at the higher elevations of the southern hillsides. This program encourages shifting development potential from TDCS sites to TDCR sites within the urban reserve line that are appropriate for higher intensity development. The procedure to allow simple transfers of development credits is to be established in the Coastal Zone Land Use Ordinance.

4. Program Administrator

The county will work with a non-profit corporation or public agency approved by the Board of Supervisors to act as the program administrator.

5. Eligibility

Participation in the Los Osos community-based TDC program is limited to sites that meet the criteria specified in following item No.7, Sending and Receiving Site Eligibility.

6. Development Standards

Development standards for TDCR sites, are listed in Chapter 7 under the Residential Single Family land use category.

7. Sending and Receiving Site Eligibility

c. Sending Site Eligibility. The following criteria shall be used to determine whether a property is eligible for sending site status.

(1) Sites that are included in the Agriculture land use category and that abut the Los Osos urban reserve line; or

(2) Sites within the Los Osos urban reserve line that contain diverse and rich habitat for wildlife, endangered species or the habitat for such species, or scenic resources, including sites that are located:

(i) within 100 feet of Los Osos Creek

(ii) outside of the urban services line and within the Sensitive Resource Area/Environmentally Sensitive Habitat combining designation and that are greater than one net acre in size

(iii) adjacent to land that is held by public agencies or conservation organizations for open space or conservation purposes

(iv) adjacent to the Morro Bay or the Cuesta Inlet shoreline and that contain wetland vegetation

b. Receiving Site Eligibility. The following criteria shall be used to determine whether a property is eligible for receiving site status. Only legal lots within the Los Osos urban reserve line may qualify as receiving sites.

(1) Sites that are within the service area of the community sewer system and that are not environmentally sensitive areas as defined in Section IIIA of the areawide planning area standards in Chapter 7 of this plan, except that such environmentally sensitive areas may qualify for receiving site status if they are identified as "Special Standards" areas in the combining designation standards for the Los Osos Dune Sands Habitat SRA in Chapter 7 of this plan; and

(2) Sites where additional density will not cause or exacerbate a significant, unavoidable adverse environmental impact(s); and

(3) Sites where development will comply with all development standards; water, sewage disposal and access standards; and land division standards as contained in this plan and Titles 19, 21, and 23 of the County Code; and

(4) Sites where additional single family or multi-family density can be accommodated through high quality design that is compatible with the surrounding area, and where proposed multi-family development incorporates design concepts associated with any adjacent single-family neighborhood; and either of the following:

(i) Sites where multi-family, affordable, or senior citizen housing is provided;

(ii) Sites in the Residential Single-Family land use category that are equal to or greater than 6,000 square feet in area, where secondary dwellings could be developed on parcels that would otherwise be too small according to Coastal Zone Land Use Ordinance standards for Los Osos.

8. Economic Study. As a very high priority, the County Planning and Building Department should facilitate preparation of an economic study of the proposed Los

Osos community-based TDC program in order to establish exchange rates between sending and receiving sites, and other mechanisms that will help implement the program. Subsequently, the county should initiate amendments to this plan and/or the Coastal Zone Land Use Ordinance as needed to incorporate the recommendations of the economic study and to implement the TDC program.

Local Coastal Plan

1. Shoreline Access Acquisition. MOVED TO CHAPTER 5, CIRCULATION PROGRAMS

2. Shoreline Access Improvements. MOVED TO CHAPTER 5, CIRCULATION PROGRAMS

3. Vista Points. MOVED TO CHAPTER 4, LAND USE PROGRAMS

4. Parking. MOVED TO CHAPTER 4, LAND USE PROGRAMS

5. Shoreline Acquisition--Villa Creek. MOVED TO CHAPTER 4, LAND USE PROGRAMS

6. Access Facilities--Villa Creek. MOVED TO CHAPTER 4, LAND USE PROGRAMS

~~Cayucos~~

7. State Parks Improvements. MOVED TO CHAPTER 4, LAND USE PROGRAMS

8. Cayucos Creek Trail. MOVED TO CHAPTER 5, CIRCULATION PROGRAMS

9. Shoreline Access Parking. MOVED TO CHAPTER 5, CIRCULATION PROGRAMS

10. Acceptance of Dedications. MOVED TO CHAPTER 5, CIRCULATION PROGRAMS

11. Coastal Conservancy Access Grant. MOVED TO CHAPTER 5, CIRCULATION PROGRAMS

~~South Bay~~

12. Prescriptive Rights Study. MOVED TO CHAPTER 5, CIRCULATION PROGRAMS

~~**13. 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.~~

~~**14. State Parks Acquisition.**~~ **MOVED TO CHAPTER 4, LAND USE PROGRAMS**

15. Street End Improvement - El Moro. MOVED TO CHAPTER 5, CIRCULATION PROGRAMS

l6. Street End Improvement - Tract 40. MOVED TO CHAPTER 5, CIRCULATION PROGRAMS

l7. Street End Improvements - Cuesta-by-the-Sea. MOVED TO CHAPTER 5, CIRCULATION PROGRAMS

18. Access Improvements - Santa Ysabel. MOVED TO CHAPTER 5, CIRCULATION PROGRAMS

~~**19. Public Acquisition - Sweet Springs.** The California Department of Fish and Game and the California Coastal Conservancy should purchase or accept an offer-to-dedicate the Sweet Springs marsh and upland area. The public access program should include both upland trails and observation/vista points with the wetlands area.~~

~~The State Department of Fish and Game should establish a monitoring program to determine a level of access consistent with protection of the habitat.~~

~~Sensitive Resource Area~~

~~**20. 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.~~

~~Morro Bay (SRA)~~

~~**21. 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.~~

~~**22. Estuarine Sanctuary Program.** The appropriate state agency shall initiate steps for consideration of Morro Bay for inclusion in the Estuarine Sanctuary Program.~~

~~23. **Alternative Open Space Easement.** The county should utilize open space easements as an alternative to preserve sensitive resource areas along the bayfront.~~

~~24. **Watershed Management Program.** To support the continued viability of all estuarine activities in Morro Bay, the county and other affected agencies should undertake a watershed management program.~~

~~**Los Osos Oak Forest (SRA)**~~

~~25. **Public Acquisition.** The State Department of Parks and Recreation should continue to acquire adjoining areas also containing outstanding examples of pygmy oaks.~~

~~26. **Road Expansion.** Expansion of Los Osos Valley Road should be designed to minimize impacts to the preserve.~~

~~**Montana de Oro Grassland (SRA)**~~

~~28. **Habitat Restoration.** State parks shall undertake a habitat restoration program. No structures shall be built within this area.~~

~~**Morro Bay Sand Spit (SRA)**~~

~~29. **Revegetation.** The State Department of Parks and Recreation should complete the program for revegetation of the sand spit to control sedimentation of bay habitat.~~

~~30. **Monitoring Program.** The State Department of Fish and Game should establish a monitoring program to study the impacts of deposition of soils on the sand spit.~~

~~**Eto and Warden Lakes (SRA)**~~

~~31. **Public Acquisition.** Appropriate public agency should consider acquisition of these coastal wetlands or acquire open space easements.~~

~~**Los Osos Estuary (SRA)**~~

~~32. **Access Limitation.** The State Department of Parks and Recreation should ensure that access in this area does not adversely impact this resource.~~

~~**Sweet Springs and Cuesta-by-the-Sea Marsh (SRA)**~~

~~33. **Public Acquisition.** Highest priority should be given to acquisition of the marsh and adjacent wetland by the appropriate state agency or private organization. (The State Department of Fish and Game is currently proposing acquisition).~~

~~34. **Access Monitoring Program.** The Department of Fish and Game should monitor access to identify potential degradation of this resource (see Access Programs).~~

~~35. **Runoff Monitoring Program.** The Department of Fish and Game should monitor urban runoff from adjoining development to determine extent of water quality degradation.~~

~~**Morro Bay Kangaroo Rat Habitat (SRA)**~~

~~36. **Habitat Enhancement.** The State Department of Fish and Game should initiate a program of habitat enhancement in cooperation with property owners.~~

~~37. **Habitat Identification.** The State Department of Fish and Game should continue to identify further areas of concern for the Morro Bay Kangaroo Rat which would be incorporated in the land use plan.~~

~~**Morro Bay (SRA)**~~

~~38. **Off-Road Vehicle Use.** The county should adopt an ordinance to prohibit off-road vehicular use of the bayfront.~~

~~39. **Overnight Camping.** The county should adopt an ordinance prohibiting overnight camping anywhere along the shores of Morro Bay from the city limits of Morro Bay south and west to the state park lands.~~

~~40. **Elementary School, Martin Tract Area~~

~~a. **Coordinated Park and School Facilities.** The county should develop a coordinated program of shared park and school facilities on this newly acquired site. Besides savings in costs to both agencies, it will allow early use of the site to meet the recreation need of area children.~~

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

PRO-GRAM NO.	PROGRAM	RESPONSIBLE AGENCIES	POTENTIAL PROGRAM FUNDING	TIME FRAME	TARGET DATE	PRIORITY
A. SPECIFIC COMBINING DESIGNATIONS						
A1.	GRASSLAND PROTECTION	CAL POLY	STATE	ON-GOING	ON-GOING	MEDIUM
A2.	WETLANDS MAPPING	CO. PLANNING	COUNTY	SHORT-TERM	2005	MEDIUM
A3.	MONARCH BUTTERFLY HABITAT	CO. PLANNING	STATE, FISH & WILDLIFE	ON-GOING	ON-GOING	HIGH
A4.	CAYUCOS PIER FACILITIES	CO. PARKS, STATE	FACILITIES FEES, STATE	MED.-TERM	2010	MEDIUM
A5.	SEAWALLS: COASTAL EROSION STUDY; LCP AMENDMENTS	CO. PLANNING	COUNTY	MED.-TERM	2010	MEDIUM
B. LOS OSOS HABITAT CONSERVATION						
B1.	HABITAT CONSERVATIO N PLAN	CSD, FISH & WILDLIFE, ETC.	COUNTY, GRANTS	SHORT-TERM	2005	HIGH
B2.	HABITAT MONITORING	CO. PLANNING, GRANTS	COUNTY	ON-GOING	ON-GOING	HIGH

CO. PLANNING	COUNTY DEPARTMENT OF PLANNING AND BUILDING
FISH & WILDLIFE	U.S. FISH AND WILDLIFE SERVICE
CO. PARKS	COUNTY DEPARTMENT OF GENERAL SERVICES, PARKS DIVISION
CSD	LOS OSOS COMMUNITY SERVICES DISTRICT

Table 6-1 (con't), Schedule for Completing Recommended Programs

PRO-GRAM NO.	PROGRAM	RESPONSIBLE AGENCIES	POTENTIAL FUNDING	TIME FRAME	TARGET DATE	PRIORITY
C. OTHER SENSITIVE HABITAT						
C1.	PROTECTION & MANAGEMENT	CO. PLANNING, OTHERS	GRANTS, DEVELOPERS AND OTHERS	ON-GOING	ON-GOING	HIGH
C2.	PLOVER HABITAT MAPPING	CO. PLANNING	COUNTY, GRANTS	SHORT-TERM	2005	MEDIUM
D. AREAWIDE WATER QUALITY						
D1.	STREET SWEEPING	PUB. WORKS	COUNTY, GRANTS	SHORT-TERM	2005	MEDIUM
D2.	ROADS, BRIDGES	PUB. WORKS	COUNTY, GRANTS	MED.-TERM	2010	MEDIUM
D3.	SEDIMENT REDUCTION	PUB. WORKS, GEN. SERVICES	COUNTY, GRANTS	SHORT-TERM	2005	MEDIUM
D4.	CREEK RESTORATION	PUB. WORKS, GEN. SERVICES	COUNTY, GRANTS	MED.-TERM	2010	MEDIUM
D5.	POLLUTANT RUNOFF	CO. PARKS	COUNTY, GRANTS	SHORT-TERM	2005	MEDIUM
E. MORRO BAY ESTUARY WATER QUALITY						
E1.	LOS OSOS RUNOFF	PUB. WORKS	COUNTY	ON-GOING	ON-GOING	MEDIUM
E2.	LOS OSOS DRAINAGE PLAN; LCP AMENDMENT	LOCSD, PUB. WORKS, CO. PLANNING	LOCSD, COUNTY	SHORT-TERM	2005	HIGH
E3.	LIVE-ABOARD BOATS	ENV. HEALTH	COUNTY, GRANTS	ON-GOING	ON-GOING	MEDIUM
E4.	ABANDONED BOATS	SHERIFF	COUNTY, GRANTS	MEDIUM-TERM	2010	MEDIUM
E5.	PUMP-OUT FACILITIES	ENV. HEALTH	COUNTY, GRANTS	SHORT-TERM	2005	MEDIUM

CO. PLANNING	COUNTY DEPARTMENT OF PLANNING AND BUILDING
PUB. WORKS	COUNTY PUBLIC WORKS DEPARTMENT
GEN. SERVICES	COUNTY DEPARTMENT OF GENERAL SERVICES
CO. PARKS	COUNTY DEPARTMENT OF GENERAL SERVICES, PARKS DIVISION
LOCSD	LOS OSOS COMMUNITY SERVICES DISTRICT
ENV. HEALTH	COUNTY DIVISION OF ENVIRONMENTAL HEALTH

Table 6-1 (con't), Schedule for Completing Recommended Programs

PRO-GRAM NO.	PROGRAM	RESPONSIBLE AGENCIES	POTENTIAL FUNDING	TIME FRAME	TARGET DATE	PRIORITY
F. MORRO BAY ESTUARY AND ITS WATERSHED: PROTECTION AND MANAGEMENT						
F1.	ACQUISITION	PUBLIC AGENCIES, CONSERVATION ORGANIZATIONS	PUBLIC AGENCIES, OTHERS	ON-GOING	ON-GOING	HIGH
F2.	PUBLIC ACCESS MANAGEMENT	PUBLIC AGENCIES, AUDUBON SOCIETY	PUBLIC AGENCIES, AUDUBON SOCIETY	ON-GOING	ON-GOING	HIGH
F2b	OFF-ROAD VEHICLE, OVERNIGHT CAMPING ORDINANCES	CO. PLANNING	COUNTY	SHORT-TERM	2005	MEDIUM
F3.	HABITAT MONITORING AND RESTORATION	STATE PARKS, OTHER AGENCIES	STATE	ON-GOING	ON-GOING	HIGH
F4.	PLANNING AREA BOUNDARIES	CO. PLANNING	COUNTY	SHORT-TERM	2005+	HIGH
G. LOS OSOS COMMUNITY-BASED TDC PROGRAM						
G1.-G7.	TDC PROGRAM	CO. PLANNING, NON-PROFIT	COUNTY, NON-PROFIT	ON-GOING	ON-GOING	HIGH
G8.	TDC PROGRAM ECONOMIC STUDY; LCP AMENDMENT	CO. PLANNING	COUNTY	SHORT-TERM	2005+	VERY HIGH

CO. PLANNING — COUNTY DEPARTMENT OF PLANNING AND BUILDING
STATE PARKS — STATE OF CALIFORNIA DEPARTMENT OF PARKS AND RECREATION
AUDUBON SOCIETY — MORRO COAST AUDUBON SOCIETY

CHAPTER 7 ~~8~~: PLANNING AREA STANDARDS

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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.

~~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~~ and are intended to respond to concerns in a~~n individual~~ particular area or community. 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 ~~LUE~~ (Table O, and Coastal Table O, Part I) because of certain community conditions.

Planning area ~~These~~ standards apply to ~~the planning and~~ certain activities, development, and establishment of new land uses.~~, and~~ They must be satisfied before a ~~new~~ land use can be established. ~~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.~~

Planning area ~~These~~ standards ~~requirements~~ apply to development ~~proposed projects~~ in addition to provisions of the Local Coastal Program Policy Document and the ~~Land Use Ordinance (LUO) or~~ Coastal Zone Land Use Ordinance (CZLUO). Where planning area ~~these~~ standards conflict with the ~~LUO,~~ CZLUO, these standards~~control~~ take precedence, except in cases where additional density is granted through participation in the TDC Program established in Coastal Framework for Planning. In those cases, the base density (pursuant to Section 23.04.560b(1) of the CZLUO) may be derived from the area plan standards where a minimum parcel size or density has been established. Any density bonus shall meet the standards of the CZLUO, 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.

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	Office and Professional	Residential Multi-Family
Commercial Retail	Open Space	Residential Single Family
Commercial Service	Recreation	Residential Suburban
Industrial	Residential Rural	Rural Lands
		Public Facilities

Example Outline of Planning Area Standards

VI. LOS OSOS 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. Mixed Use Development. *(standard)*

a. Site Coverage. *(standard)*

b. Floor and Open Area. *(standard)*

c. Residential Density. *(standard)*

2. Site Design. *(standard)*

Design Guidelines (guideline)

Ground Floor Uses

! *In order to attract customers and promote pedestrian activity…(guideline)*

III. AREAWIDE STANDARDS

The following standards apply throughout the Estero Planning Area, or in the specific locations or land use categories listed. 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 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.

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 the following sensitive features:

(1) Sensitive Resource Areas and 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 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. Where possible, design land divisions and development 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.

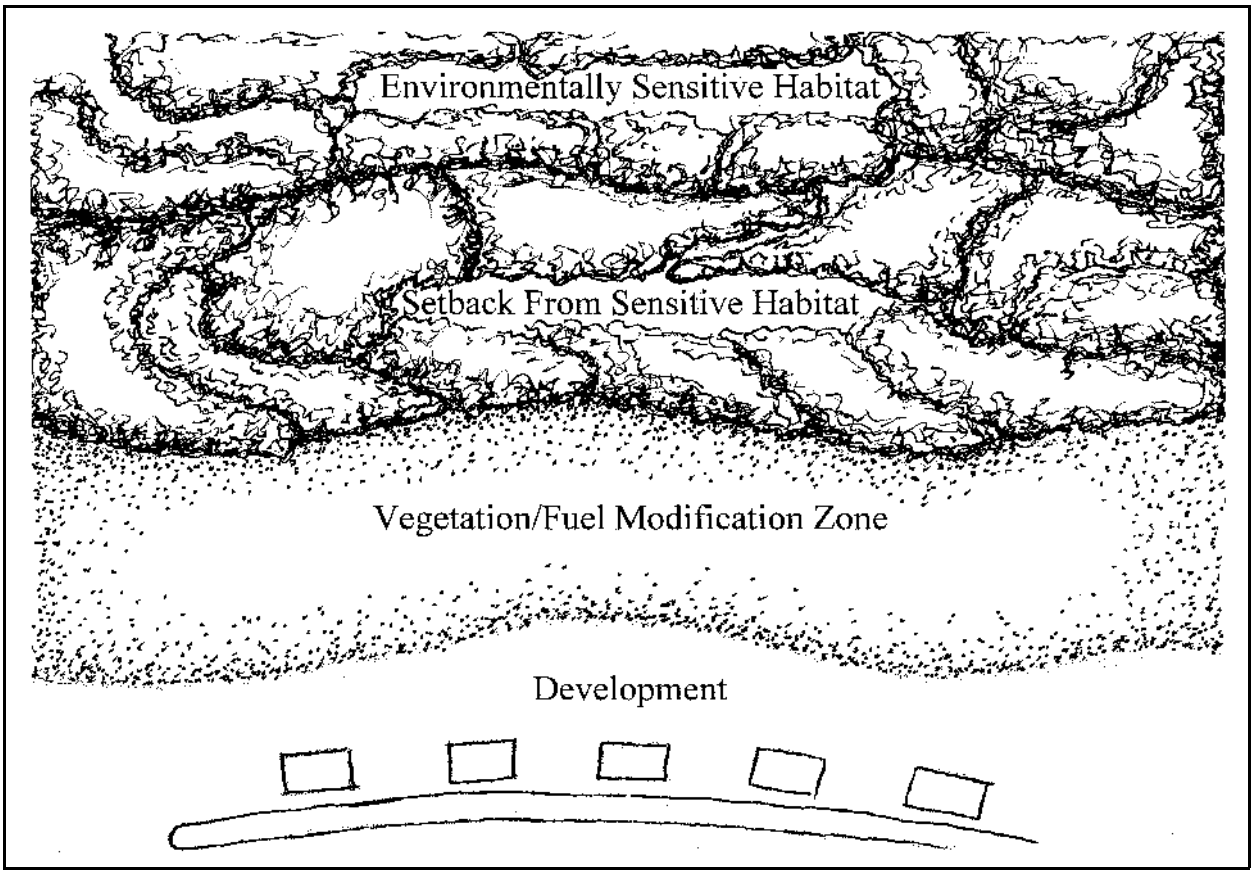

Figure 7-1: Fuel Modification Areas

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 sensitive areas (as defined in preceding standard A2) and the required setbacks therefrom, 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. Multiple Sensitive Features. Sites may contain several types of sensitive features that should be protected, such as sensitive habitat, prime agricultural soils, natural hazards, cultural resources, and scenic qualities. Where there is conflict between the objectives of protecting various identified sensitive features, locate and design development in a manner which on balance is the most protective of significant coastal resources.

b. 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 reasonable use of the site.

(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 shall recognize and protect ~~consistent with~~ existing prescriptive rights~~,~~

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.
MOVED FROM LOS OSOS RECREATION STANDARD A

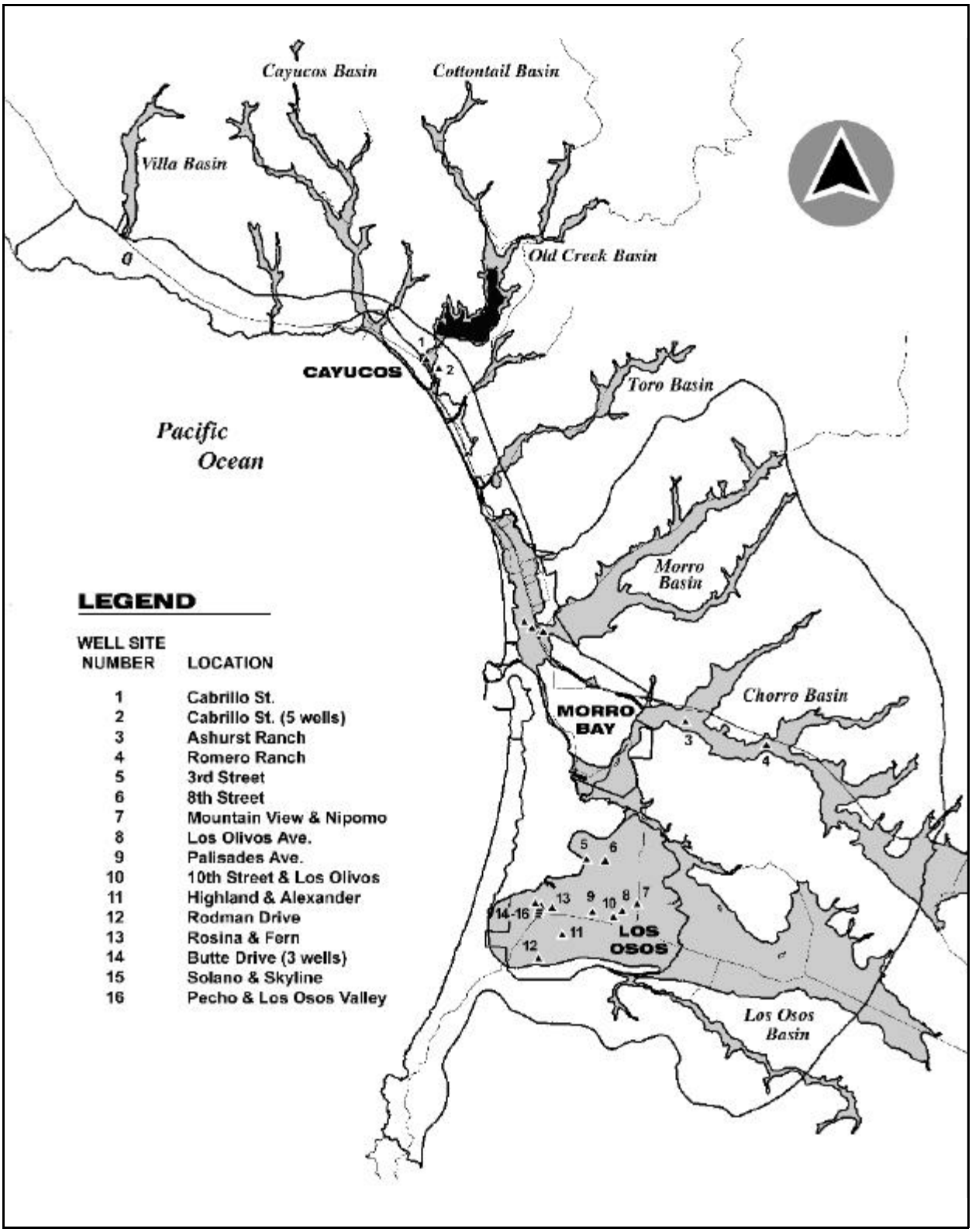

Figure 7-2: Location of Municipal Wells (not all-inclusive)

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. Los Osos Planning Impact Area. Within the planning impact area shown in Figure 7-6, applications for land divisions, general plan amendments, Minor Use Permits, and Development Plans shall be referred to the Los Osos Community Advisory Council or its successor for review and comment.

I. Light and Glare. At the time of application for any land division, land use permit or coastal development permit, except in the Agriculture land use category, the applicant shall provide details on any proposed exterior lighting, if applicable. 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.

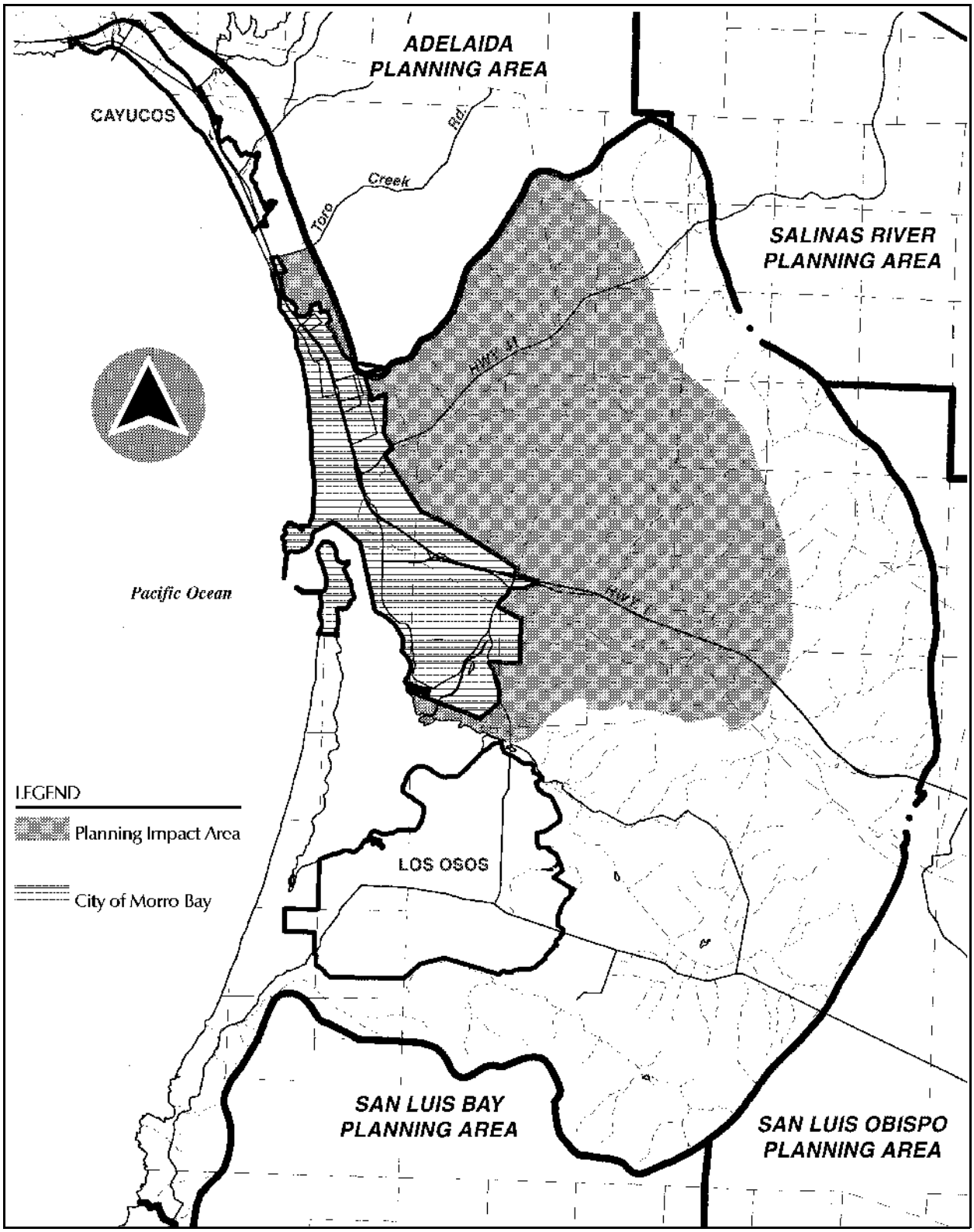

Figure 7-3: City of Morro Bay Planning Impact Area

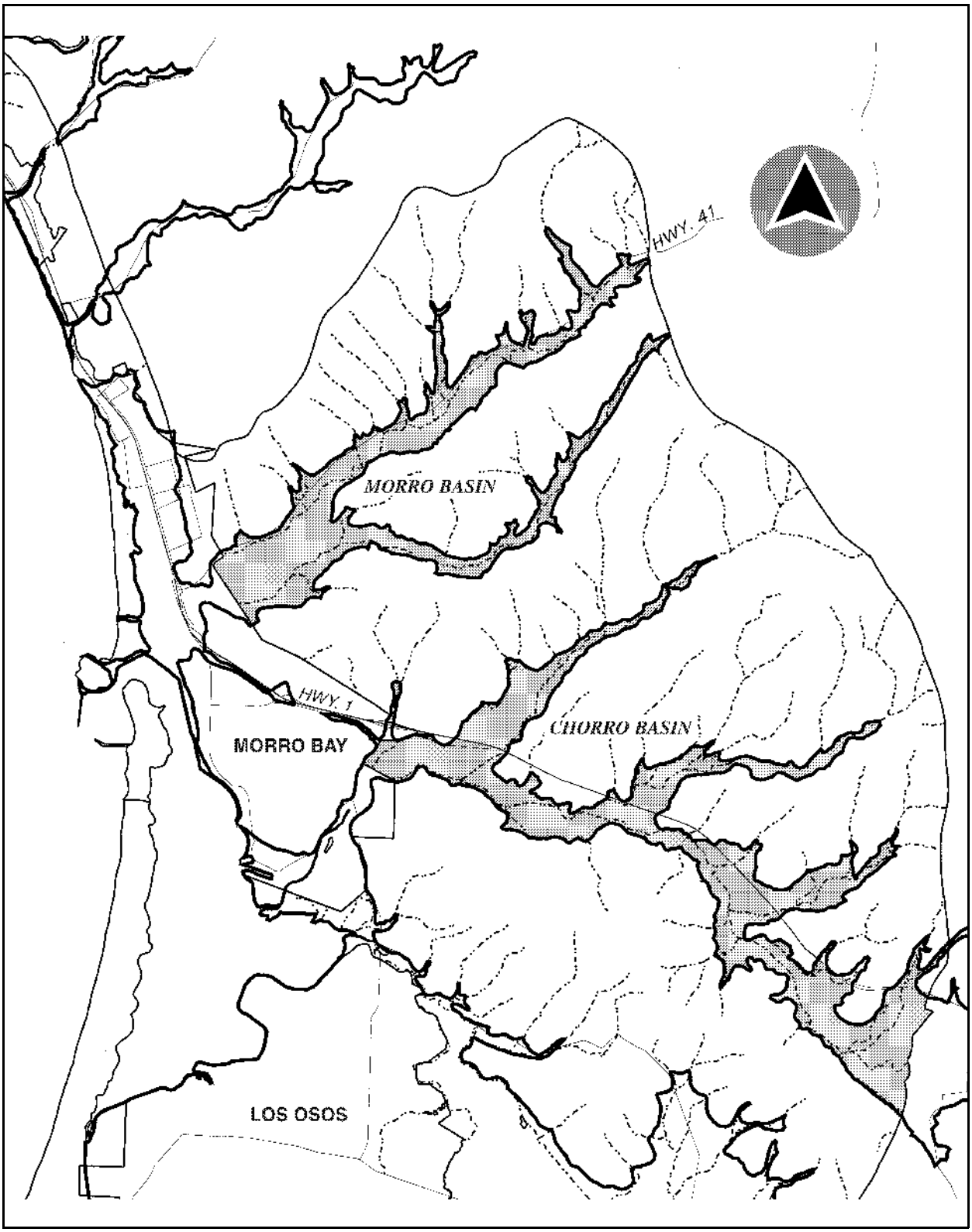

Figure 7-4: Morro and Chorro Groundwater Basins

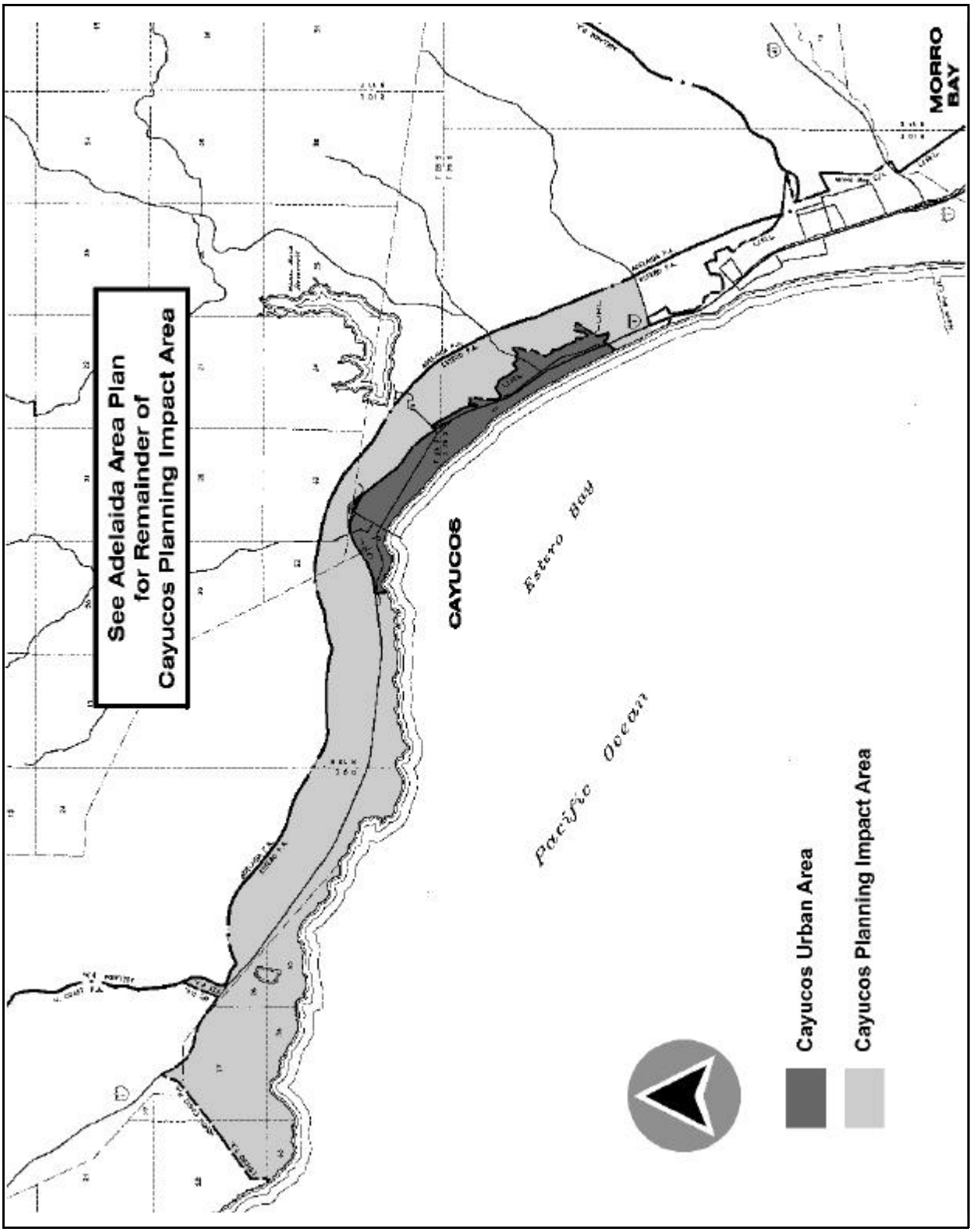

Figure 7-5: Cayucos Planning Impact Area

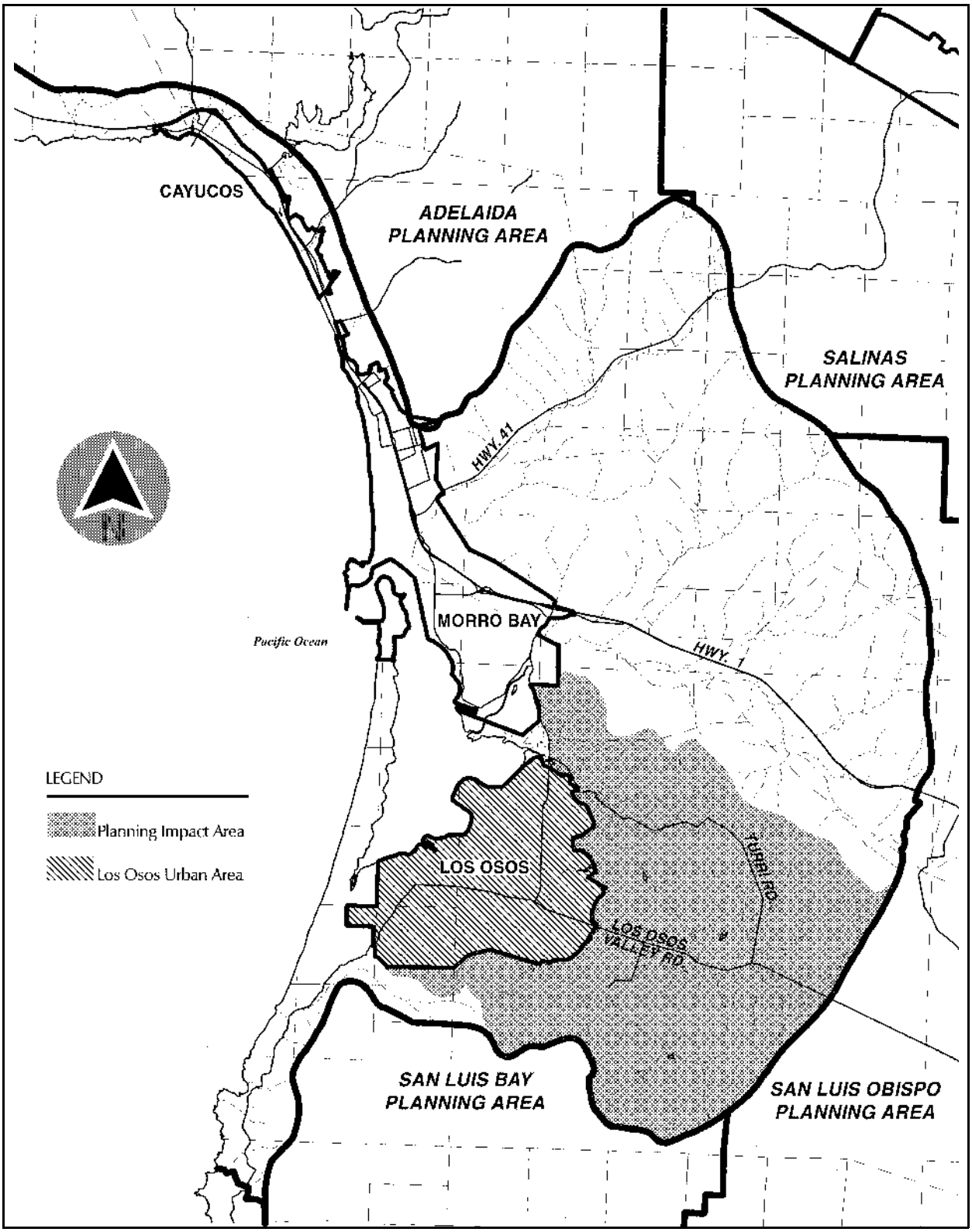

Figure 7-6: Los Osos Planning Impact Area

IV. ~~D. ESTERO~~ 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 ~~Estero~~ rural land use categories or in specified rural areas.

A. Circulation

1. **Areawide Systems ~~- Development Plan Projects~~.** New development in land divisions, Minor Use Permits and Developments Plans ~~development Plan proposals are to~~ 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.

2. **Driveways ~~- New Land Divisions~~.** Land divisions, Minor Use Permits and Developments Plans shall ~~New land divisions are to~~ include, where possible, ~~design~~ provisions for combining driveways serving proposed parcels wherever terrain and adequate sight distance ~~on the public road~~ allow.

~~3. **Road Design and Construction - New Land Divisions.** road alignments proposed in new land divisions are to be designed and constructed to minimize terrain disturbance consistent with safety and construction cost. Altered slopes are to be replanted with indigenous plants or protected by other appropriate erosion control measures.~~

~~Site Planning Within the Coastal Zone~~

~~4. **Land Divisions - Permit Requirements.** Land division applications in areas visible from the public road must identify all building site envelopes. Where feasible, these building sites shall be in locations least visible from the public road. New parcels whose only building site is on the ridge top shall be prohibited.~~

B. Land Divisions, Los Osos Groundwater Basin. New land divisions within the Los Osos groundwater basin (see Figure 3-3 in Chapter 3 of this plan) shall not be approved unless the review authority makes a finding that the following development can be accommodated by the sustainable yield of the Los Osos groundwater basin without seawater intrusion: development resulting from the proposed land division, existing development (at current rates of water use and occupancy), and development of all vacant parcels within the Los Osos urban services line at buildout under this plan. This finding shall be based on the best available scientific information.

C. 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 7-7) 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).

D. Highway 1 - Cayucos Critical Viewshed. The Highway 1 - Cayucos Critical Viewshed (see Figure 7-8) is established to protect views of this scenic coastal area as seen from Highway 1, public beaches and the ocean. All applicable standards in the Coastal Zone Land Use Ordinance apply within this area (e.g., those in Chapter 23.04).

E. Highway 1 Scenic Corridor. Highway 1 in the rural portions of the Planning Area is a Scenic Corridor. All applicable standards in the Coastal Zone Land Use Ordinance apply (e.g., those in Chapter 23.04).

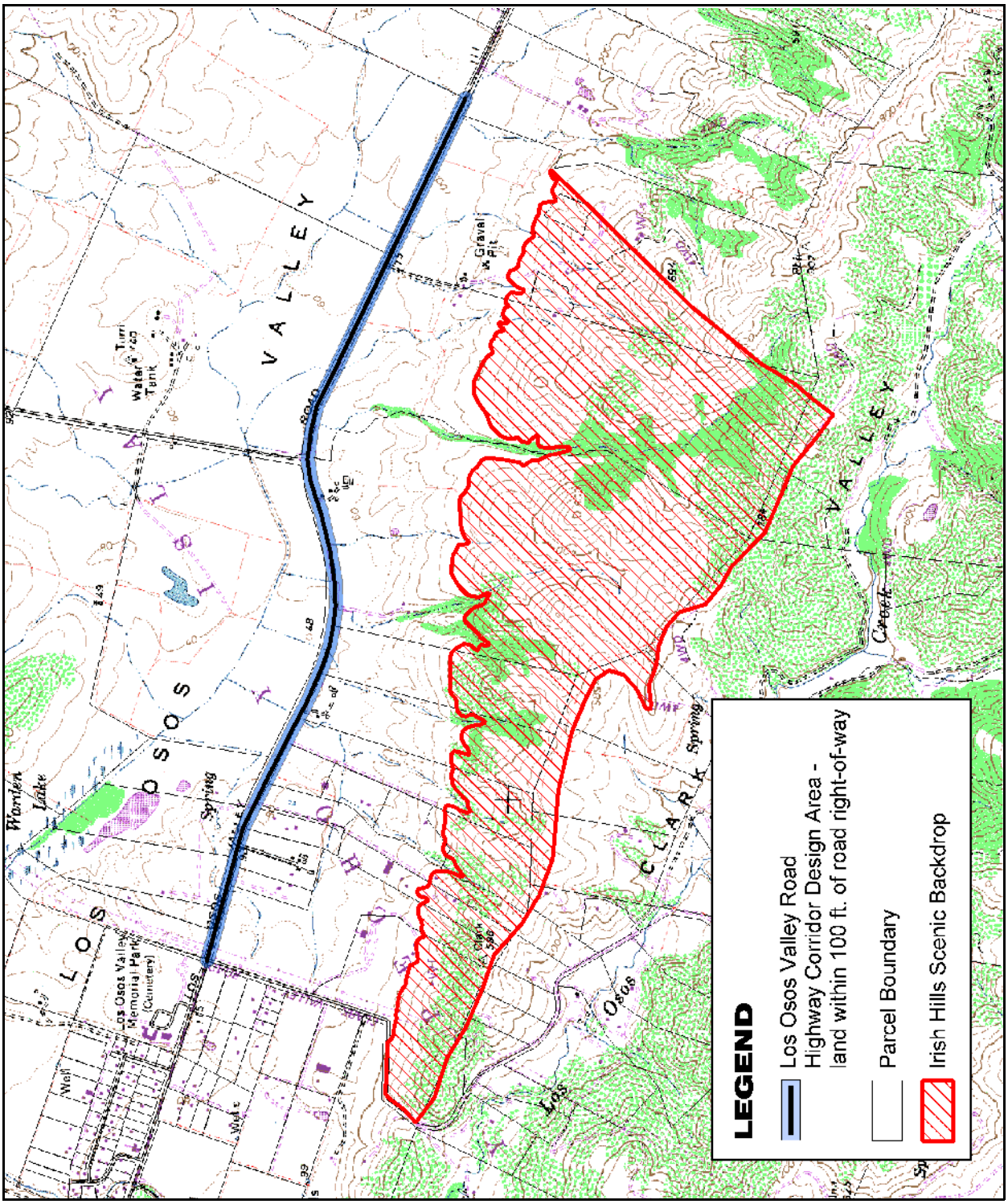

Figure 7-7: Irish Hills Scenic Backdrop Critical Viewshed and Los Osos Valley Road Scenic Corridor

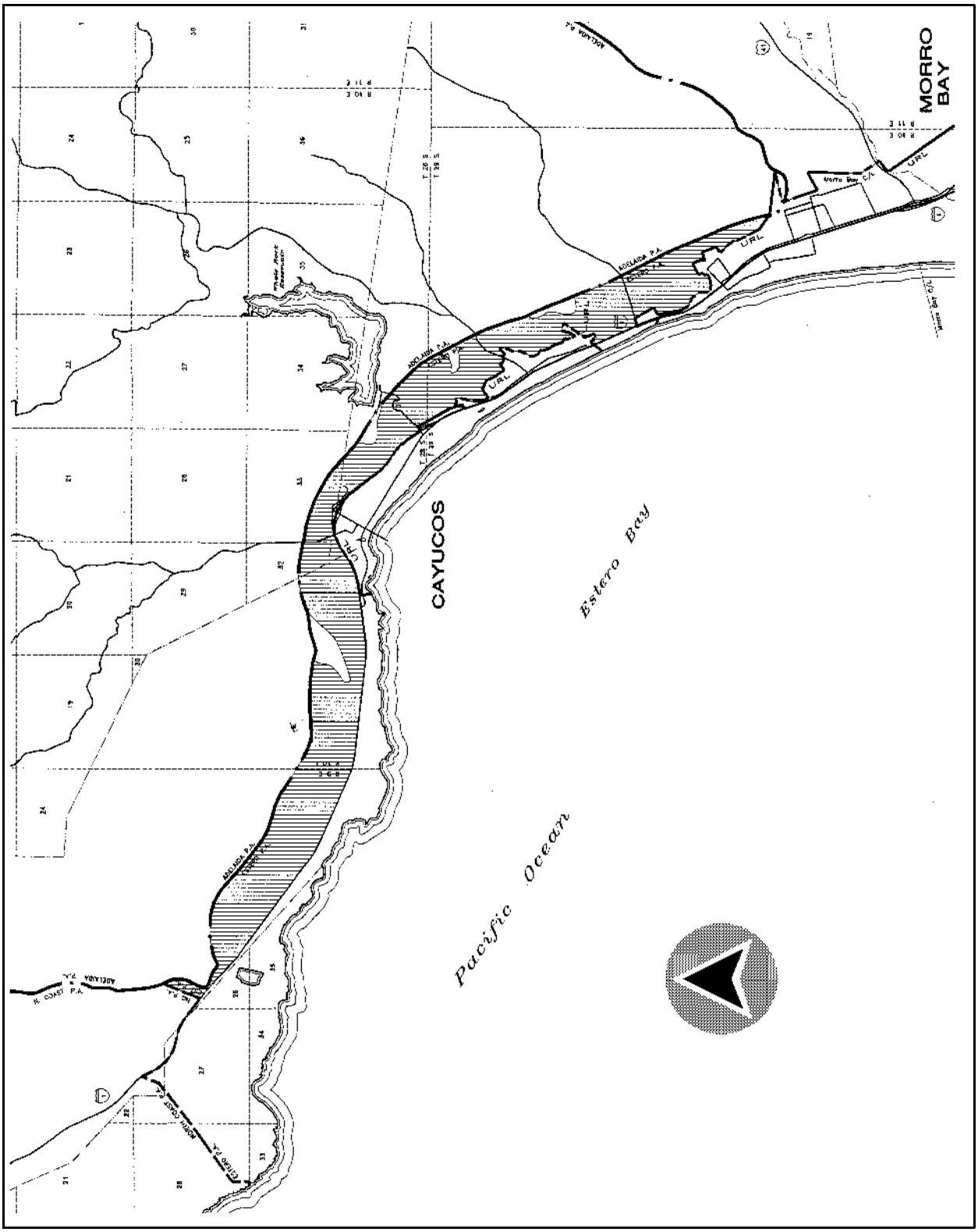

Figure 7-8: Highway 1-Cayucos Critical Viewshed

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 ~~proposals~~ 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 7-9 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.

~~2. **Application Content - Peaks Area.** Site Plan applications for projects in the Peaks Area are to include a description of siting alternatives considered by the applicant in choosing proposed building locations, and design measures proposed to minimize visibility of the project from collector and arterial roads.~~

~~3. **Location Criteria.** Locate all new development (excluding utility corridors where it is demonstrated that the alternative will be visually less obtrusive and environmentally less damaging) so that preferably no new structures extend above the highest horizon line of knolls, hilltops, and ridgelines such that the structure is silhouetted against the sky when viewed from nearby collector or arterial roads. When such siting is infeasible or environmentally more damaging, the structures shall require Development Plan review~~

~~and shall be designed and be of such materials and colors to be harmonious and unobtrusive as feasible.~~

~~4. **Location Criteria - Sloping Sites.** New building sites and driveways are limited to locations where site slopes are less than 30%.~~

~~5. **Open Space Preservation - Peak Area.** Approval of an application for Site Plan or Development Plan (excluding single family dwellings and agricultural accessory buildings) is contingent upon the applicant executing an agreement with the county to maintain appropriate portions of the site not intended for development in open space use. Guarantee of open space preservation may be in the form of public purchase, agreements, easements controls or other appropriate instrument, provided that such guarantee agreements are not to grant public access unless desired by the property owner.~~

~~6. **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.~~

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 ~~Between~~ Cayucos ~~and San Geronimo Creek~~. The Coastal Terrace SRA and Critical Viewshed west of Cayucos is established ~~The following standards apply only to the approximately 66-acre area~~ on the coastal terrace south of Highway One that extends from the Cayucos urban reserve line westward to the planning area boundary ~~San Geronimo Creek~~. 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 7-9, in addition to all other applicable standards in the Coastal Zone Land Use Ordinance (e.g., those in Chapter 23.04).

a. ~~7.~~ Application Content ~~and Site Planning~~. ~~Applications for land divisions or land use permits for new development shall include the following:~~

~~**a.** A visual analysis prepared by a qualified professional shall be submitted with the application for review and approval by the county, except in the case of a proposed residential or agricultural accessory structure having a gross floor area of less than 600 square feet. The visual analysis shall show development areas that minimize visual impacts as seen from Highway One. The project shall be designed to minimize those visual impacts.~~

~~**b.**~~ 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. ~~A botanical report prepared by a qualified professional shall be submitted with the application for review and approval by the county Environmental Coordinator.~~ 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 ~~or~~ mitigate any adverse effects on sensitive plants and marine mammals. ~~The recommendations of that report shall be incorporated into the design of the proposed project.~~

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 standards in this chapter in Section VI, Communitywide D., Habitat Conservation and Tree Protection, except for the standard that requires participation in the Los Osos Habitat Conservation Plan, and in Section VI, Combining Designations B., Sensitive Resource Area, Los Osos Dune Sands SRA.

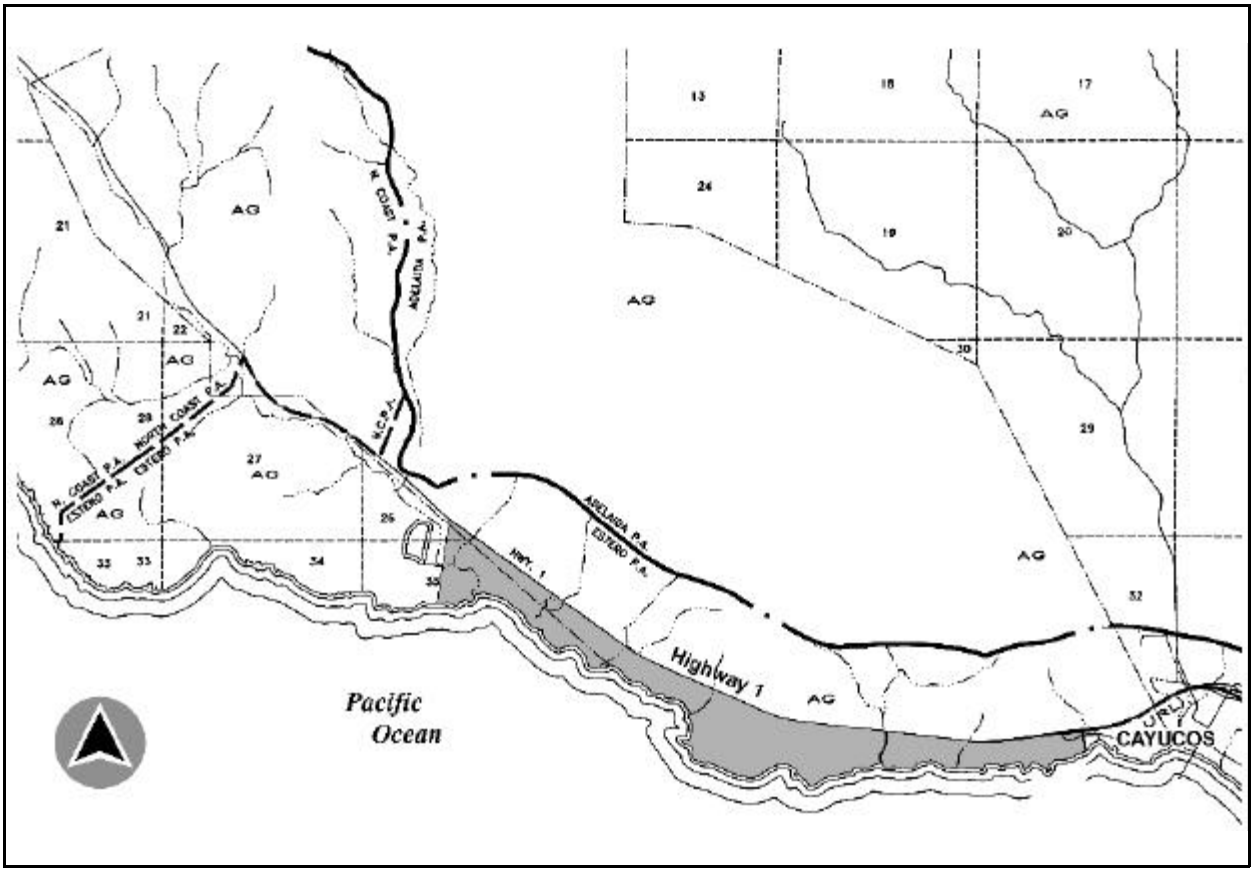

Figure 7-9: Portion of Coastal Terrace SRA and Critical Viewshed West of Cayucos (for reference only–not the official map)

AGRICULTURE: The following standards apply to lands in the Agriculture land use category located outside the urban and village reserve lines.

~~**1. Site Selection.** New development is to concentrate residential and agricultural structures in the non-prime areas where terrain, access and agricultural operations would permit.~~

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; temporary dwelling; water wells and impoundments; pipelines and transmission lines; public utility facilities.

B. ~~For the~~ Morro Ground Water Basin ~~Valley Area~~. The following standard shall apply ~~to holdings~~ within the Morro ground water basin as shown in Figure 7-4 ~~Valley~~.

1. ~~2.~~ Water Management Plan Implementation Project. ~~The agricultural designation shall not preclude~~ Siting of water management implementation programs and facilities shall not be precluded ~~in the agricultural areas~~.

~~INDUSTRIAL: The following standards shall apply to lands in the Industrial land use category.~~

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 7-10.

~~**3. Use Restriction.** Uses are limited to pipelines and power transmissions (including petroleum product storage, pipelines and associated facilities).~~

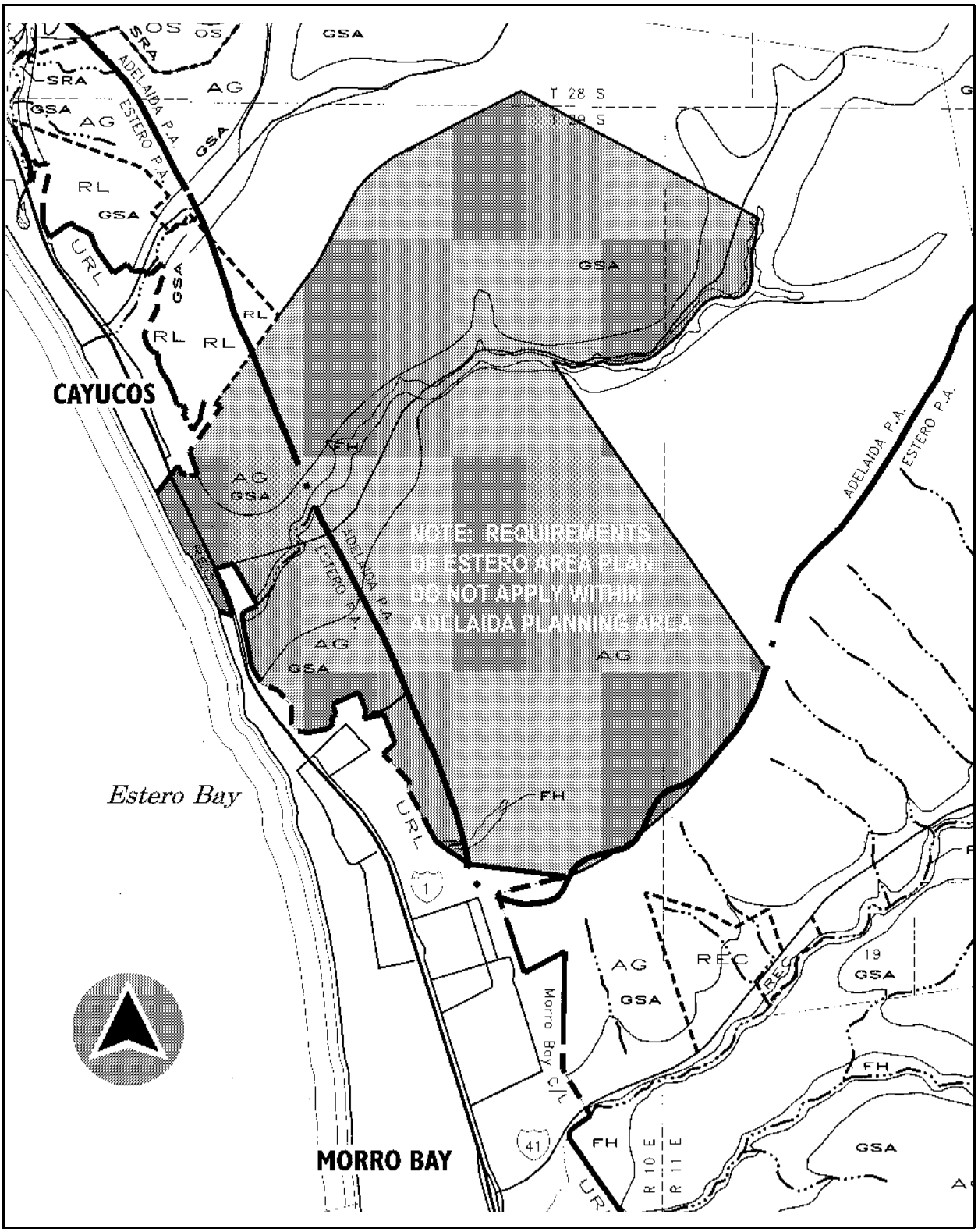

Figure 7-10: Estero Marine Terminal Ownership

~~**2. Permit Requirements.** Proposed industrial facilities or modification expansion of existing facilities (other than for maintenance of existing facilities) will require Development Plan approval and are subject to the following:~~

~~**a.** Phasing plan for the staging of development indicating the anticipated timetable, and site plans for project initiation, expansion possibilities, completion, consolidation possibilities and decommissioning.~~

~~**b.** Oil spill contingency plan (using the most effective feasible technology) indicating the location and type of cleanup equipment, designation of responsibilities for monitoring, cleanup, waste disposal and reporting of incidents and provisions for periodic drills by the operator to test the effectiveness of the cleanup and containment equipment and personnel.~~

~~**c.** A fire protection system approved by the governing fire authority.~~

~~**d.** All facilities not requiring an ocean site to be able to function, including wastewater and ballast water processing facilities, major petroleum storage facilities, offices and warehouses (excluding facilities housing oil spill containment and recovery equipment) shall be set back from the ocean. Those uses which can be located away from the ocean to an alternative location shall be considered as inappropriate ,unless it is demonstrated that alternative locations are infeasible or more environmentally damaging.~~

~~**e.** Effective screening of proposed and existing industrial facilities on the site from public view. Effective screening would include the removal of unused or unsightly equipment from public view, the siting of proposed facilities in an inconspicuous manner through careful site design and the provision of contoured banks and grading, extensive landscaping, and decorative walls and fences.~~

~~**f.** Any part of the facilities that cannot effectively be screened shall be painted with non-reflective paint of colors that blend with surrounding natural landscape.~~

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.

~~**3. Minor Modification Requirements.** All uses shall be confined to the existing site; however, alterations or modifications for improved operational management may be permitted if they meet the following criteria:~~

~~**a.** Location of uses would be less visible from Highway l due to the site selected or landscaping and screening proposed.~~

~~**b.** Site alterations or disturbance of existing vegetation is minimized.~~

~~**c.** Proposed location would be less hazardous than existing sites and incorporate best technology for oil spill containment or other potential impacts.~~

~~**4. Air Pollution Standards.** Any expansion or modification of facilities or the construction of new facilities shall meet San Luis Obispo County Air Pollution (APCD) standards.~~

E. 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 7-11). 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 21090, Title 27, California Code of Regulations (see Figure 7-11).

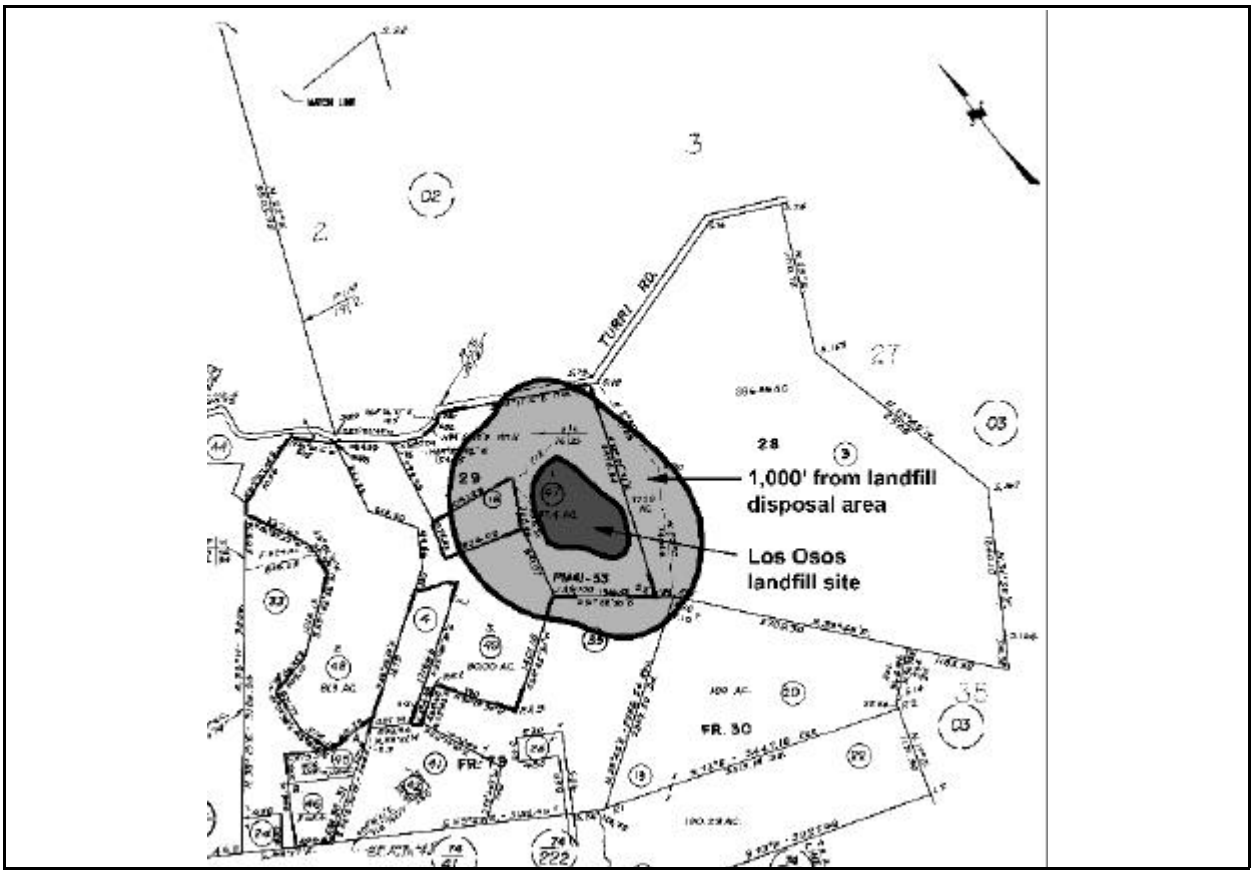

Figure 7-11: Los Osos Landfill Site and 1,000' Radius

~~PUBLIC FACILITY: The following standards apply to lands in the Public Facility land use~~

~~**1. Los Osos Landfill.** Expansion or alteration of the landfill site (other than for on-going maintenance) shall require Development Plan review and shall incorporate provisions for correcting the existing and potential sedimentation problems which contribute to off-site impacts. On-going operations shall also be conducted in a manner which minimizes the sedimentation problem.~~

~~Wastewater Treatment Facility.~~

~~The following standards apply only to the site located on Turri Road.~~

~~2. **Limitation on Use.** Uses identified by Table O, Part I of the Land Use Element and Local Coastal Plan as "A", "S", or "PP" uses are limited to crop production and grazing, pipelines and power transmission, public utility centers, water wells and impoundments, caretakers residence, and ancillary, non-intensive recreation activities.~~

~~3. **Permit Requirement.** Development Plan approval is required for a public utility center, pipelines, or non-intensive recreation activities. The Development Plan shall include a site layout plan, architectural plan, landscape plan and grading plan which demonstrate that visual intrusion and impacts of the facility will be minimized. The facility shall be sensitive to and shall maintain and blend with the rural character of the area. The facility shall be screened on the north, west and east utilizing a natural landscape buffer as recommended in the final project EIR. The landscape plan shall incorporate native plant materials to the maximum extent feasible, and in addition, a night lighting plan shall be prepared that is compatible with the rural character of the surrounding area. Setbacks from the coastal streams and riparian habitat and wetland vegetation (on and off-site), shall follow the recommendations contained in a vegetation study of the site to be prepared based upon the final design of the facility and approved by the Planning Department in conjunction with the Environmental Coordinator's Office. A treatment facility contingency plan shall be prepared which identifies the safety measures employed and an action plan to be implemented to prevent untreated influent from the community, treated effluent from the facility, or plant chemicals from entering Warden Creek, Los Osos Creek, and/or Morro Bay. The plan shall be submitted and approved by the office of Environmental Coordinator prior to commencement of construction of the community wastewater system.~~

~~4. **Continued Agricultural Use.** The county shall offer for agricultural production the unused portion of prime agricultural land adjacent to and unused by the sewage treatment plant on the site.~~

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 7-12.

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.

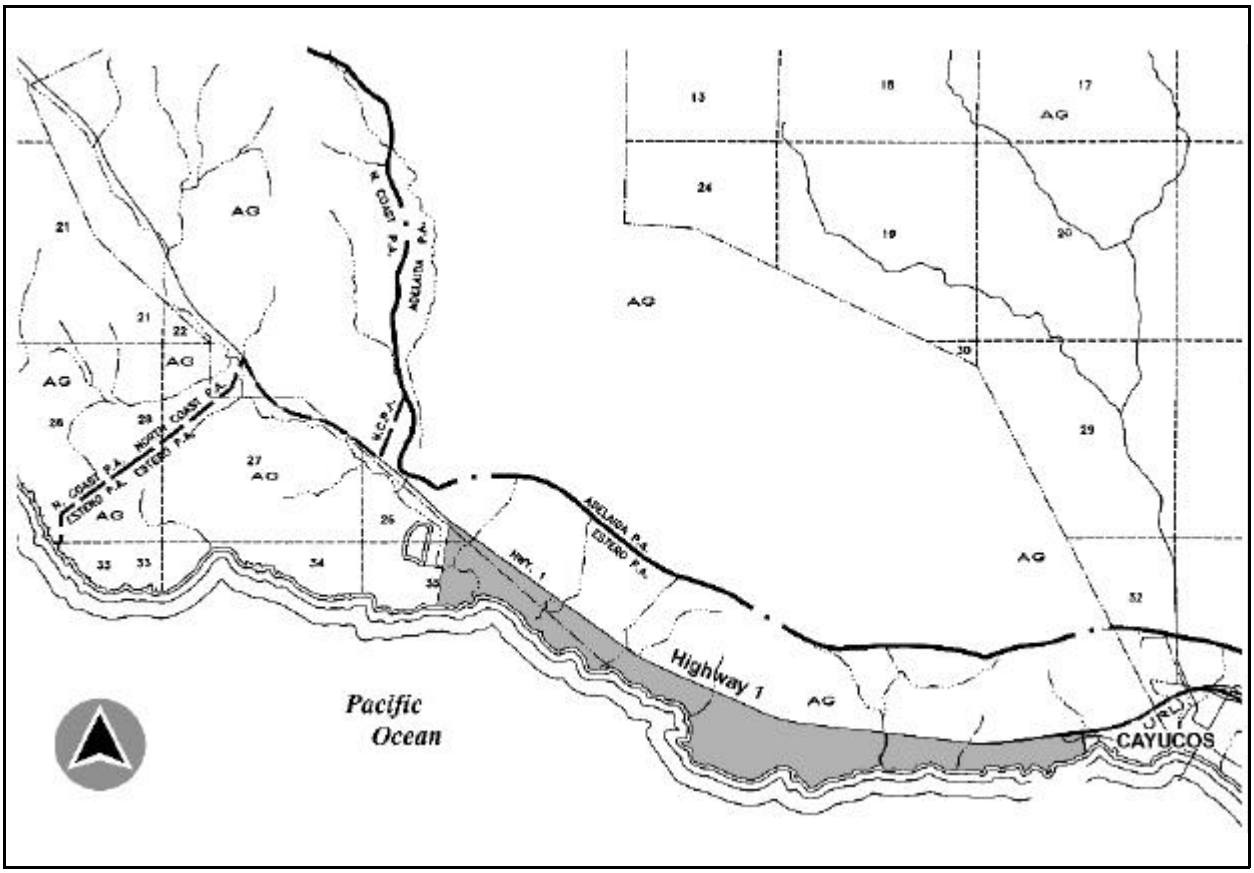

Figure 7-12: Open Space Category: Coastal Terrace West of Cayucos

RECREATION: The following standards apply to lands in the Recreation land use category located outside the urban and village reserve lines.

A. ~~1.~~ Limitation on Use--Highway 41. Allowable uses are limited to the existing membership organization~~s~~ facilities, water wells and impoundments, and ~~continuing phased-development of~~ the existing mobilehome park with ~~development of~~ recreational vehicle spaces~~, which would require Development Plan Review~~.

B. ~~2.~~ Limitation on ~~of~~ Use and Development--Montaña de Oro State Park~~s~~. (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. ~~Uses allowed by Coastal Table O shall be limited to recreation; agricultural activities; coastal accessways; and water wells and impoundments. New development shall require Development Plan review.~~

C. Seaward of Highway 1 Between the City of Morro Bay and the Cayucos Urban Reserve Line

1. ~~3.~~ Limitation on Use. Allowable uses shall be limited to passive recreation ~~activities; caretaker's residence provided no land divisions are required~~; pipelines and transmission lines ~~and receiving facilities~~; coastal accessways; and water wells and impoundments.

~~**4. Permit Requirements.** Minor Use Permit approval is required for all uses unless a development plan is required by the LUE or the Coastal Zone Land Use Ordinance.~~

2. ~~5.~~ 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 75 years without construction of ~~a~~ shoreline protective ~~device~~ structures that would in the opinion of the Planning Director require substantial alterations to the natural landforms along bluffs and

cliffs. In any case, the minimum setback shall be~~, or at least~~ 25 feet~~, whichever is the greater distance~~.

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. ~~1.~~ Minimum Parcel Size--Lots Adjoining Agricultural Area North of Tapidero Avenue ~~Road~~. Minimum parcel size for lots adjoining the Agricultur~~al~~ land use category ~~designation to the~~ north of Tapidero Avenue shall be 5 acres.

V. ~~B.~~ 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 ~~Area~~, 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. ~~1.~~ **Building Permits: Clearance for Services.** ~~**--District Authorization Required.**~~ All applications for building permit approval ~~within the community of Cayucos~~ 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. Condominium-Hotels and Motels.

Hotels and motels that are condominiums or planned development projects may be permitted in accordance with Chapter 23.08 of the Coastal Zone Land Use Ordinance wherever hotels and motels are allowable uses.

D. Parking Lot Design--Central Business District.

The following standards are intended to facilitate a more pedestrian-friendly environment downtown as illustrated in Figure 7-13. 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.

E. Cayucos Drive Area.

The following standards apply within the Cayucos Drive Area as shown in Figure 7-14.

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 7-14.

   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.

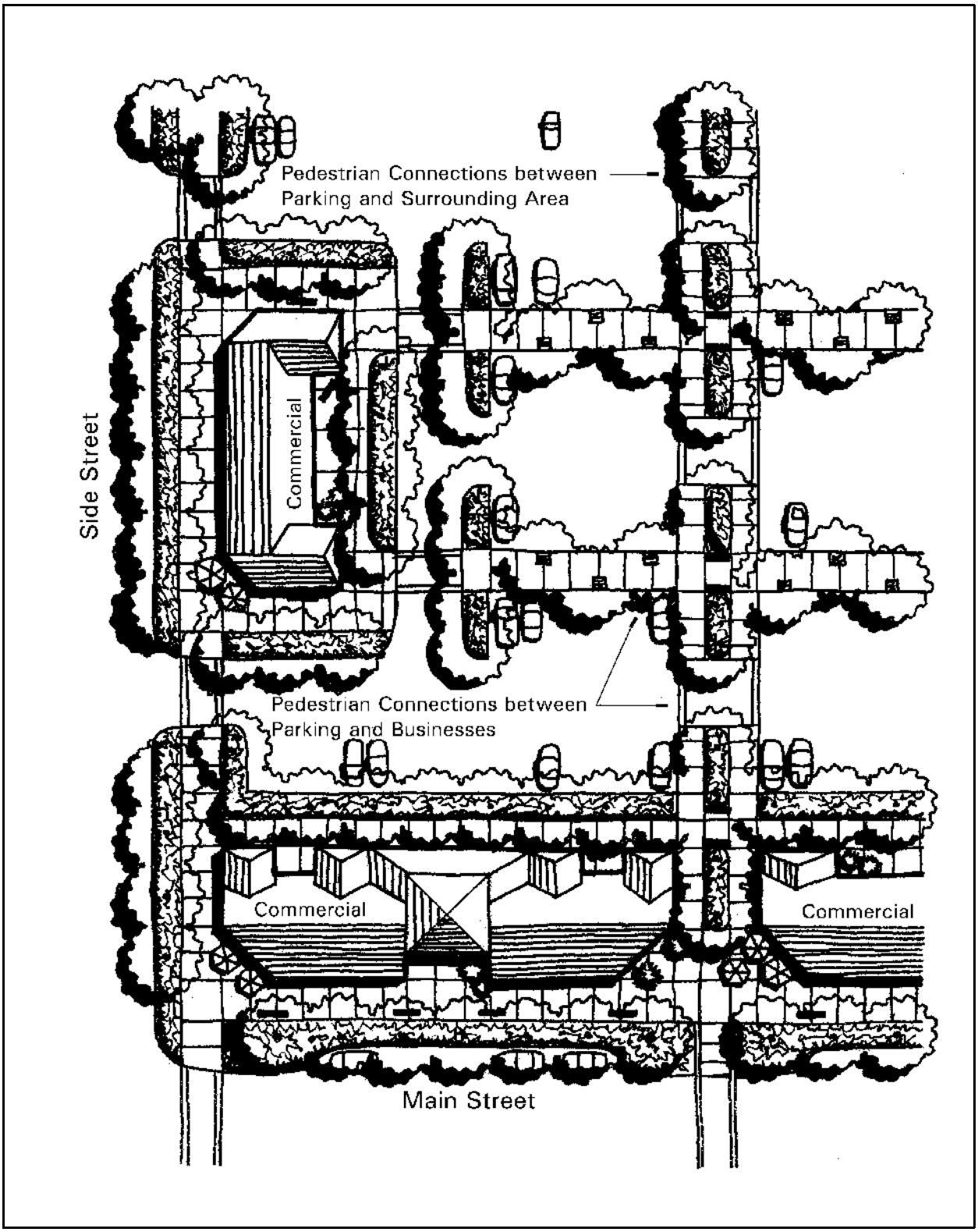

Figure 7-13: Parking Lot Design--Central Business District

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.

Office and Professional Category. See the listing of standards under Office and Professional for additional standards within the Cayucos Drive Area.

F. West of Cayucos Creek.

The following standards apply within the area west of Cayucos Creek as shown in Figure 7-15.

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

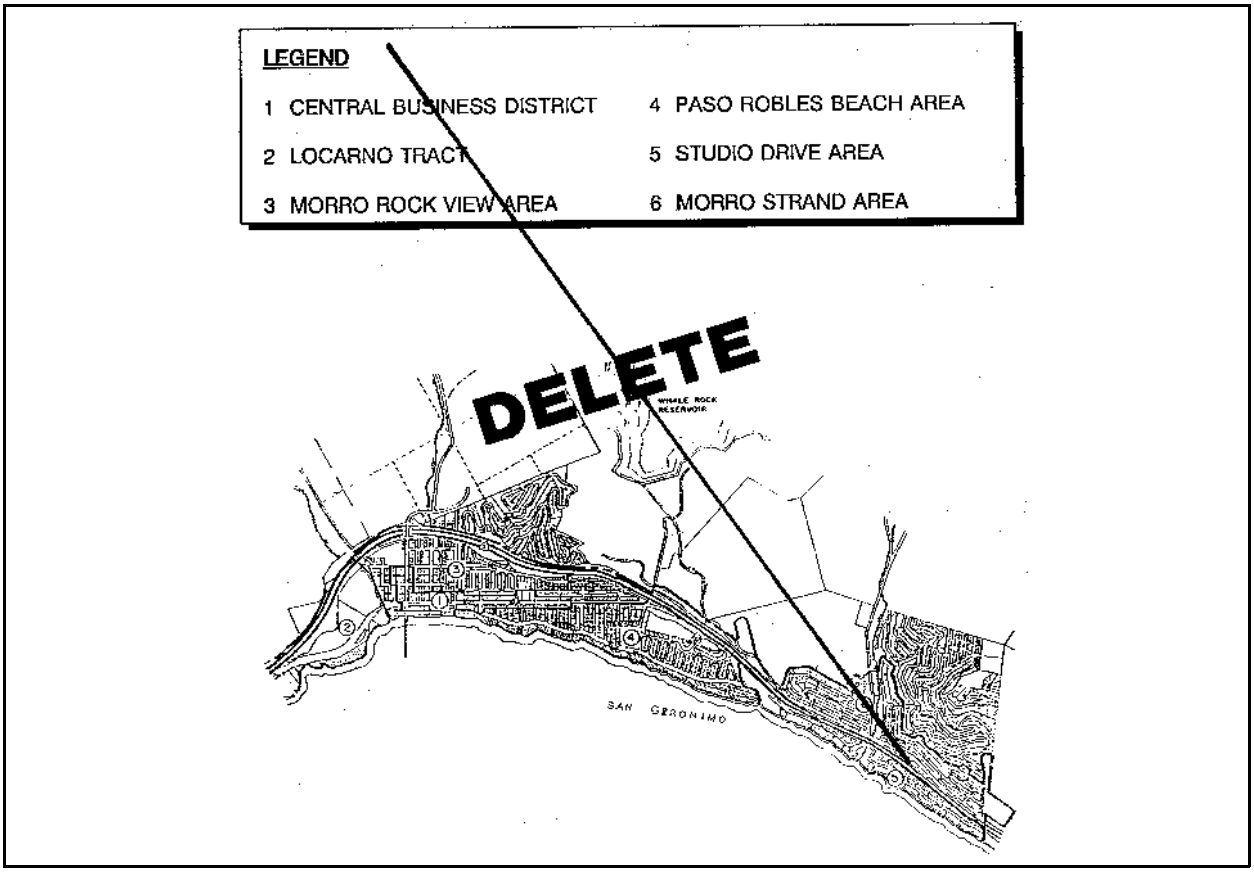

Figure 7-1: Cayucos Location Map

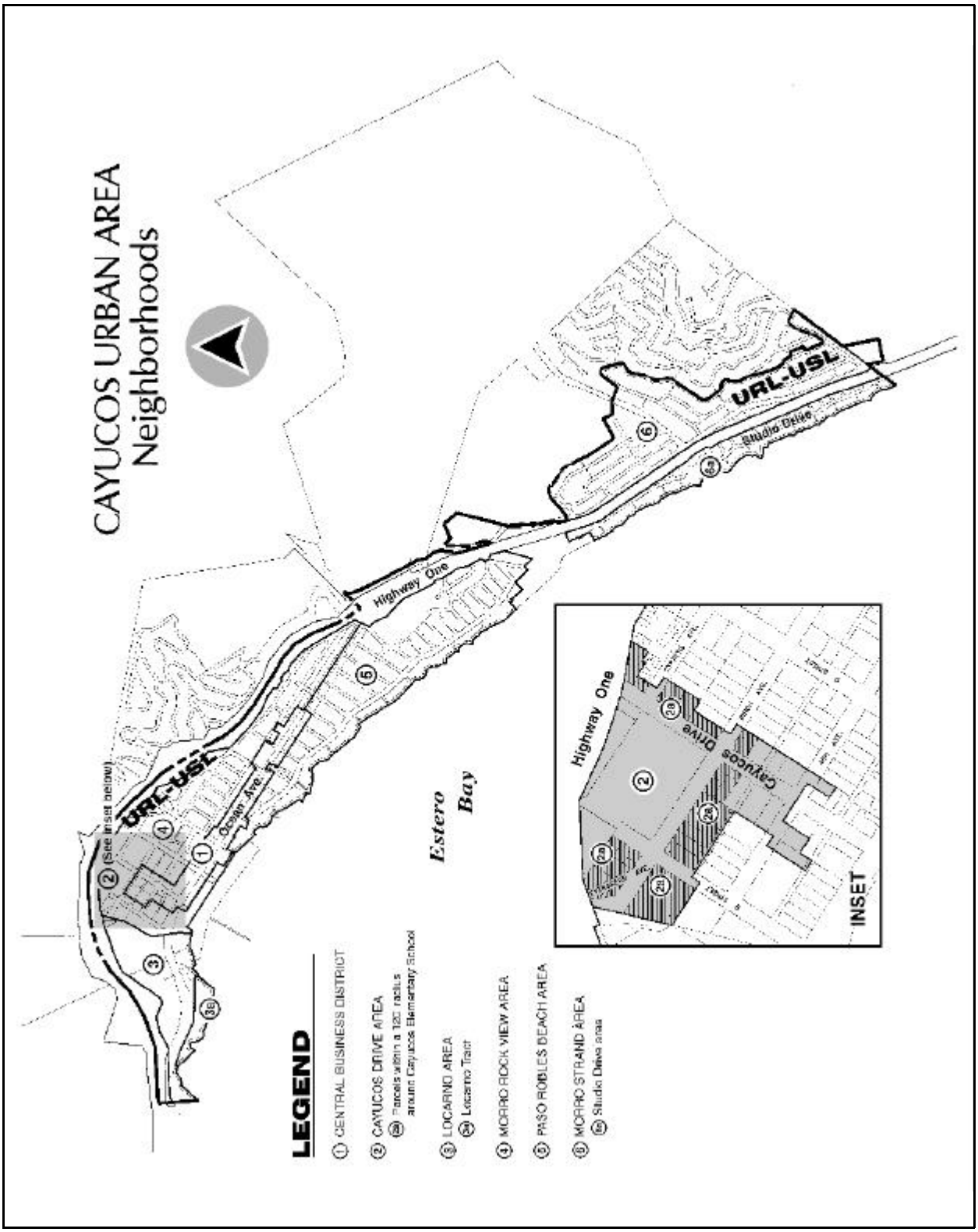

Figure 7-14: Cayucos Location Map

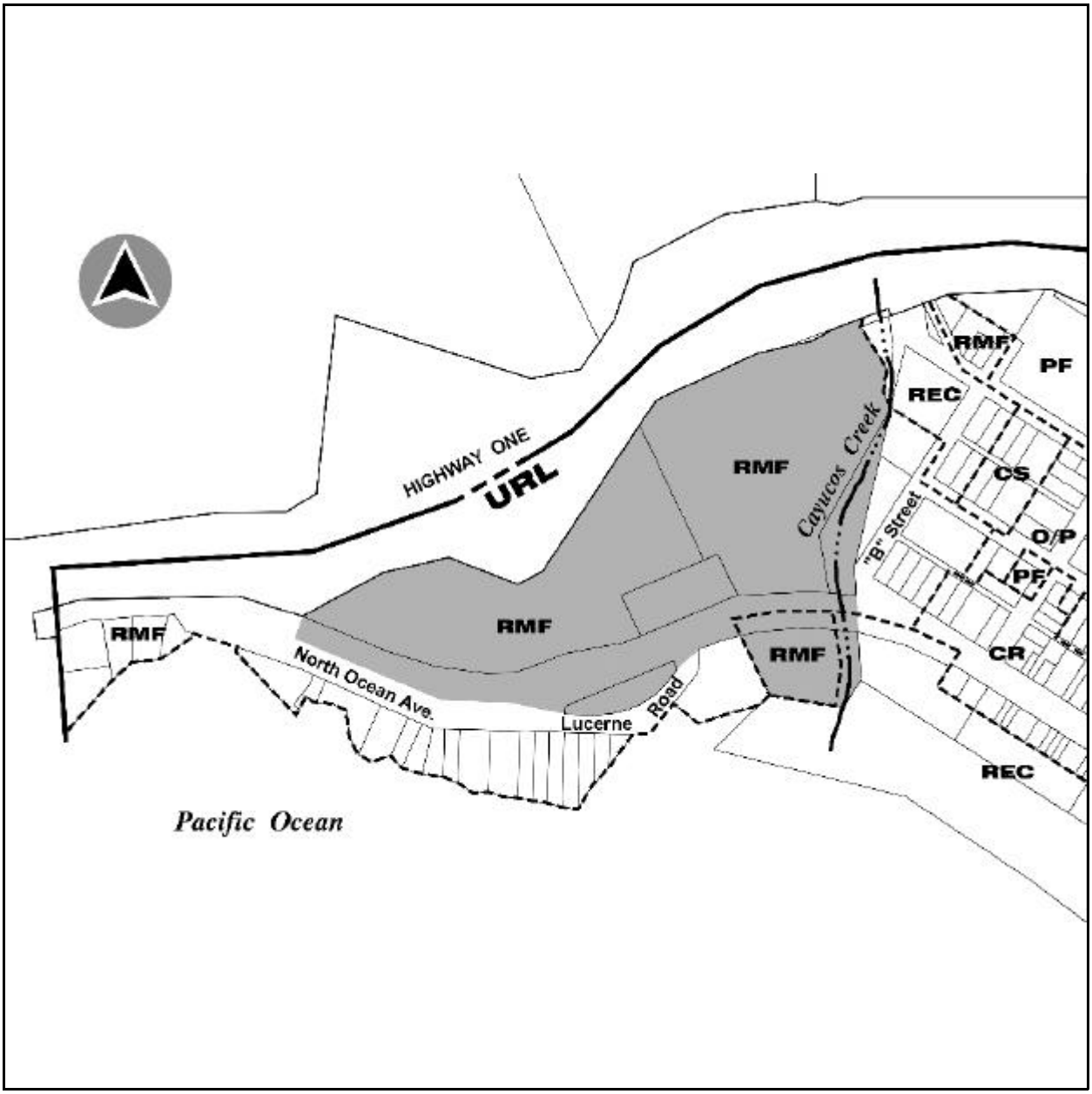

Figure 7-15: Area West of Cayucos Creek

G. ~~2.~~ 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 7-14 ~~8-1~~. ~~Where no setback is listed, it shall be determined by applicable sections of the Coastal Zone Land Use Ordinance.~~

1. ~~a.~~ 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. ~~25-foot minimum unless a geologic report prepared by a registered civil engineer or other qualified professional indicates that a larger setback is necessary to withstand 75 years of bluff erosion.~~

~~**b. Morro Rock View and Morro Strand Subdivisions:**~~

~~Front: 10 feet~~
~~Side: 3 feet~~
~~Rear: 5 feet~~
~~Corner-side: 5 feet~~

~~Except that no front yard setbacks are required on lots in Block 18 fronting on Park Avenue.~~

~~**c. Paso Robles Beach.** The following special building setbacks apply to Paso Robles Beach Subdivisions Nos. 1, 2 and 3:~~

~~**(1) Front Setback.** The minimum front setback on all lots is 15 feet, except as follows:~~

~~0 feet: All lots along the west side of Pacific Avenue.~~

~~5 feet: Sub. 1, Blk. 5, Lot 2.~~
~~Sub. 3, Blk. 16, Lots 1-3 (double frontage setback from both 23rd and 24th Streets).~~
~~10 feet: All lots along the east side of Pacific Avenue.~~
~~Sub. 1, Blk. 20, Lot 1.~~
~~Sub. 3, Blk. 10, all lots.~~
~~Sub. 3, Blk. 14, all lots.~~
~~Sub. 3, Blk. 15, Lots 1-7.~~
~~Sub. 3, Blk. 15, Lots 12-19.~~
~~Sub. 3, Blk. 16, Lots 1-4.~~

~~**(2) Side Setback.** The minimum side setback on all lots is 3 feet, except as follows:~~

~~5 feet: Sub. 1, Blk. 5, Lot 1, north side.~~
~~Sub. 1, Blk. 5, Lot 2, east side (west side must meet rear setback for ocean bluff top).~~

~~10 feet: Sub. 2, Blk. 6, Lot 19, east side.~~
~~Sub. 2, Blk. 9, Lot 1, east side.~~

~~**(3) Corner Side Setback.** The minimum side setback on the street side of a corner lot is 5 feet, except as follows:~~

~~0 feet: All corner sides along the west side of Pacific Avenue.~~

~~10 feet: All corner sides along the east side of Pacific Avenue.~~

~~**(4) Rear Setback.** The minimum rear setback on all lots is 10 feet, except as follows:~~

~~3 feet: Sub. 1, Blk. 5, Lot 2.~~
~~Sub. 3, Blk. 16, Lot 1.~~

~~5 feet: Sub. 3, Blk. 12, Lots 11 and 12.~~
~~Sub. 3, Blk. 13, Lots 11 and 12.~~
~~Sub. 3, Blk. 15, Lots 8-11.~~
~~Sub. 3, Blk. 16, Lots 1-4.~~

~~15 feet: Sub. 1, Blk. 5, Lot 1.~~

~~**d. Studio Drive Area.**~~
~~**(1) West of Studio Drive**~~

~~Front: 0 feet~~
~~Side: 3 feet~~

~~**(2) East of Studio Drive**~~
~~Front: 10 feet~~
~~Side: 3 feet~~
~~Rear: 5 feet~~

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 75 years of bluff 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		5	
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				

1 Where no setback is listed, it shall be determined by applicable sections of the Coastal Zone Land Use Ordinance

Table 7-1 Cont'd, 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**
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 7-16 for examples of wall articulation and relief.

Figure 7-16: 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 ~~adjacent to Morro Bay and the Cayucos Urban Reserve Line~~.

2. **Seawalls**

   a. **Redevelopment.** New seawalls that require substantial alteration to the natural landforms along bluffs and cliffs are not permitted in connection with alteration of existing development that equals or exceeds 75 percent of the replacement cost (as determined by the County Fee Ordinance) of the existing structure. Instead, the development shall be set back in accordance with the required blufftop setbacks in Chapter 23.04 of the Coastal Zone Land Use Ordinance.

   b. **Design and Appearance.** New seawalls and seawall replacements shall be constructed using materials that minimize required maintenance and blend in with the surrounding built and natural environment.

   c. **Location.** New seawalls and seawall replacements shall be located entirely on private property 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 ~~is~~ not ~~to~~ 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 ~~state park holding~~.

C. Sensitive Resource Area (SRA)

1. Setbacks - Coastal Streams. Development shall be setback from ~~the following~~ coastal streams as shown in Table 7-2. ~~the minimum distance established below. Such setbacks shall be measured from the outer limits of riparian vegetation or the top of the stream bank where no riparian vegetation exists. This may be adjusted through the procedure provided in the Coastal Zone Land Use Ordinance.~~

Table 7-2, Coastal Stream Setbacks

COASTAL STREAM	SETBACK (FEET)[1]
Cayucos Creek	**25** ~~**50**~~ ~~25 feet from either bank~~
Little Cayucos Creek	20 ~~feet from either bank~~
Old Creek	50 ~~feet from either bank~~
Willow Creek, inland of Ocean Blvd.	20 ~~feet from either bank north of Ocean Avenue~~
Willow Creek, seaward of Highway 1, in Tract 1078	50, no residential development within floodplain

1 Required setbacks are measured from the top of stream bank, and 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. ~~**1.**~~ **Architectural Character.** New development shall include a detailed facade plan which reflects western, ~~or~~ victorian ~~style~~ 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 ~~Elements of this plan could include the use of~~ 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 7-17 and 7-18.

B. Building Height. Maximum building height shall be 30 feet, except as otherwise required in the central business district (see the following standard C).

~~**2. Height Limitation.** Heights shall be limited to 30 feet.~~

~~**3. Setbacks - Central Business District.** The rear building setback of the northern corner lot at Ocean Avenue and 4th Street (APN 64-131-22) is 10 feet.~~

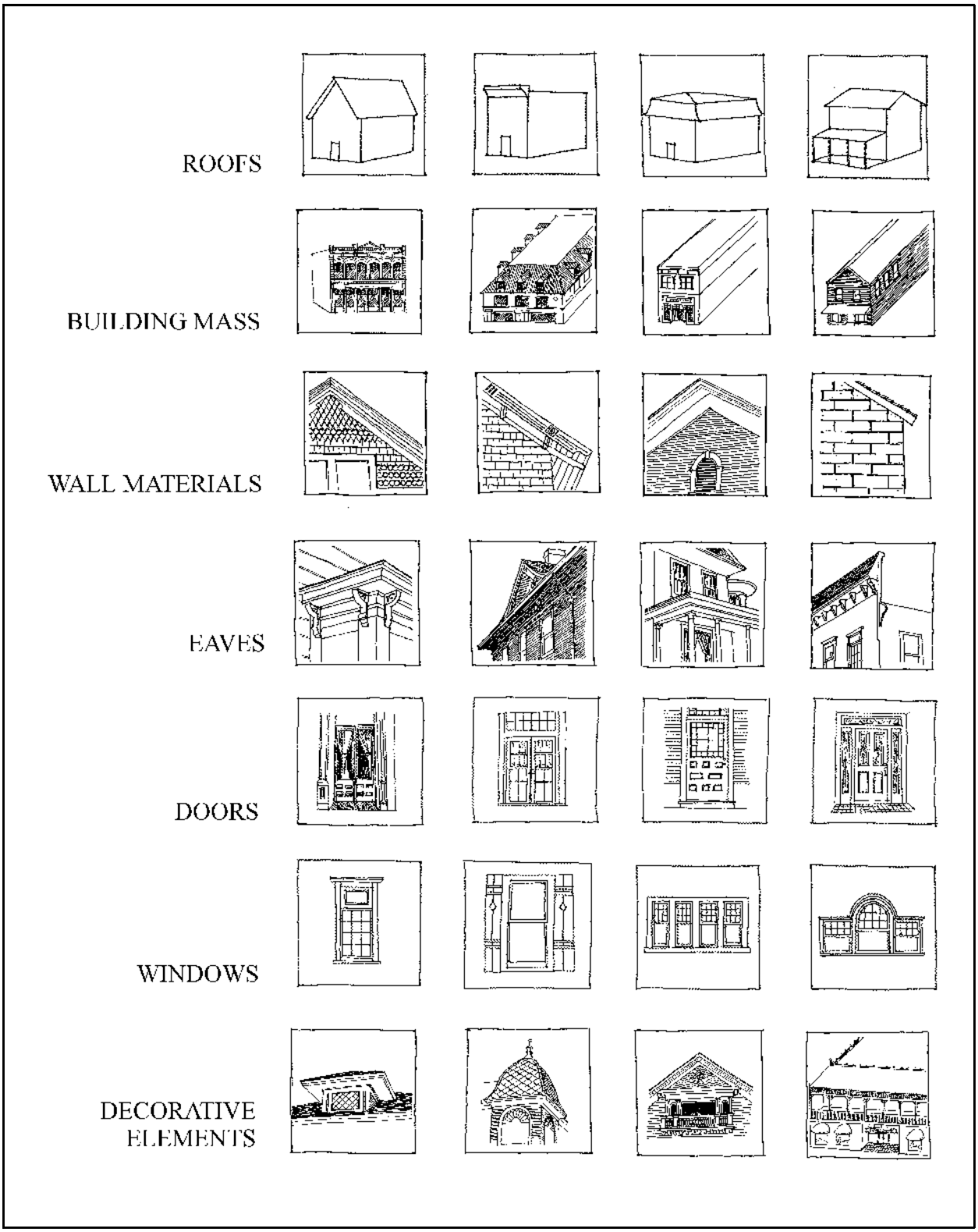

Figure 7-17: Examples of Victorian Architectural Elements

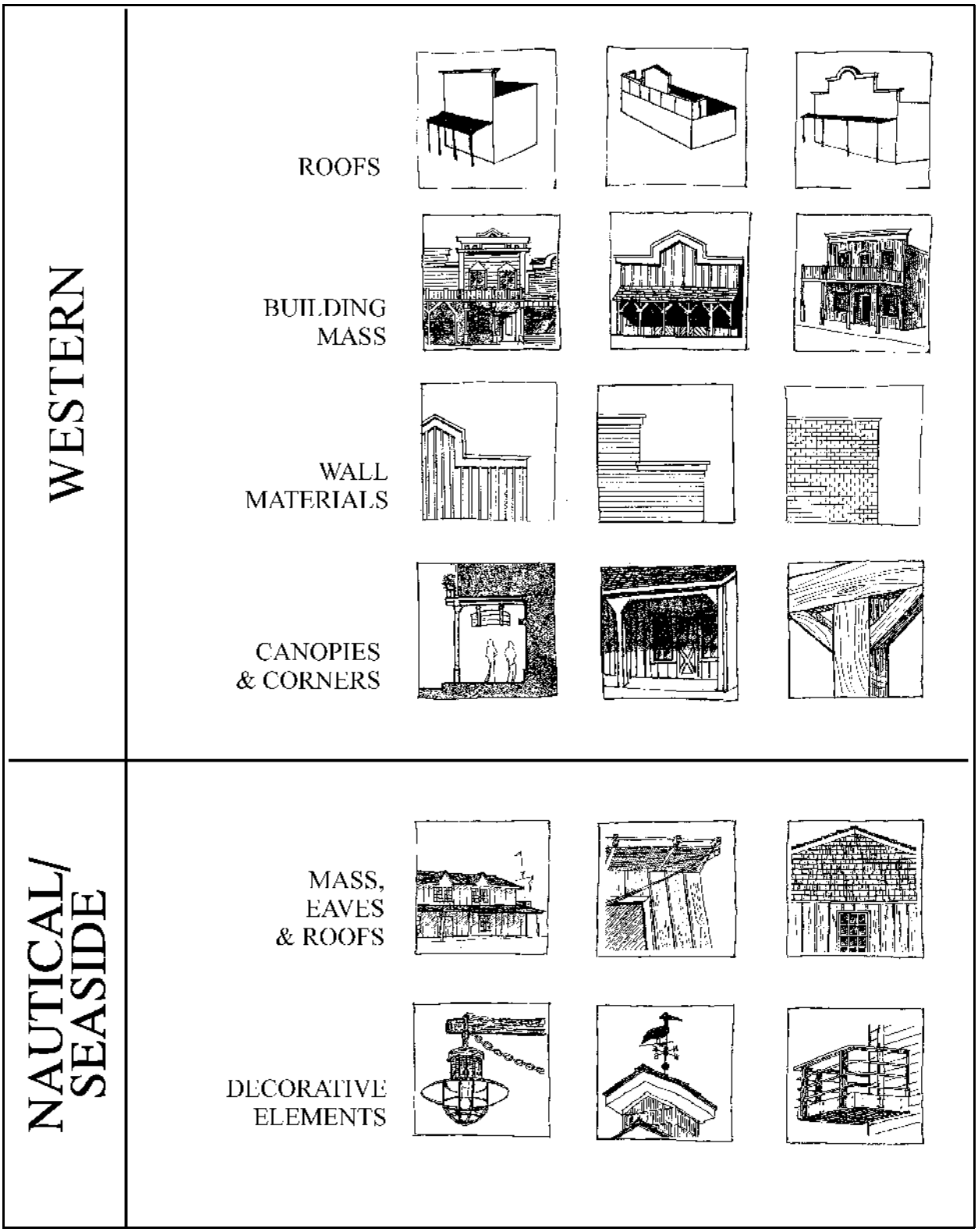

Figure 7-18: Examples of Western and Nautical Architectural Elements

C. Central Business District. The following standards apply within the central business district as shown in Figure 7-14.

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 7-20.

   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 7-19).

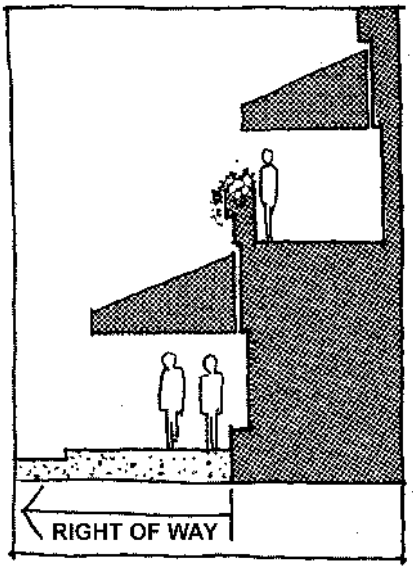

Figure 7-19: Projections Into Right-of-Way

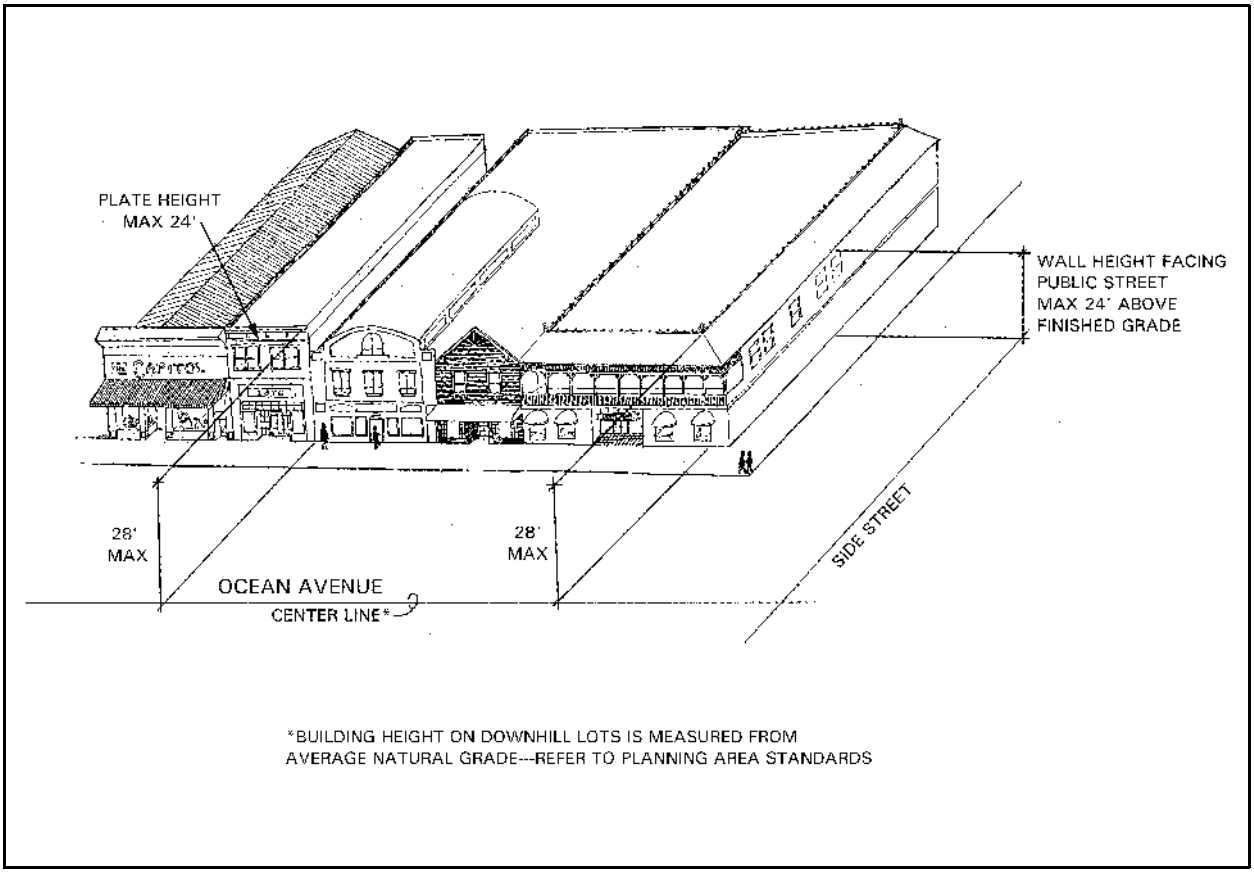

Figure 7-20: Building Height, Mass and Scale on Ocean Avenue in Central Business District

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.

iii. 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. North of the Veteran's Building.** (This is a visitor-serving priority area). The following standards shall apply to the Commercial designation north of Cayucos Creek~~

~~**4. Limitation on Use.** Principal permitted uses are limited to: coastal accessways; eating and drinking places (not including drive-in restaurants, fast-food and refreshment stands); general merchandise stores (limited to tourist-oriented uses such as gift shops and art galleries); hotels and motels. Non-principal permitted uses are limited to public assembly and entertainment (when accessory to a hotel and motel); bed and breakfast facilities; and those cultural, education, and recreation uses (excluding libraries, membership organizations, schools, and social service organizations) normally allowed by Coastal Table O.~~

~~**5. Site Design Criteria - Public Access.** Site design (for the commercial retail property located north of the Veteran's Building along Cayucos Creek) 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.~~

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 7-21. 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.

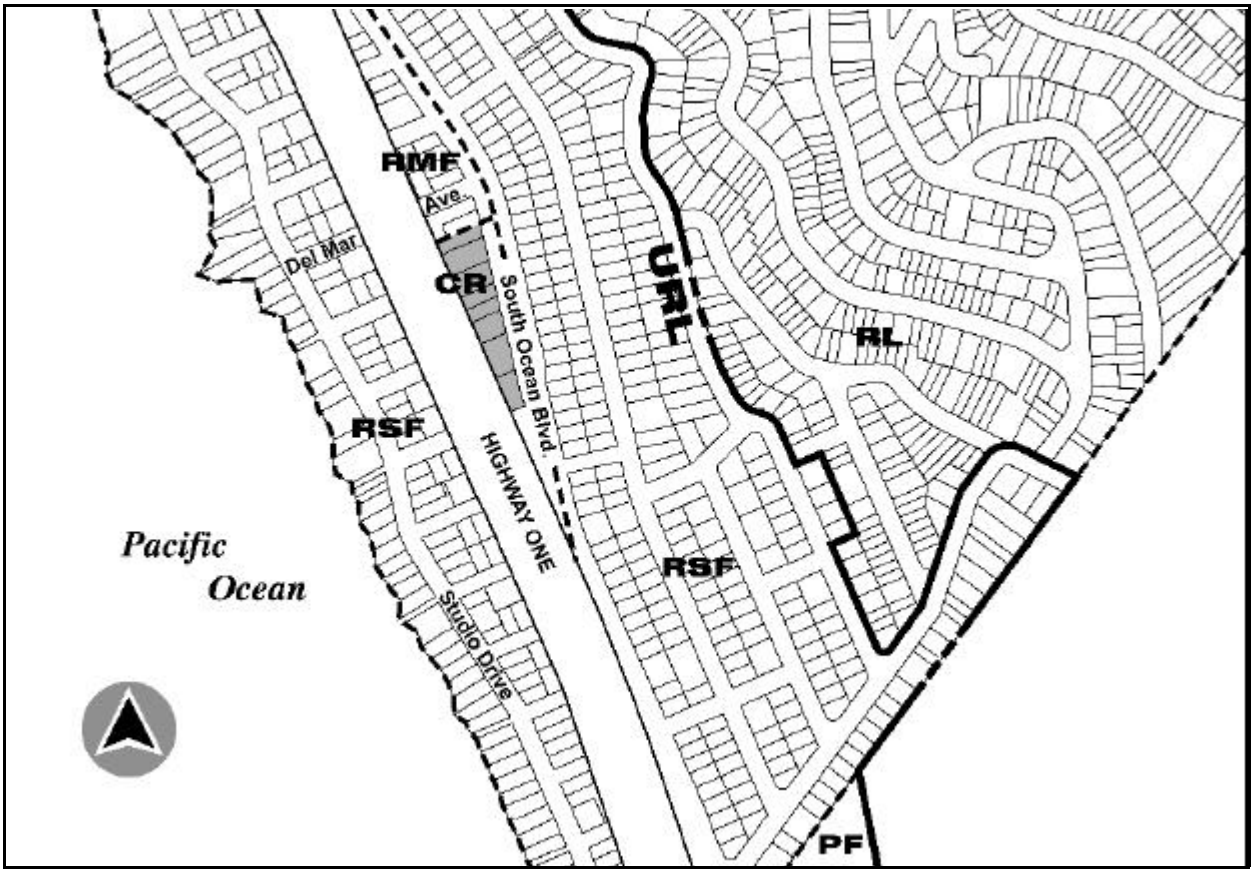

Figure 7-21: Commercial Retail Category: Ocean Blvd. South of Old Creek Road

OFFICE AND PROFESSIONAL: The following standards apply only to lands within the Office and Professional 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 7-22):

3. ~~1.~~ Limitation on Use. Allowable uses ~~identified as "A" or "S" or "PP" by Coastal Table O, Part I of the Land Use Element~~ are limited to a motel and caretaker's residence.

~~**2. Approval Requirements.** Approval requirements for redevelopment shall include the following:~~

~~**a. Density.** The maximum number of motel units, including management or caretaker's quarters, shall be 13.~~

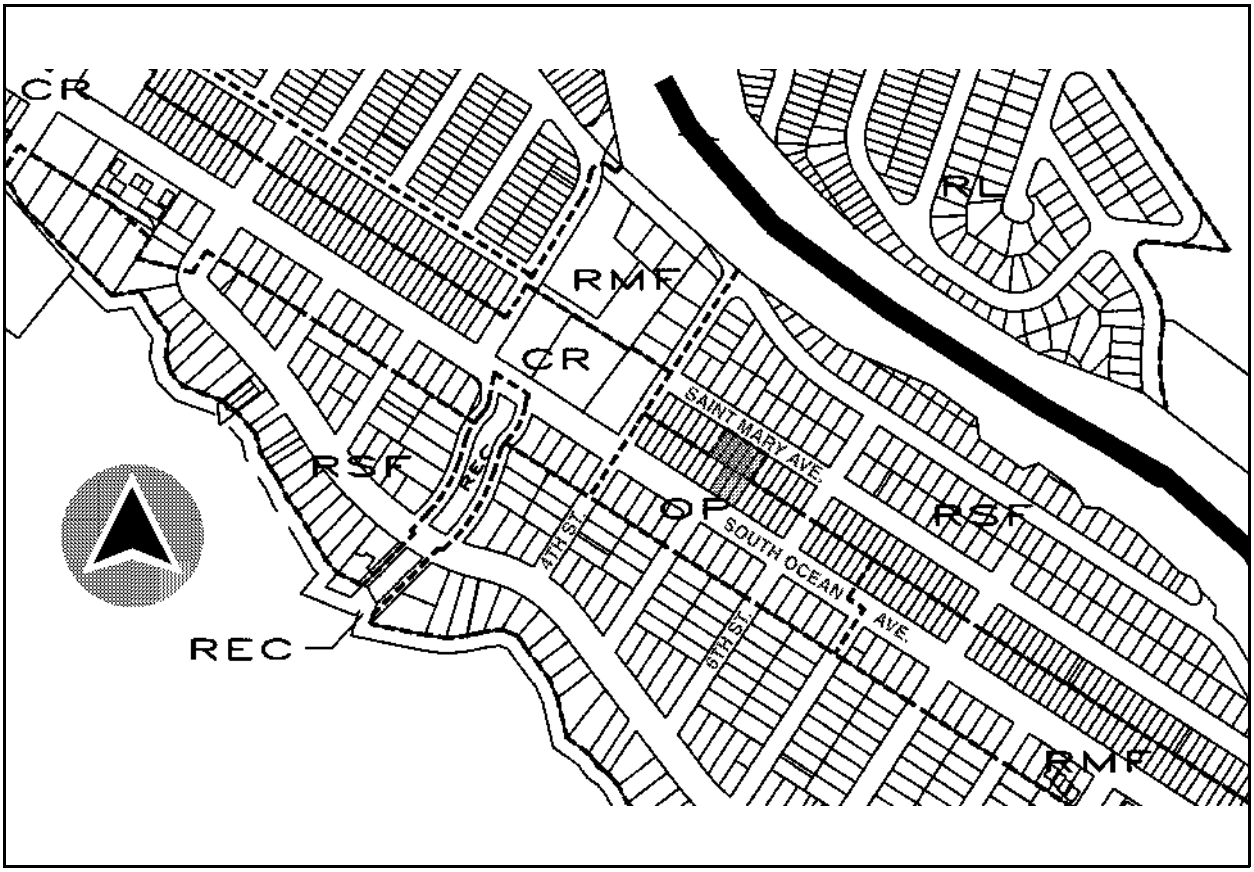

Figure 7-22: Lots Fronting on Both South Ocean and Saint Mary Avenues

4.~~b.~~ **Access.** No guest ~~All~~ access to the property is permitted ~~to be closed~~ from Saint Mary Avenue.

5.~~c.~~ **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.

~~**d. Appearance.** The rear of the motel facing Saint Mary Avenue is to be in visual harmony with residential uses along the street through appropriate architectural and/or landscaping treatment.~~

B. Cayucos Drive Area. The following standards apply within the Office and Professional category in the Cayucos Drive area as shown in Figure 7-14.

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 7-23. 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.

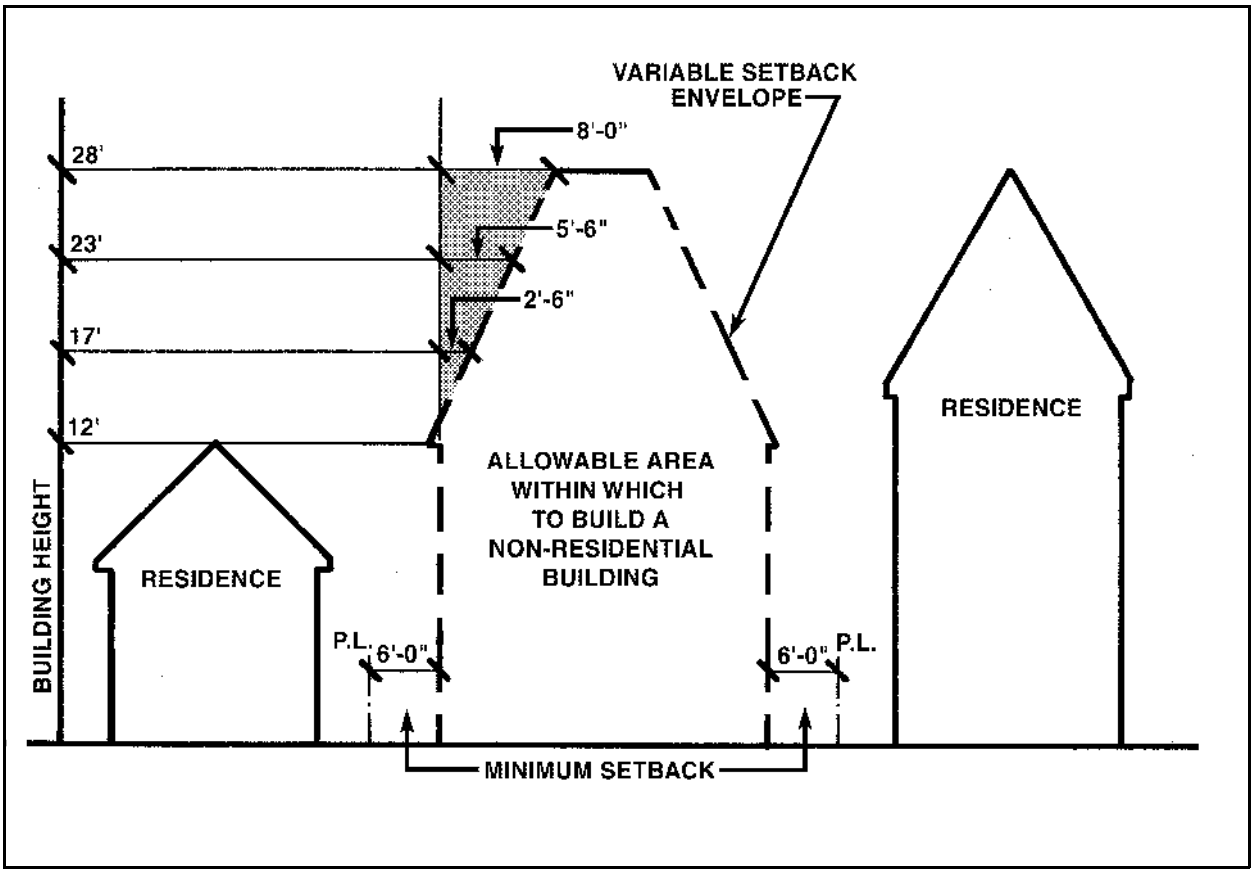

Figure 7-23: Office and Commercial Setbacks from Residential

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.

~~**1. Cayucos State Beach General Development Plan.** As a condition of approval for any permit application for development within Cayucos State Beach, the State Department of Parks and Recreation shall prepare and submit a general development plan to include the following:~~

~~**a.** Provision of additional parking spaces.~~

~~**b.** Consideration should be given to extending the Cayucos pier to increase sports fishing and boating opportunities where a finding can be made that the project is consistent with resource protection. (This is a visitor-serving priority area.)~~

THE FOLLOWING STANDARD MOVED TO CHAPTER 6, PROGRAMS

~~**2. Morro Strand State Beach Improvements.** The State Department of Parks and Recreation shall complete the following improvements:~~

~~**a.** Improvement of a paved parking area south of Old Creek.~~

~~**b.** Picnic tables and restrooms.~~

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

~~**d.** All improvements at this location shall be consistent with the protection of the sensitive wetland habitat.~~

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 7-28.

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;

uses in the "Residential Uses" use group; 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. Residential Density. The maximum residential density shall be 10 dwelling units per acre; 15 dwelling 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. These maximum densities may be exceeded for:

a. Affordable housing in accordance with Coastal Zone Land Use Ordinance standards, or

b. Senior citizen housing in accordance with the following Residential Multi-Family development standards for senior citizen housing, in which case such housing shall have a maximum density of 38 dwelling units per acre.

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. ~~1.~~ 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 ~~**only after a General Plan Amendment is approved that increases buildout of the community to accommodate the increased development potential, and**~~ 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 7-28 shall be 26 units per acre if outside the service area of a water purveyor and if adequate supplemental water can be obtained.

~~**a.** For site greater than one acre, the density shall not exceed 26 units per acre.~~

~~**b.** For sites one acre or less, the density shall not exceed 15 units per acre.~~

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 space 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. ~~2.~~ **Height Limitation.** Maximum allowable building height shall be 28 feet, except as follows:

1. ~~that lots~~ On the seaward ~~west~~ side of North and South Ocean Avenues as shown in Figure 7-24: ~~shall be~~ a maximum of 22 feet.

2. In the Locarno Tract as shown in Figures 7-14 and 7-24: a maximum of 20 feet. **MOVED FROM ORIGINAL STANDARD 3 THAT FOLLOWS**

~~3. **Height - Locarno Tract.** The maximum allowable building height shall be 20 feet.~~
MOVED TO PRECEDING SECTION C

~~4. **Density - Locarno Tract.** Maximum residential density shall be 15 dwelling units/acres.~~

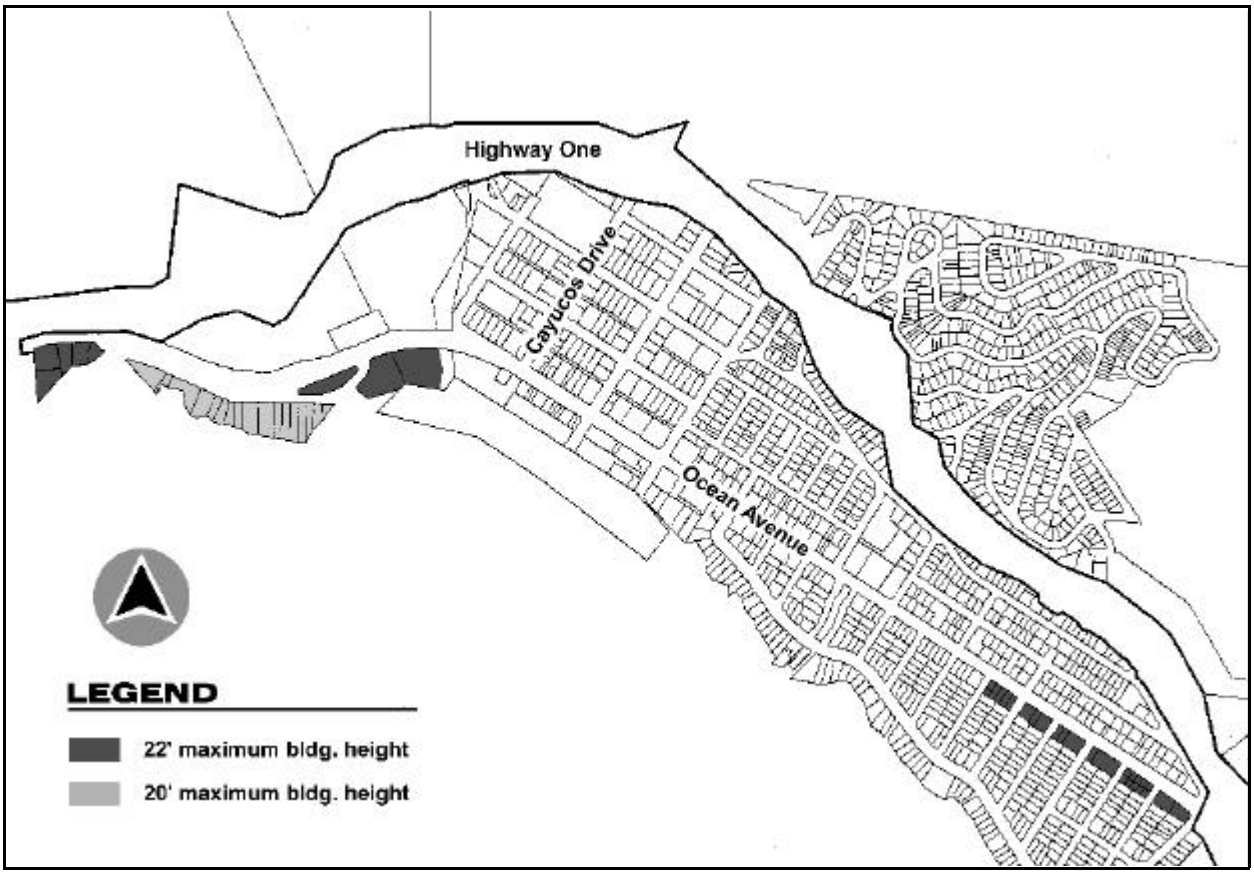

Figure 7-24: Residential Multi-Family Categories Seaward of Ocean Avenue

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 7-25 through 7-27, 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 7-27; however, alternative walkways such as boardwalks are allowable in place of standard concrete sidewalks.

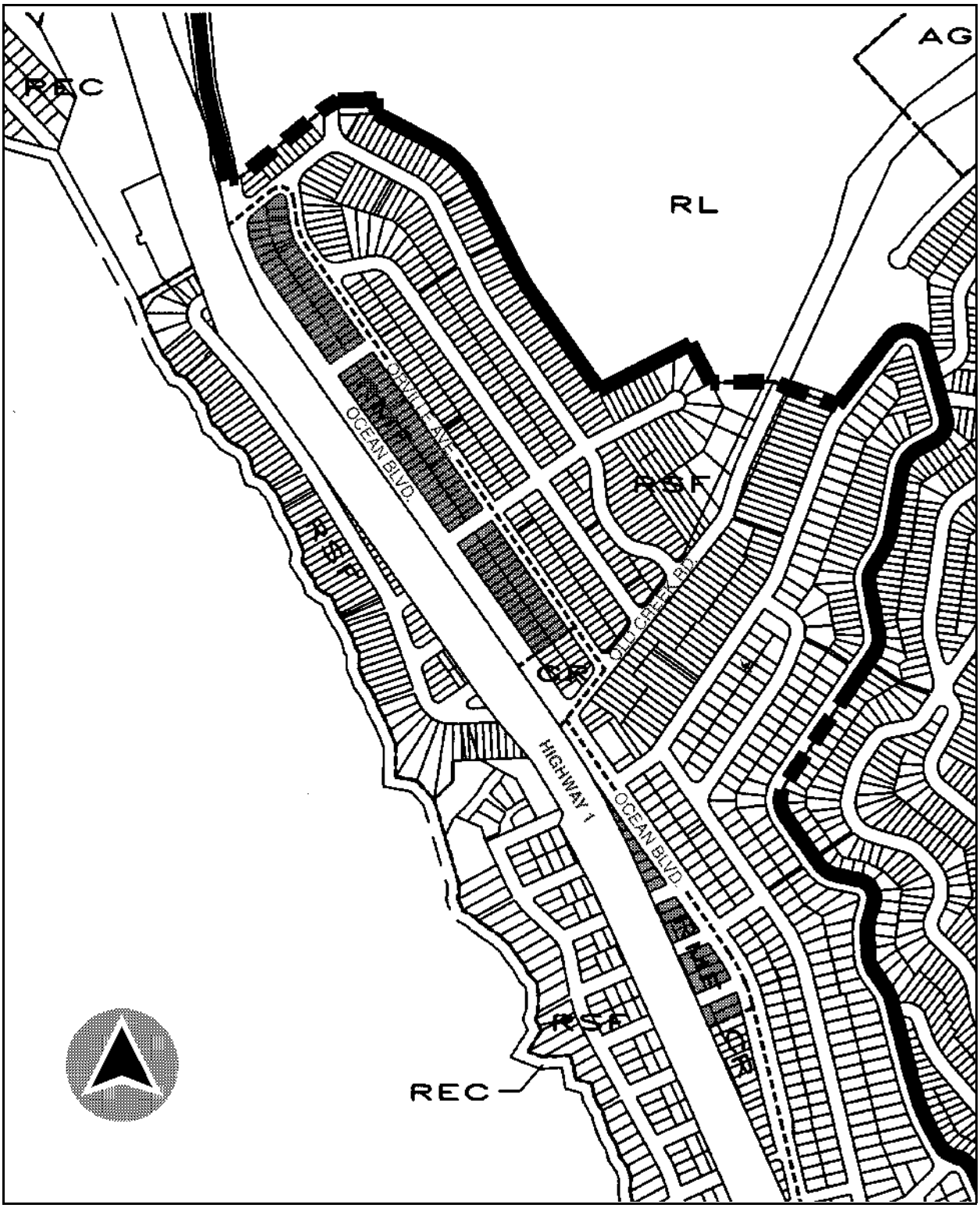

Figure 7-25: Waiver of Curb, Gutter, Sidewalk Improvement Requirements

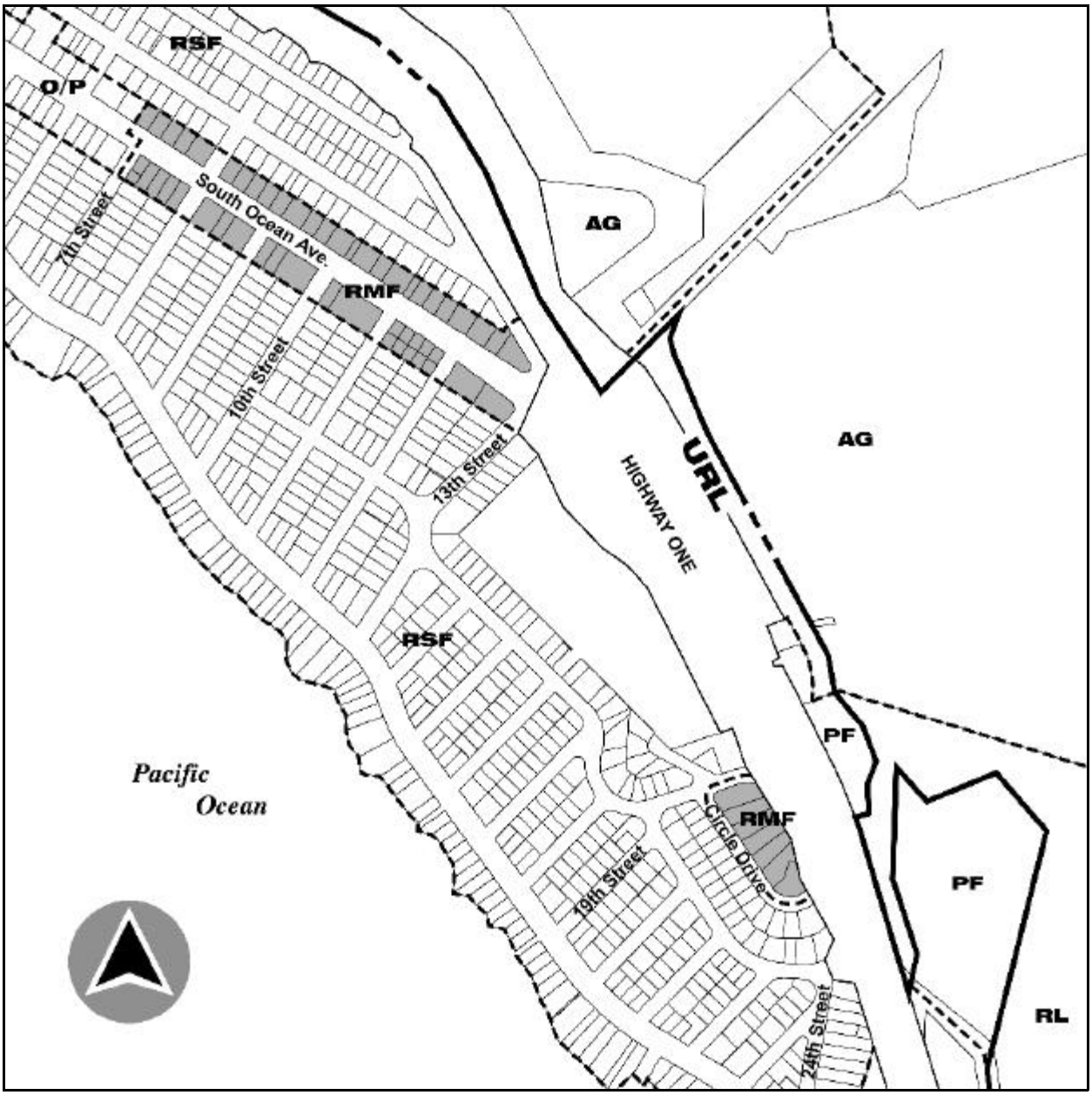

Figure 7-26: Waiver of Curb, Gutter, Sidewalk Improvement Requirements

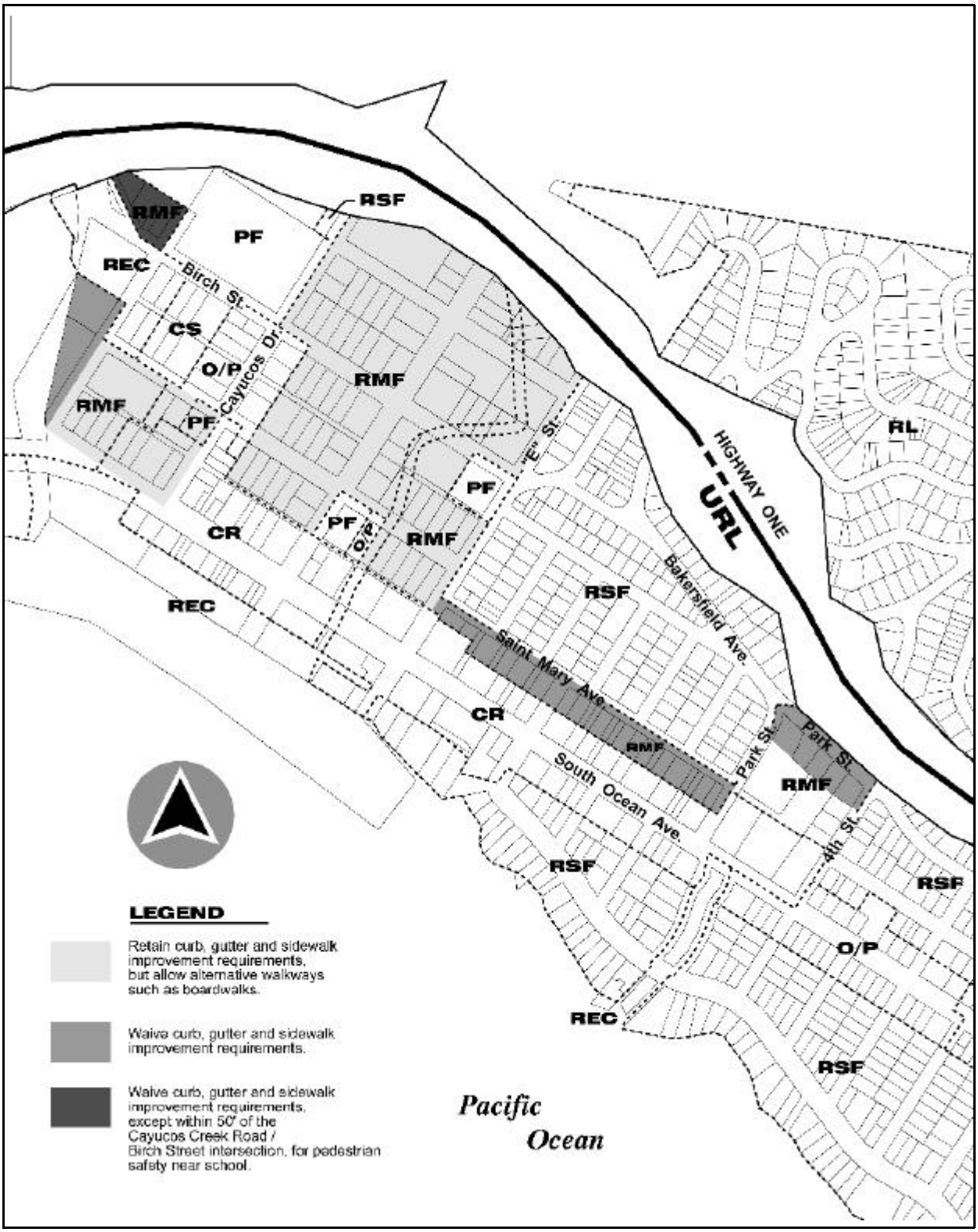

Figure 7-27: Waiver and Retention of Curb, Gutter, Sidewalk Improvement Requirements

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 7-28.

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 7-28). 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 7-28). 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 7-28, 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 7-28.

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.

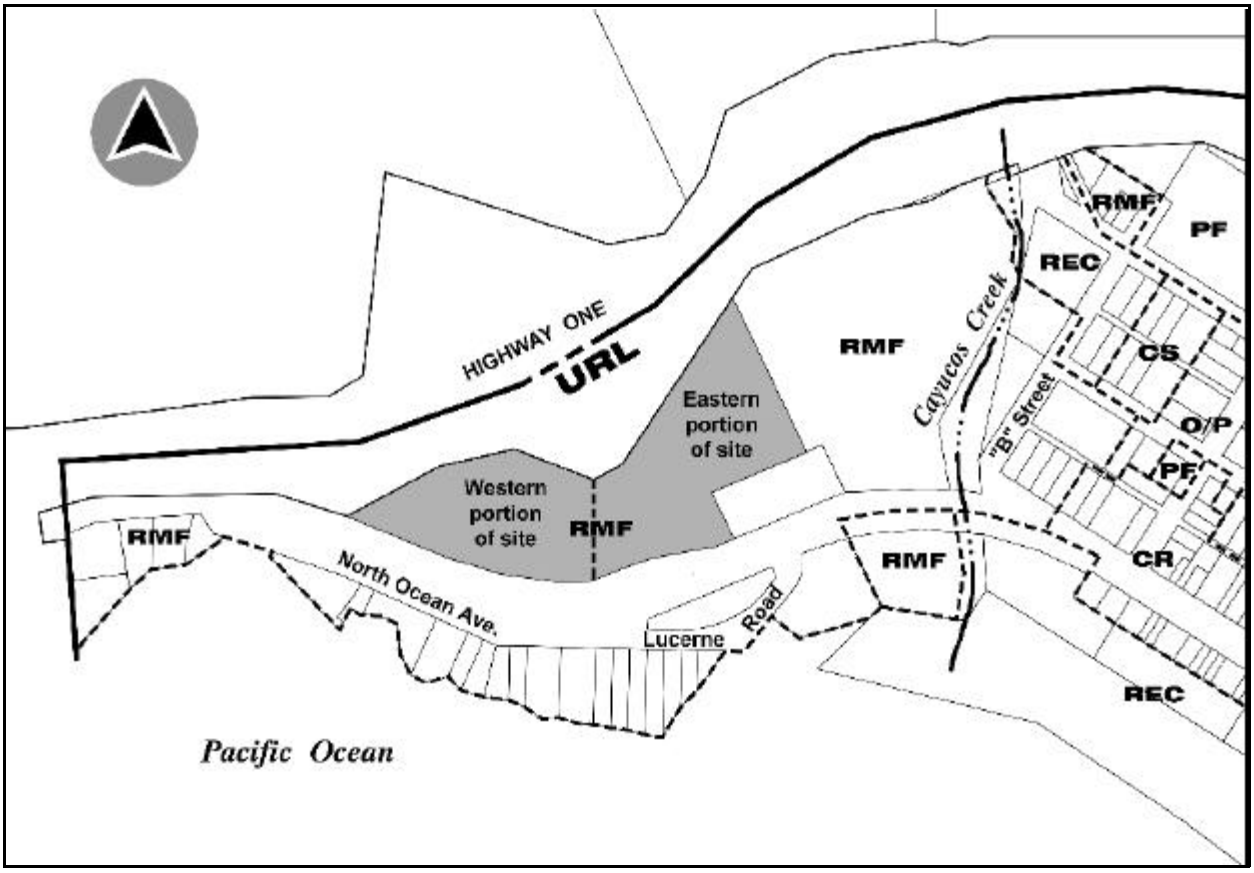

Figure 7-28: 10-Acre Parcel North of Locarno Tract

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. ~~1.~~ 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 7-31. 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 7-29).

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

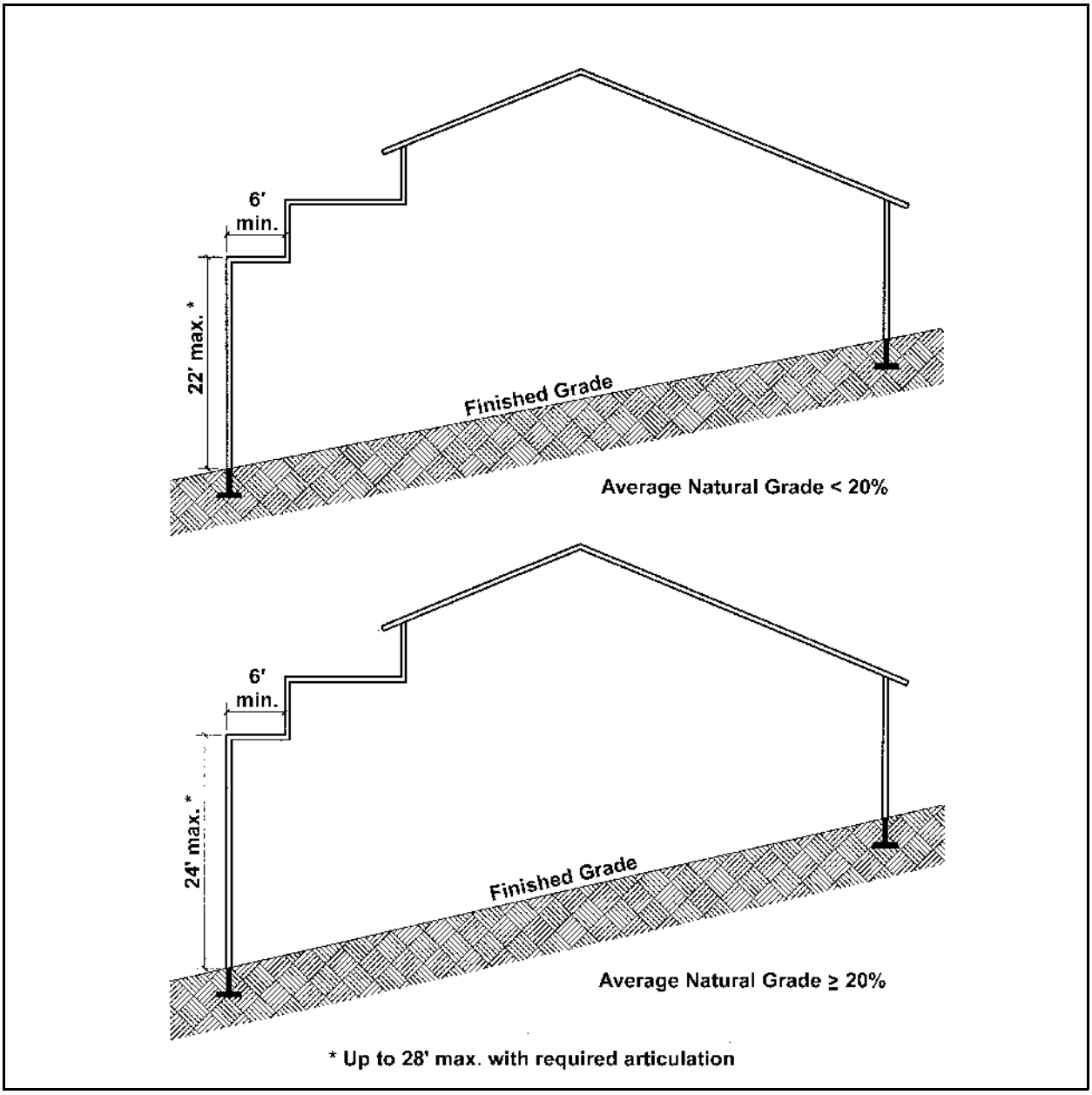

Figure 7-29: Front and Rear Building Face Height and Setback--Residential Single Family Outside Community Small-Scale Design Neighborhoods

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 7-30). All covered decks, and the portions of uncovered decks and balconies that extend into any required setback, shall be included in the building footprint.

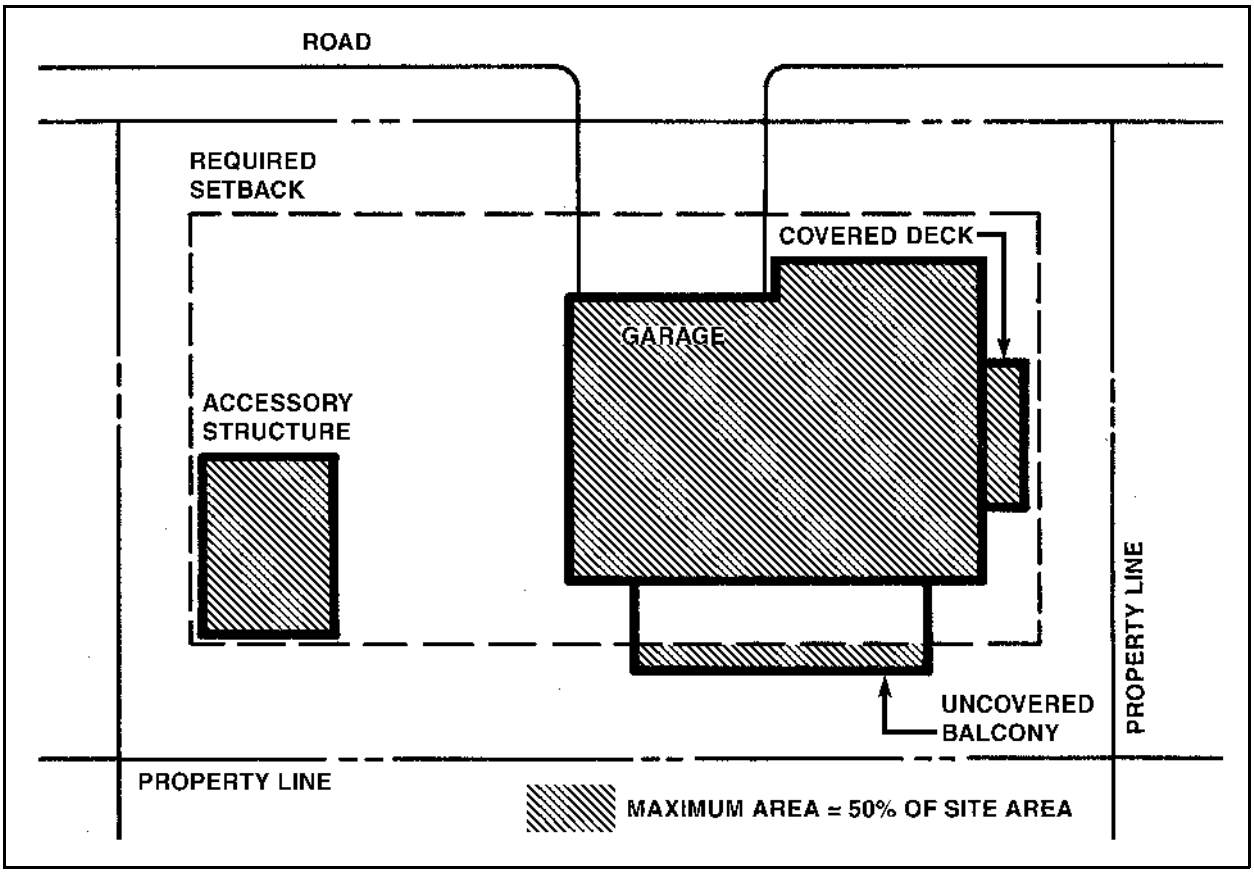

Figure 7-30: Lot Coverage--Residential Single Family Outside Community Small-Scale Design Neighborhoods

D. Community Small Scale Design Neighborhoods

1. ~~2.~~ **Location ~~of Community Small Scale Design Neighborhoods~~.** Two neighborhoods are subject to the following standards (2 ~~3~~, 3 ~~4~~ and 4 ~~6~~~~),~~ and guidelines ~~(5)~~.

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.

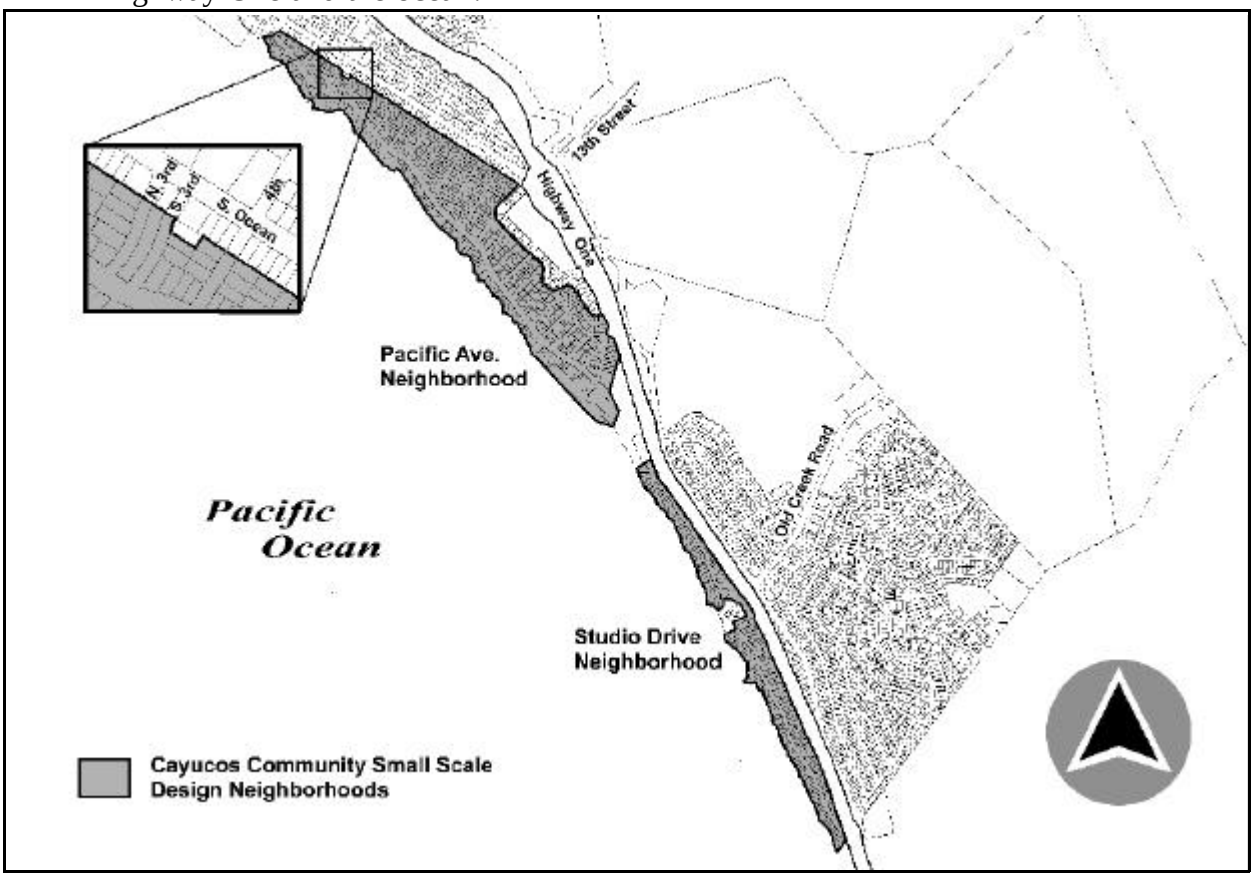

Figure 7-31: Community Small Scale Design Neighborhoods

2. ~~3.~~ **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 3~~4~~a, b, c, e, f(1), and g; and with guideline ~~5~~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 2~~3~~a.(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. ~~4.~~ Standards.

a. Front Setbacks. The ground level floor shall have setbacks as provided in Cayucos Communitywide Standard G. ~~2~~ 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 7-32).

b. Side Setbacks. Single story dwellings shall have setbacks as provided in Cayucos Communitywide Standard G. ~~2~~. 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 ½) 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 7-32).

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 ~~2~~, 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. ~~8-1 below:~~ ~~**(2)**~~ In addition, the second story square footage shall be no greater than 60 percent of the first floor square footage.

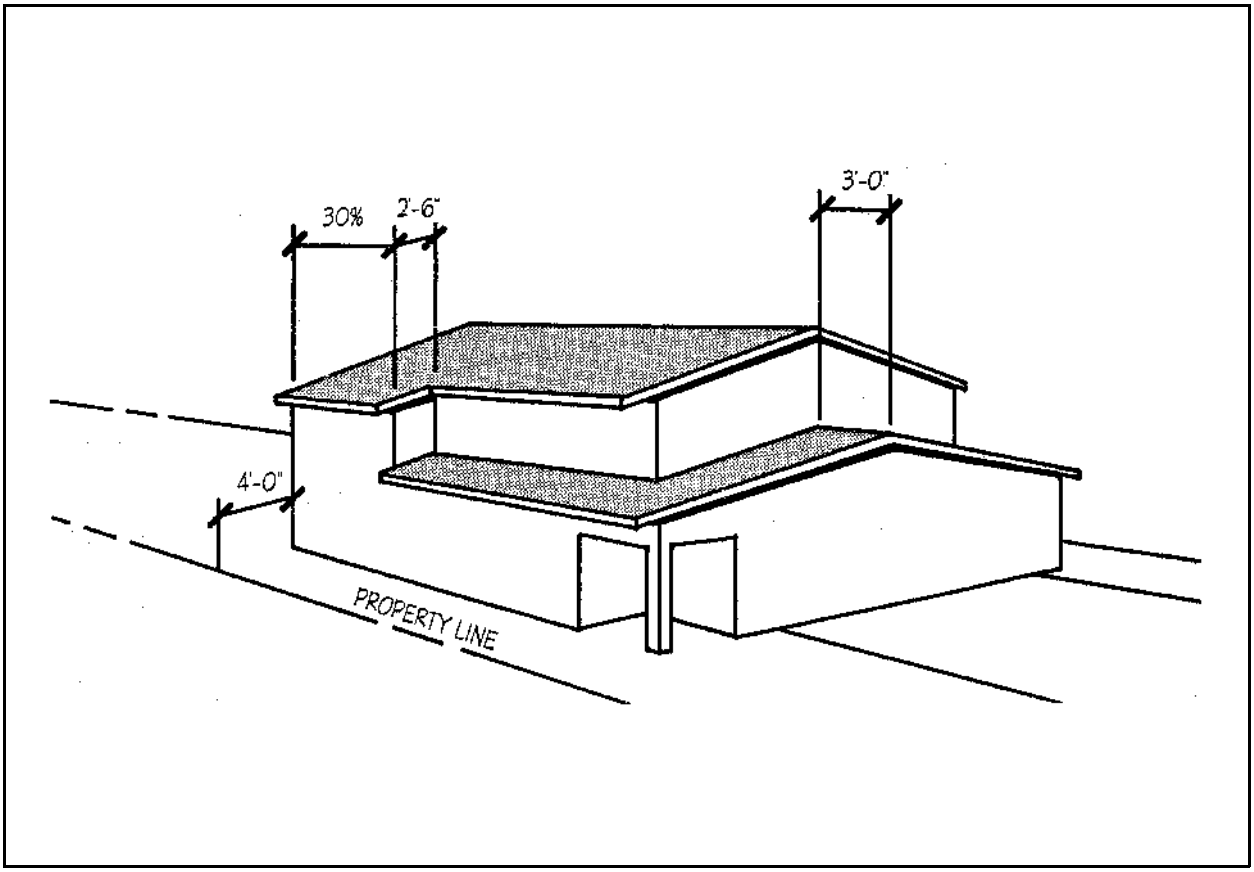

Figure 7-32: Setbacks for Two-Story Structures

~~(1)~~ Table 7-3~~8-1~~, Maximum Gross Structural Area, Non-Bluff-Top Sites Greater Than One Story or 15'

Lot Size	Maximum Gross Structural Area Shall Be: ~~Percent of Usable Lot~~
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 ~~4~~3a above.

f. **Parking.** New development parking spaces shall comply with the CZLUO for required parking spaces except as follows (see Figure 7-33):

(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 with 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.

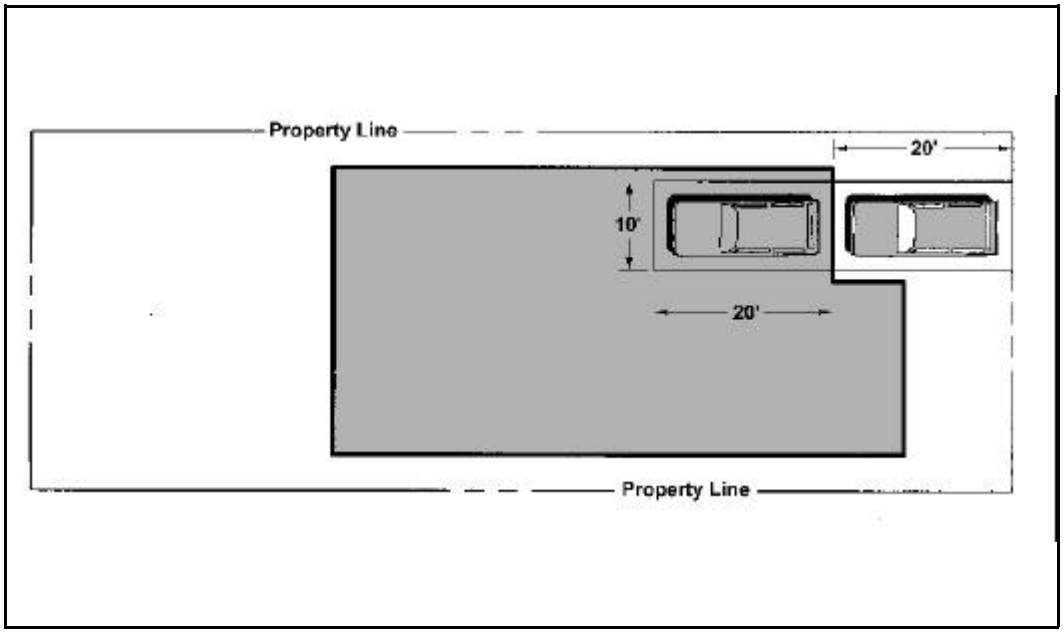

Figure 7-33: Parking Space Shown in Front Yard Area with Minimum 20' Setback to Building

4. ~~6.~~ 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.

~~5.~~ ***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:*

d. ***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 7-34).

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.*~~

~~**7. Setbacks - Studio Drive at Willow Creek.** Residential development on the eastern portion of Assessor Parcel Number 64-275-24 (Tract 1078)(Schmitz) shall be setback and buffered from Willow Creek a minimum of 50 feet and shall not allow development within the 100 year flood plain. Any development shall be clustered so as to minimize habitat and scenic/visual quality impacts.~~ **SETBACK STANDARD MOVED TO TABLE 7-2**

E. ~~**8.**~~ **Height - Studio Drive at Willow Creek, Tract 1078.** Maximum building height in Tract 1078 (see Figure 7-35) as measured from the centerline of the fronting street is ~~New development shall not exceed~~ 14 feet ~~above the centerline of the fronting street for the~~ north~~ern half~~ of Willow Creek, ~~the property~~ and ~~new development shall not exceed~~ 16 feet ~~above the centerline of the fronting street for the~~ south~~ern half~~ of Willow Creek ~~the property~~.

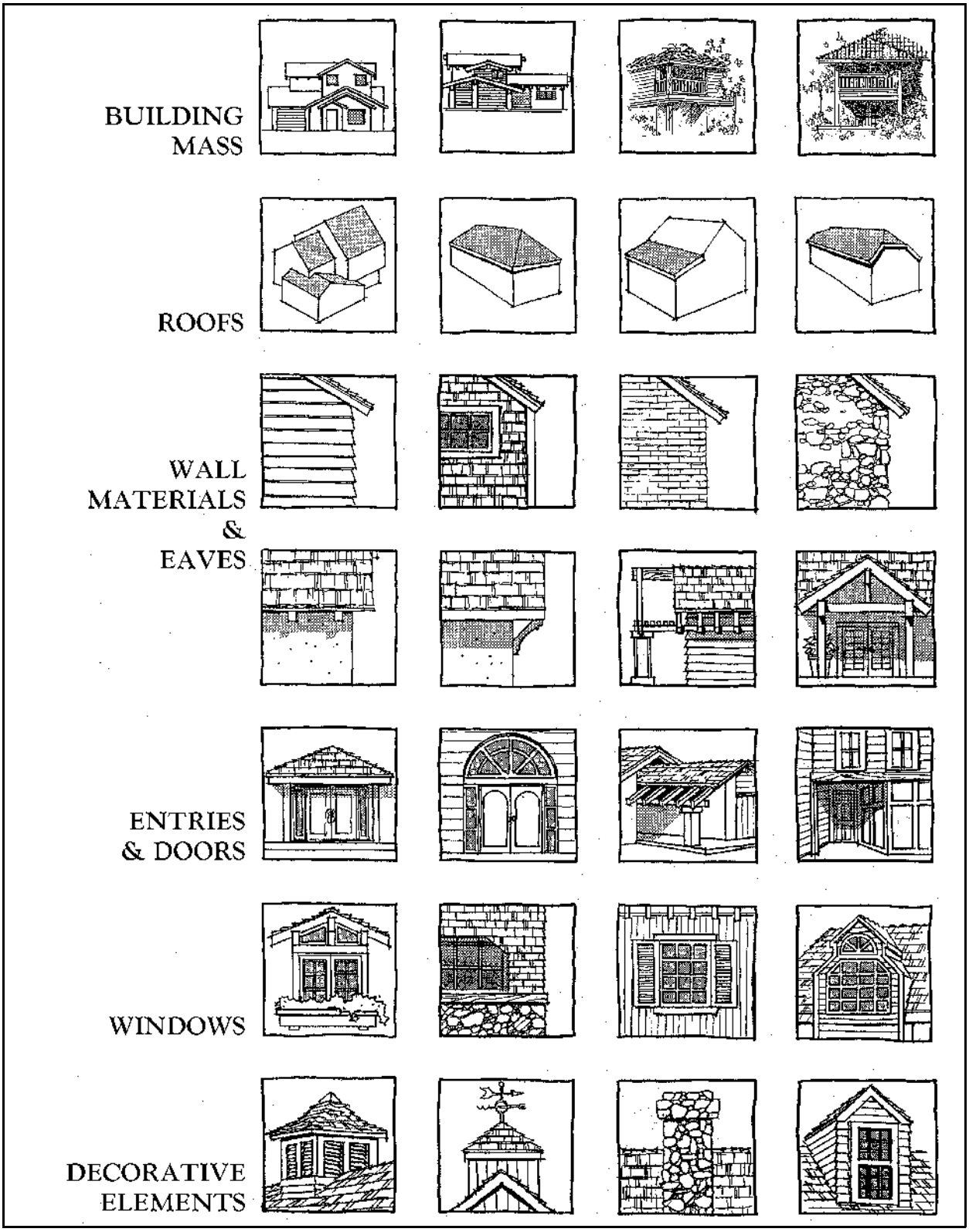

Figure 7-34: Residential Development Design Concepts

Figure 7-35: Tract 1078

VI. ~~C.~~ ~~SOUTH BAY~~ LOS OSOS URBAN AREA STANDARDS

The following standards apply within the Los Osos ~~South Bay~~ 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 ~~South Bay~~ Urban Reserve Line.

A. ~~1.~~ On-Site Wastewater Disposal ~~Septic Tank Requirements~~. New development using on-site wastewater disposal systems shall protect coastal water quality and meet the ~~septic tank~~ requirements of the Regional Water Quality Control Board. ~~Current WQCB standards specify that depth to bedrock or other impervious material should be greater than eight feet and depth to groundwater should be greater than 10 feet at all times. Separation between the bottom of the disposal field and the groundwater level shall be a minimum of five feet. In those areas of the community with known high water levels, a piezometer reading should be completed indicating that an adequate separation between the bottom of the disposal field excavation and the groundwater will be maintained at all times.~~

B. Resource Capacity and Service Availability

1. Water Capacity, Land Divisions. New land divisions, other than condominium conversions, shall not be approved unless the review authority makes a finding that the following development can be accommodated by the sustainable yield of the Los Osos groundwater basin without seawater intrusion: development resulting from the proposed land division, existing development (at current rates of water use and occupancy), and development of all vacant parcels within the Los Osos urban services line at buildout under this plan. This finding shall be based on the best available scientific information.

2. Sewer Capacity, Land Divisions Within the Sewer Service Area. New land divisions, other than condominium conversions, within the service area of the community sewer provider, shall not be approved unless the review authority makes a finding that a community sewer system is in operation and has sufficient capacity to serve the following: development resulting from the proposed land division, existing development (at current rates of water use and occupancy), and development of all vacant parcels within the Los Osos urban services line at buildout under this plan.

3. **Land Divisions and Land Use Permits: Application Content: Community Water and Sewer.** Applications for land divisions and land use permits for new development that require community water or sewer services shall be accompanied by letters from the applicable water purveyor and provider of community sewer service stating their intent to serve the proposed project with water and community sewer services, as applicable.

4. **Building Permits: Clearance for Services.** All applications for building permit approval are to be accompanied by a letter or other verification from the applicable fire protection agency, water purveyor and provider of community sewer service indicating that the proposed project has received fire clearance and water service and sewer connection approvals.

5. **General Plan Amendments.** Future proposed general plan amendments shall be evaluated with regard to their effects on water supply and demand. Only amendments that maintain or decrease net water use may be approved.

6. **Other policies and standards.** Policies, standards and programs concerning resource capacities, adequacy of services and priority of uses shall be addressed by the Resource Management System, and the public works policies in the Coastal Plan Policies document (especially Policies 1, 6 and 8) and their implementing provisions in the Coastal Zone Land Use Ordinance.

~~2. **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.~~

~~**a.** 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).~~

~~**b.** Projected infill of residential, commercial, and visitor-serving uses on existing subdivided lots.~~

~~**c.** 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.~~

~~**d.** 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.~~

~~**e.** 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.~~

~~**f.** 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. ~~3.~~ Los Osos ~~South Bay~~ Lowland Areas--Drainage Plan Requirement. In ~~Standard 3 applies only to~~ areas designated in Figure 7-37,~~8-3.~~ all land use permit applications for new structures or additions to the ground floor of existing structures shall require drainage plan approval pursuant to Chapter 5 of the Coastal Zone Land Use Ordinance ~~Sections 23.05.040 et seq. if the project is located within the area shown on Figure 8-3, unless the County Engineer determines that the individual project site is not subject to or will not create drainage problems.~~ Development shall not cause adverse impacts to downstream properties, wetlands or the Morro Bay estuary from runoff, sedimentation, or pollution.

D. Habitat Conservation and Tree Protection.

1. 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 in the mostly developed, "central urbanized area" of Los Osos (see Figure 7-47).

a. Habitat Conservation Plan (HCP). All new development within the Los Osos urban reserve line that requires a land use permit or coastal development permit and that results in site disturbance shall either 1) participate in an approved Los Osos Habitat Conservation Plan that may include payment of an in-lieu fee, or 2) otherwise comply with Federal Endangered Species Act and comply with all applicable Local Coastal Program standards for Environmentally Sensitive Habitats.

b. Landscape Requirements. All new development within the Los Osos urban reserve line that requires a land use permit or coastal development permit and that results in a site disturbance of 500 square feet or more shall comply with the following when landscaping. When a landscaping plan is required by the Coastal Zone Land Use Ordinance, the following requirements shall be incorporated into the plan.

(1) An area that is landscaped with native vegetation shall be provided. In the "central urbanized area," as shown in Figure 7-47, this shall comprise at least 30% of the landscaped area.

(2) Non-sandy soils or soil amendments that would be detrimental to coastal scrub vegetation shall not be used.

(3) Native plants (Los Osos species) shall be used, though not exclusively.

(4) Non-native plants that change the soil in a manner detrimental to the Morro shoulderband snail (e.g. eucalyptus) are prohibited. Invasive plants (e.g. certain grasses) shall be avoided.

(5) The use of molluscicides is prohibited.

2. ~~1.~~ Tree Stands ~~Permit Requirement.~~ Development ~~Plan approval is required for proposed uses on the south side of Los Osos Valley Road~~ shall be designed to protect and maintain stands of native ~~the oak~~ trees or trees that provide valuable habitat to the maximum extent feasible, while allowing reasonable use of the property.
MOVED FROM OFFICE AND PROFESSIONAL CATEGORY STANDARDS

3. Monterey Pine Retention and Replacement. Land divisions, Minor Use Permits and Development Plans shall: a) be designed to retain healthy Monterey pines where feasible, except where removal is appropriate for habitat restoration or enhancement; b) provide for replacement of diseased or old Monterey pines with other suitable species approved by the county that are drought tolerant, appropriate to the climate, resistant to disease, and compatible with the character of the area.

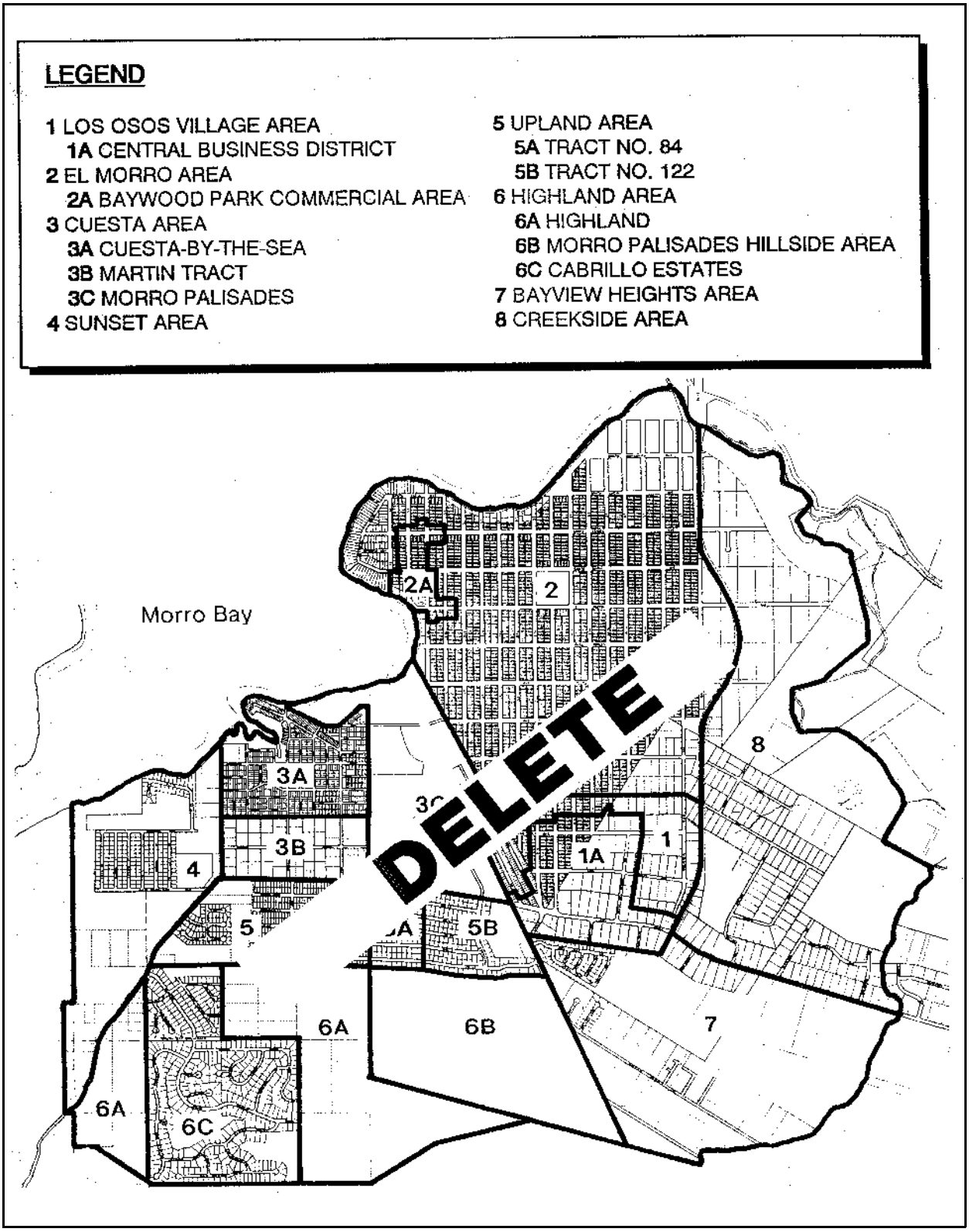

Figure 7-37: South Bay Location Map

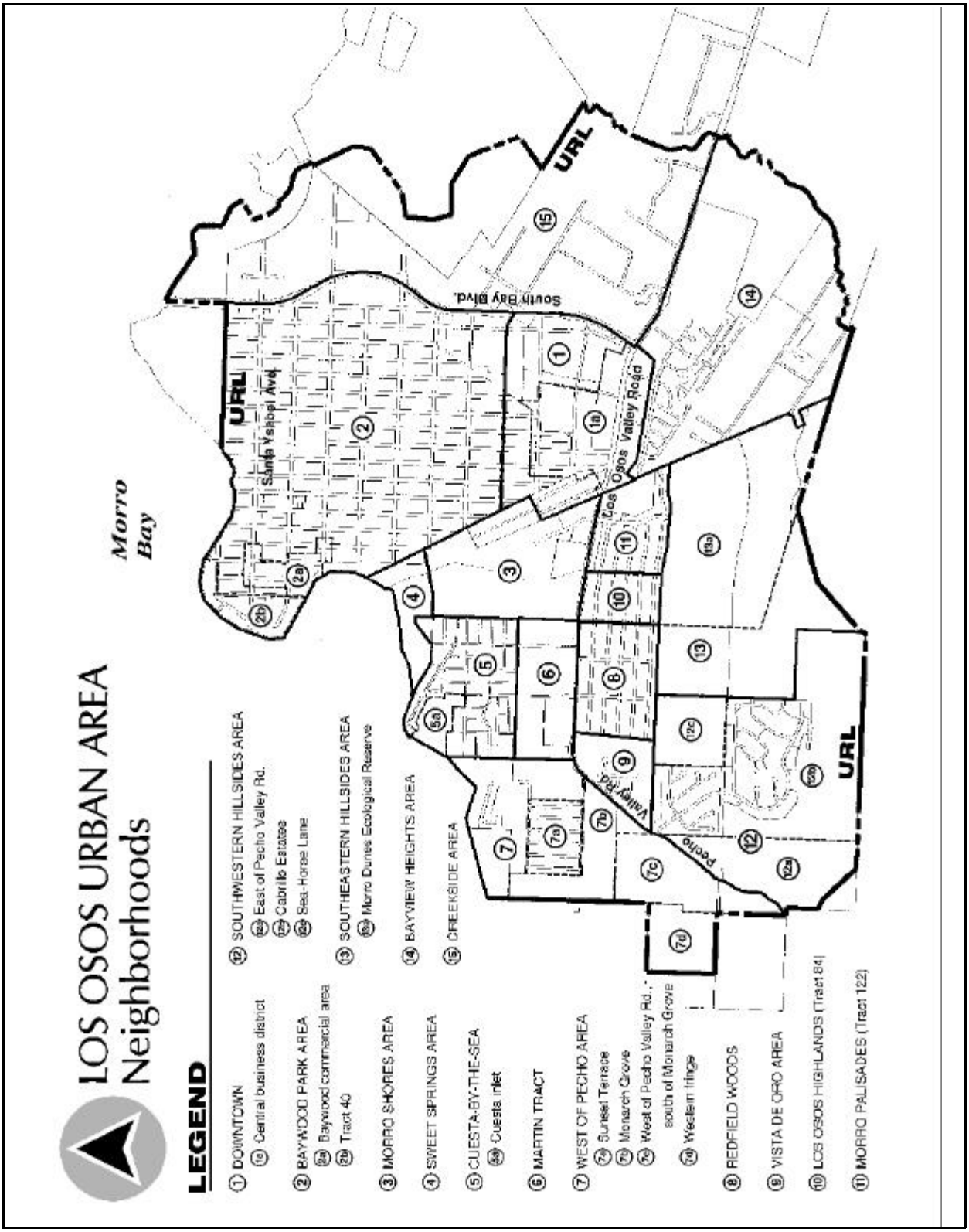

Figure 7-36: Los Osos Location Map

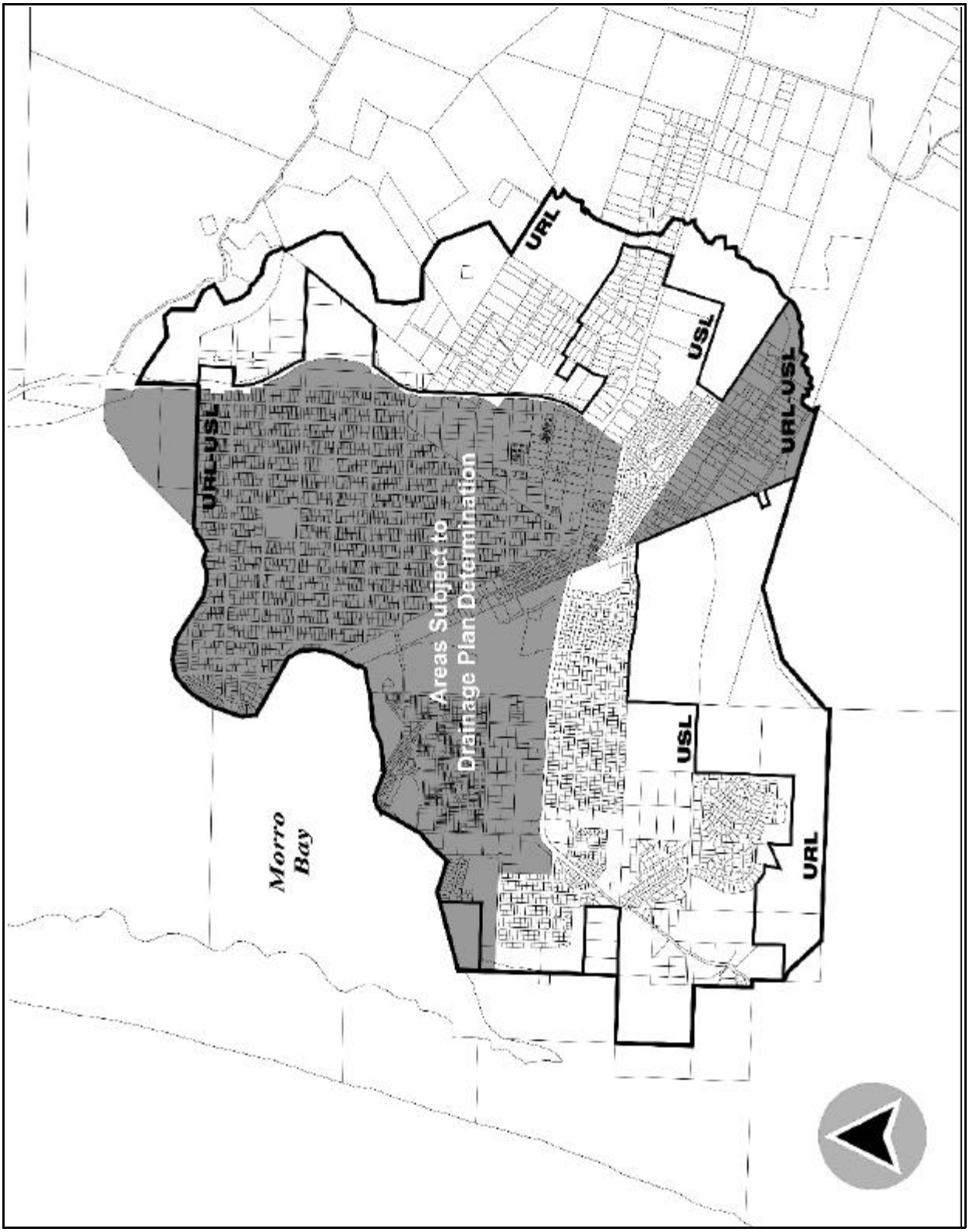

Figure 7-37: Los Osos Lowland Areas--Drainage Plan Required

E. Streets and Circulation

~~**4. Third Street.** Road alignment and siting shall incorporate mitigation measures to protect the adjacent wetland and preservation of the cathedral stands. The site shall be surveyed by a qualified biologist to determine the necessary mitigation measures to protect the Sweet Springs area and surrounding wetlands. Drainage shall be designed to protect the marsh from road surface pollutants.~~

1. Waiver of Curb, Gutter and Sidewalk Improvement Requirements. Installation of curbs, gutters and sidewalks in connection with new land uses or new land divisions on existing, local residential streets is not required; however, installation of alternative walkways is encouraged in place of standard concrete sidewalks. 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, and curbs and gutters may be required where needed for drainage purposes as determined by the County Public Works Department.

2. South Bay Blvd. Extension. New development and land divisions shall preserve, and where needed, include offers to dedicate the right-of-way of the South Bay Boulevard extension (see Chapter 5, Circulation, and the Circulation map at the back of this plan) for habitat conservation and potential trail use only.

3. Street Trees. Planting of street trees is required for all new land divisions and all construction of new dwellings and new non-residential development. Street trees shall meet the following requirements, unless a street tree master plan has been approved by the county, in which case the requirements of that plan shall instead apply (see Figure 7-38):

a. Size: At least 15 gallon containers.

b. Number: An average of one tree per 25 feet of frontage. If that number is not feasible due to the following location requirements, the number of trees shall be the maximum that is consistent with those requirements.

c. Location: When maintenance is assured, within the street right-of-way and within a parkway strip where available; otherwise, outside of the street right-of-way and 10-15 feet behind the sidewalk or street (if no sidewalk). Trees may be grouped rather than equally spaced. Trees shall be planted at least 10 feet from driveways; 10 feet from street lights; 10 feet from fire hydrants; and in locations that maintain appropriate sight distances and that do not interfere with underground utilities.

d. Characteristics: Drought tolerant, appropriate to the climate, resistant to disease, compatible with the character of the area, consistent with the scale of the roadway, and of a size that will not impair major public views to and along the coast.

4. Public Street and Access Connections. Except as otherwise specified, these standards apply to applications for land divisions, and to applications for Minor Use Permits and Development Plans for development of more than one dwelling unit. These standards are intended to encourage more efficient circulation and emergency access; to encourage walking, bicycling and other modes of transportation; and to reduce vehicle trip lengths.

a. Public Access. Except where infeasible, provide public vehicular, bicycle, pedestrian, and equestrian connections to surrounding areas where they: (1) provide efficient and convenient links to adjacent neighborhoods, nearby schools, nearby recreational areas, and other nearby activity centers; (2) are shown on the Circulation Element map; or (c) are needed for adequate emergency access.

b. Public Access--Morro Shores. In the Morro Shores area as shown in Figure 7-36, development shall provide public vehicular, bicycle, pedestrian, and equestrian links to adjacent neighborhoods, commercial areas, schools, parks, the bay, and the community center.

c. Street Extensions. Where feasible and where no adverse impacts to environmentally sensitive areas (see Section IIIA) will occur, extend existing streets in order to provide access to adjacent parcels and create an interconnected circulation system.

F. Parking

1. Coastal Access and Recreation. New development or other actions shall not result in a net loss of public parking that serves coastal access or recreation.

2. Commercial Retail, Office and Professional. In all Commercial Retail and Office and Professional land use categories in the Central Business District and the Baywood Commercial area (see Figure 7-36), the number of on-site parking spaces provided shall be no more than that required by Chapter 23.04 of the Coastal Land Use Ordinance. Community parking areas within a 1/4-mile radius and on-street parking within the same block may be used to satisfy parking requirements.

G. 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.

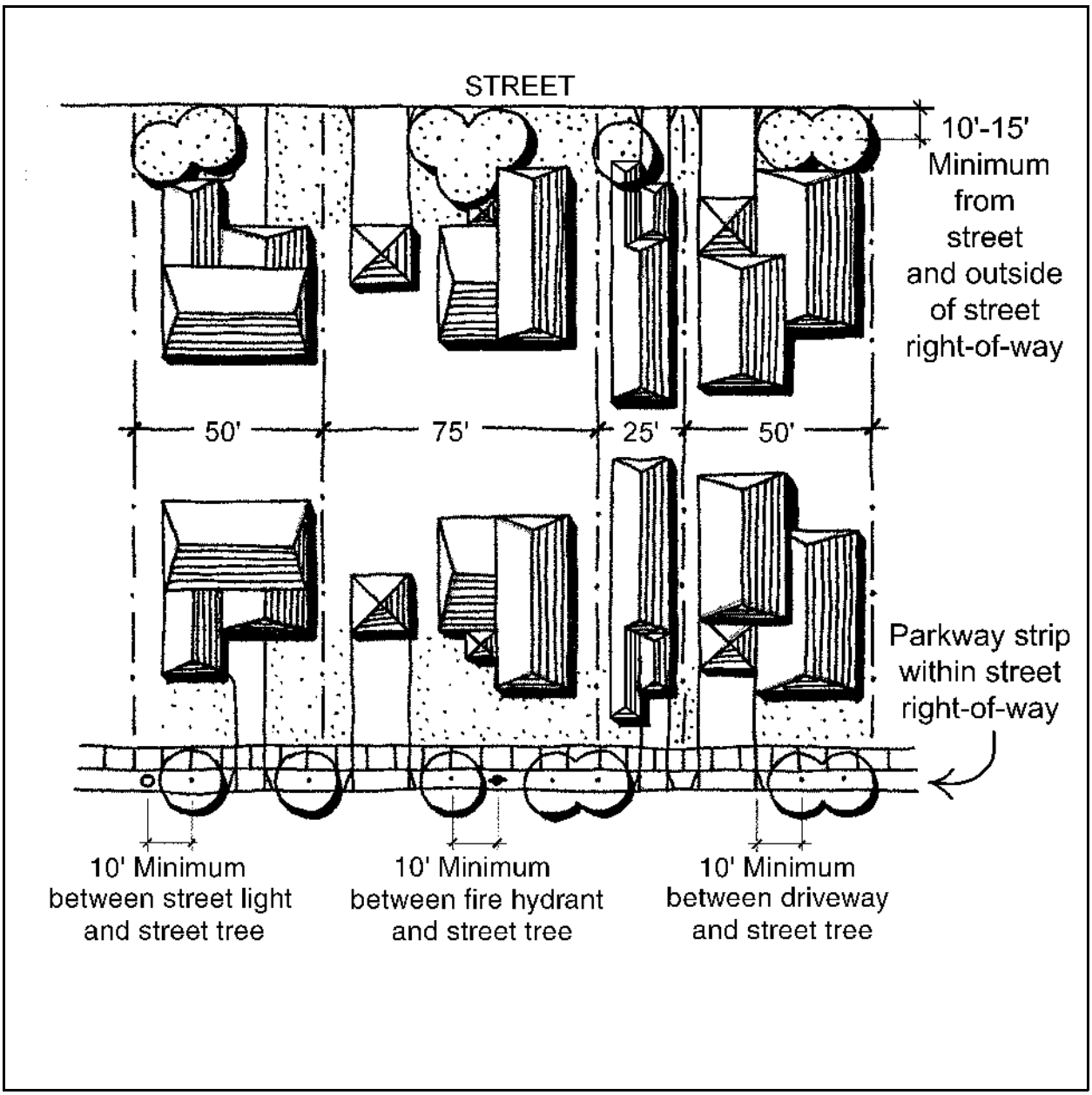

Figure 7-38: Street Tree Location

H. Bayfront Development

1. ~~5.~~ **Height.** Proposed structures are limited to the maximum heights shown on Figures 7-39 and 7-40 ~~8-4~~.

2. ~~6.~~ **Fences.** Fences shall not be constructed that would restrict public views of the bay from public roads or preclude lateral public access. Fences on the bayfront side of development shall not interfere with the movement or migration of native wildlife.

3. ~~7.~~ **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.

~~**Morro Palisades.** Standard 8 applies only to the Morro Palisades area (see Figure 8-2).~~

~~8. **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.~~

I. Residential Development Potential.

Where planning area standards establish special maximum residential densities or minimum parcel sizes/parcel densities for new land divisions, such requirements are shown in Figures 7-41 and 7-42. For all relevant requirements for particular areas, also refer to the referenced planning area standards.

J. Affordable Housing.

New or replacement affordable housing units required by Section 23.04.092 of the Coastal Zone Land Use Ordinance shall, if feasible, be located on the same site as the other new, demolished or converted housing units, provided that all other requirements of the Coastal Zone Land Use Ordinance allow for such development. If such location is infeasible, the new or replacement affordable housing units shall be located within the Los Osos urban area.

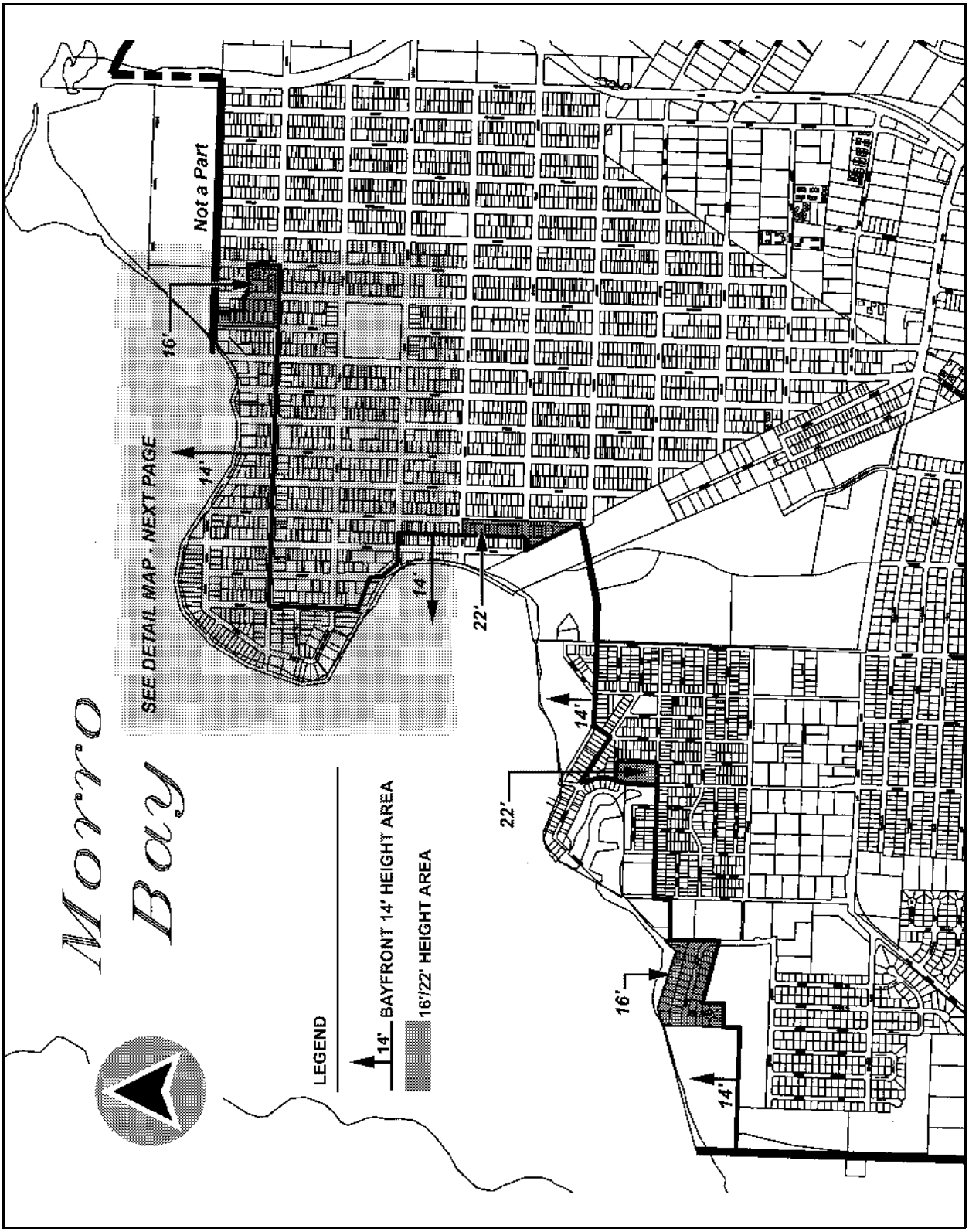

Figure 7-39: Los Osos Height Limits

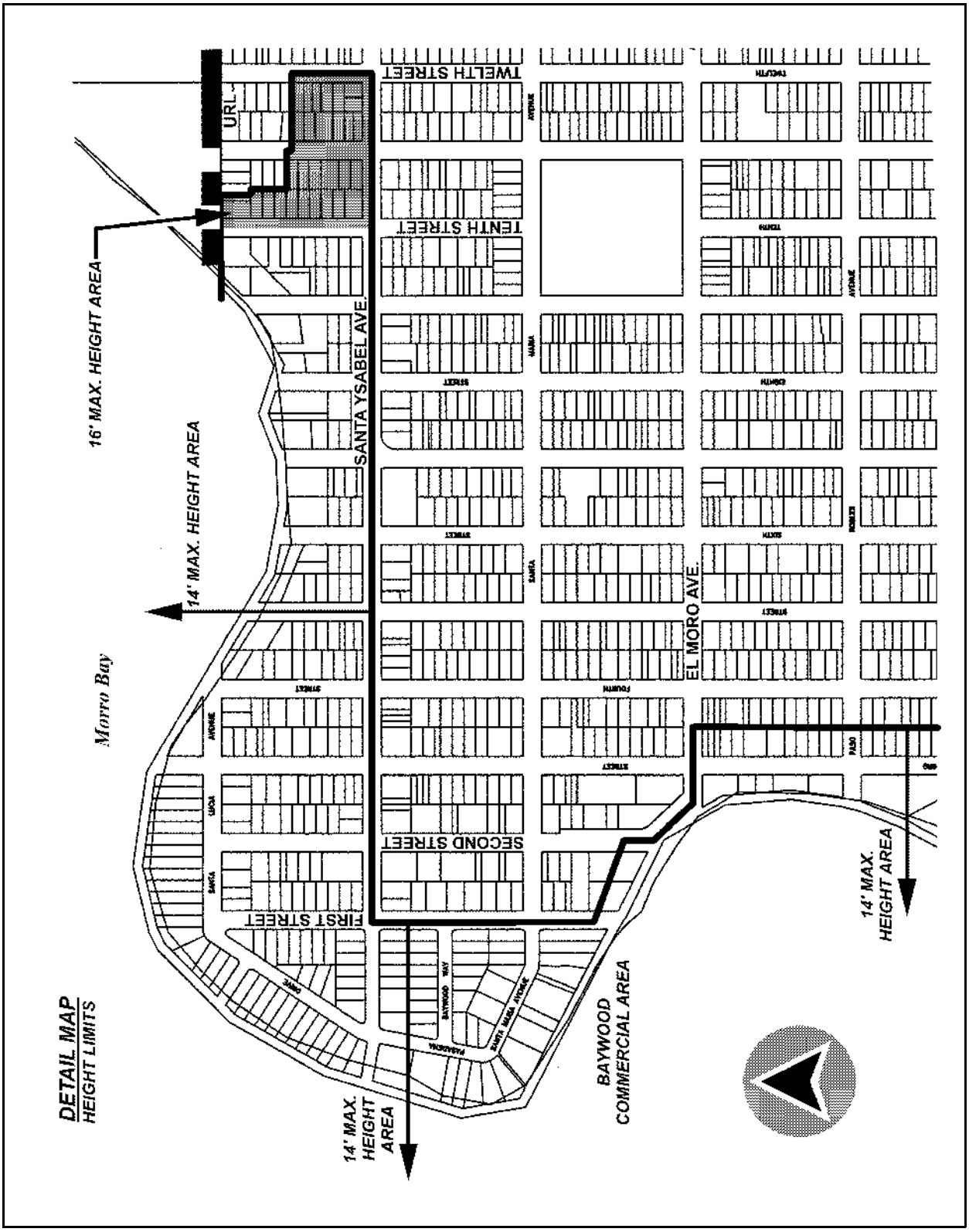

Figure 7-40: Los Osos Height Limits, Detail Map

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LEGEND Figure 7 - 41

Location No.	Development Potential[1]	Planning Area Standard No.
1a	1 parcel/acre, refer to planning area standard	Recreation B2
1b	refer to planning area standard	Residential Single Family E2b
2	refer to planning area standard	Recreation C2
3	20,000 Sq. Ft.	Residential Single Family E1a
4	1 acre	Residential Single Family C1
4a	10,000 Sq. Ft.	Residential Single Family C1
5	1 acre	Residential Single Family L1
6	20,000 Sq. Ft.	Residential Single Family J2
7	20,000 Sq. Ft.	Residential Single Family G1
8	1 acre	Residential Single Family B1
9	1 parcel/3 acres	Residential Suburban A
10	1 parcel/2.5 acres	Residential Suburban A
11	1 parcel/5 acres	Residential Suburban A

1. *Expressed as the minimum parcel size in acres or square feet, unless otherwise expressed as one parcel (a maximum of one residential parcel) per the specified number of acres.*

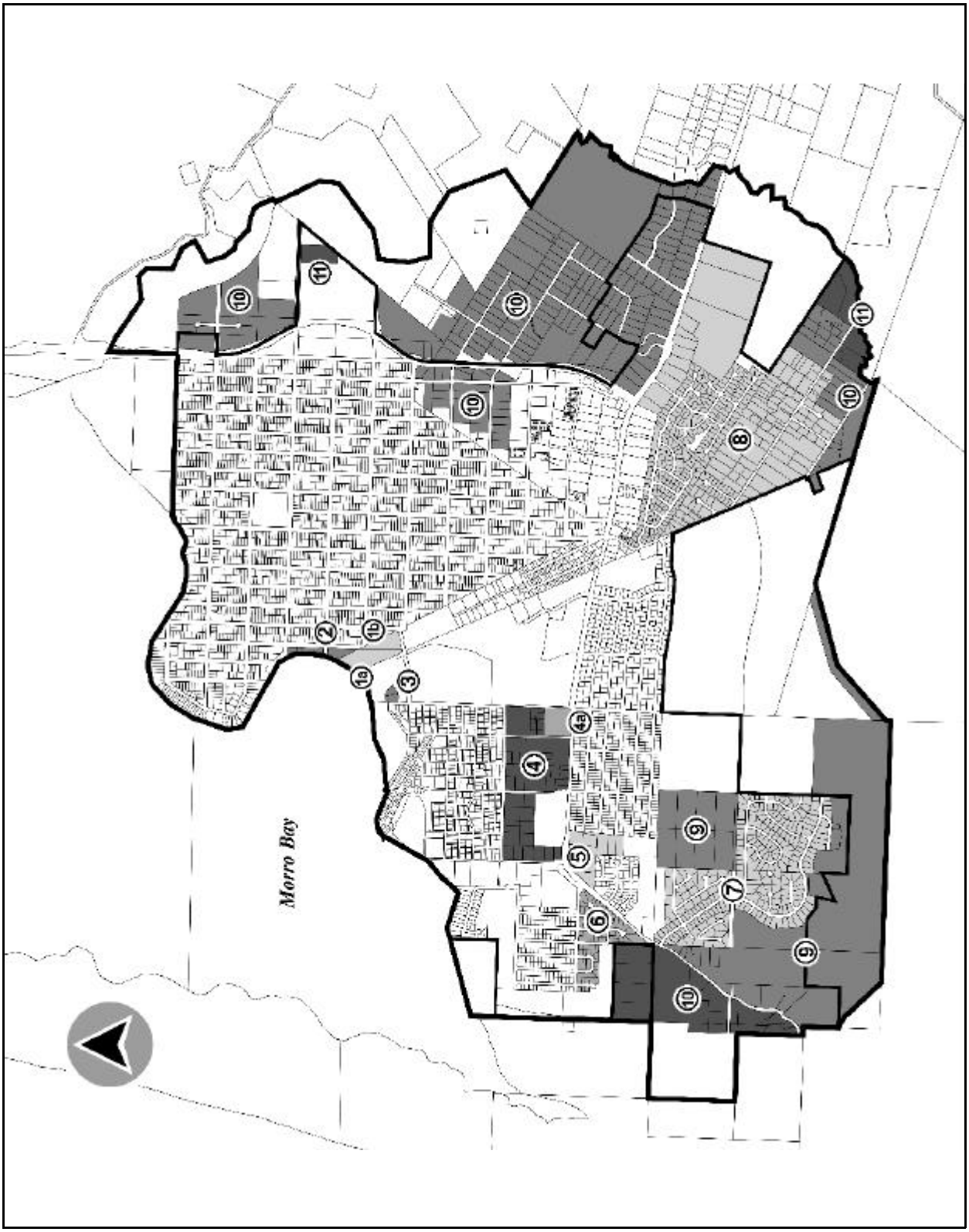

Figure 7-41: Residential Development Potential: New Land Divisions

LEGEND Figure 7 - 42

Location No.	Maximum Density - Units/Acre (unless otherwise specified[1])	Planning Area Standard No.
1	Overall Density: 15* Net Density: 38* (senior citizen or affordable housing)	Residential Single Family M3
2	15 (mixed use) 19 (mixed use - senior citizen housing)	Commercial Retail C2c Commercial Retail C2f
3	38 (senior citizen housing) 15 (sites less than 1 acre) 26 (sites greater than or equal to 1 acre) 10 (minimum density, parcels greater than or equal to 10,000 Sq. Ft.)	Residential Multi-Family C1 Residential Multi-Family A1 Residential Multi-Family A1 Residential Multi-Family A2
4	1 dwelling unit on entire site (site subject to deed restriction)	Residential Multi-Family D1
5A	15 (sites less than 1 acre) 26 (sites greater than or equal to 1 acre) 10 (minimum density, parcels greater than or equal to 10,000 Sq. Ft.)	Residential Multi-Family A1 Residential Multi-Family A1 Residential Multi-Family A2
5B	15 (sites less than 1 acre) 26 (sites greater than or equal to 1 acre)	Residential Multi-Family A1 Residential Multi-Family A1
6	refer to Morro Shores Mixed Use Area standards	Residential Multi-Family E1 - E8
7	15 (principal use) 15 (mixed use)	Commercial Retail D7a Commercial Retail D7a
8	15 (mixed use)	Commercial Retail D7b

1. *Development potential = net acreage of site multiplied by density.*

***** *With participation in TDC program.*

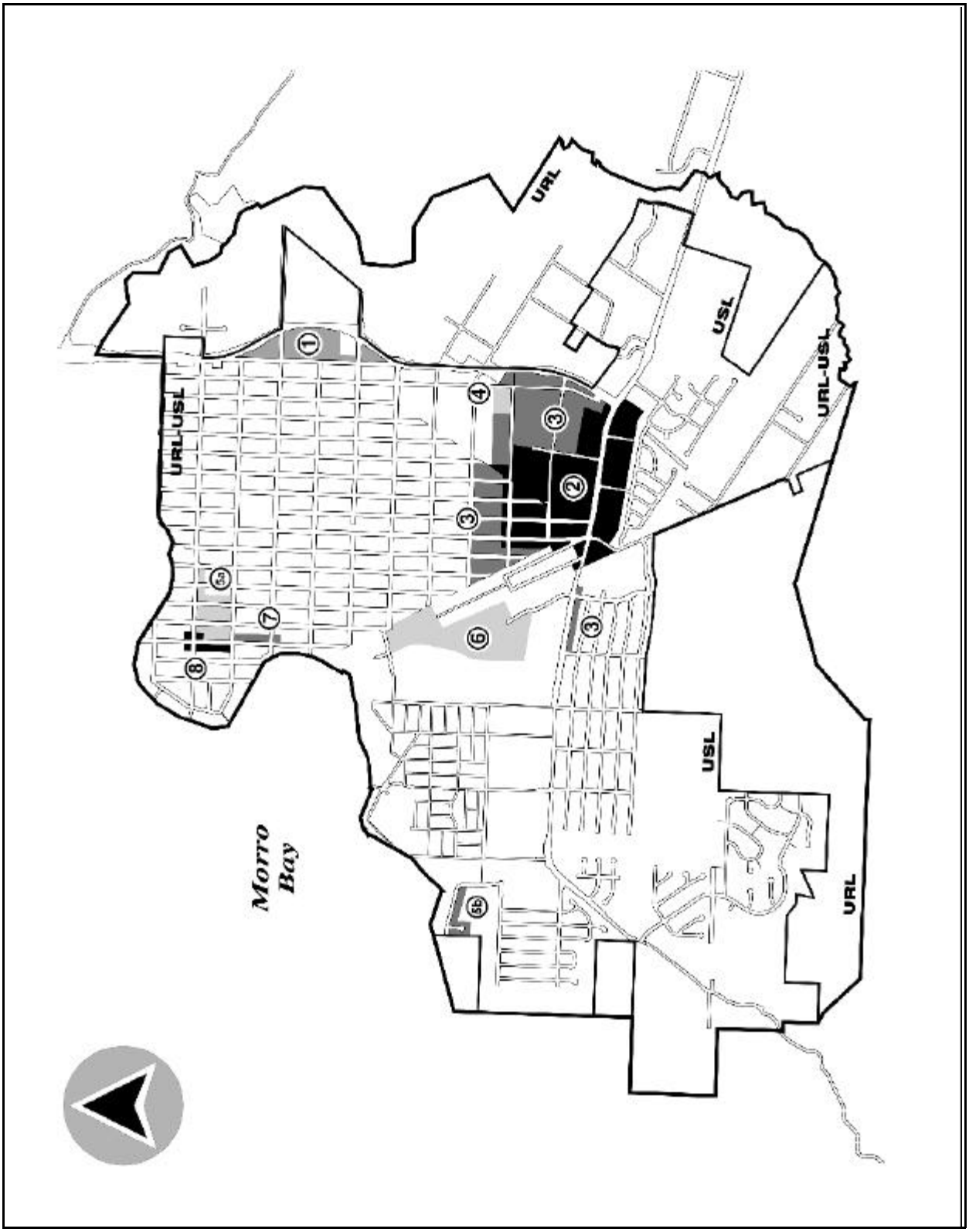

Figure 7-42: Residential Development Potential: Multi-family Densities

K. Creekside Cluster Development Option. The purpose of these standards is to protect and manage environmentally sensitive habitat and endangered species as described in Section IIIA of the Areawide Standards, consistent with the aim of a habitat conservation plan; to advance the goal of creating a greenbelt for Los Osos; and to facilitate acquisition of environmentally sensitive habitat by conservation organizations or others. These standards are intended to enable and offer a density bonus for the transfer of development potential from environmentally sensitive areas on the east side of South Bay Blvd. ("conservation area") to adjacent areas that are more suitable for development ("development area"), as shown in Figure 7-43. The "conservation area" would be permanently protected as open space for habitat protection, restoration and management.

1. Optional Standards. As an alternative to the development standards in this plan and the Coastal Zone Land Use Ordinance that would otherwise apply, the following standards may be applied at the option of the applicant within the area shown in Figure 7-43.

a. Planned Development. 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, except as otherwise provided in this section. The land division or development application shall include some or all of the properties within both the "conservation area" and the "development area" as shown in Figure 7-43.

b. Location of Development. All development shall be located within the "development area" as shown in Figure 7-43.

c. Development Potential.

(1) The maximum number of dwelling units to be transferred from the "conservation area" and developed in the "development area" (as shown in Figure 7-43) shall be determined based on the following densities: one dwelling unit per five acres of gross site area in the Residential Suburban land use category, one dwelling unit per five acres of gross site area in the Residential Rural land use category, and one unit per 6,000 square feet of gross site area in the Residential Single Family category, except that where the maximum density or minimum parcel size is set by planning area standard, the maximum number of dwelling units shall be determined by dividing the total site area by the minimum parcel size or maximum density specified in the planning area standard, or as otherwise specified in the planning area standard.

(2) In no case shall the total number of dwelling units within the "development area" shown in Figure 7-43 exceed that determined by an overall density of 15 dwelling units per acre, including any density transferred through the Los Osos community-based TDC program described in Chapter 6 of this plan.

(3) The maximum number of dwelling units provided by this section may be decreased by the Review Authority on the basis of specific site characteristics through the Development Plan approval, where it is determined that the site or vicinity cannot support such maximum number of units without significant adverse effects.

d. Design Standards.

(1) **Open space parcel(s) required.** All land in the Planned Development within the "conservation area" shown in Figure 7-43 shall be permanently protected as open space in one or more open space parcels. Uses within the open space parcel(s) shall be limited to those that are compatible with habitat protection, restoration and management.

(2) **Guarantee of open space.** The required open space parcel(s) are to be maintained and managed as open space and environmentally sensitive habitat in perpetuity, with guarantee provided by open space easement, or dedication of fee or partial fee title to a public or quasi-public agency.

(3) **Ridgetop Development.** Locate structures so that they are not silhouetted against the sky as viewed from South Bay Blvd.

(4) **Attached dwelling units.** In the Residential Single Family category, the Planned Development may include attached dwelling units with not more than two units per structure when approved by the Review Authority.

(5) **Sewer and water capacity.** The proposed transfer of development potential shall not adversely affect the capacity of the community sewer system and shall not exceed the safe yield of the groundwater basin.

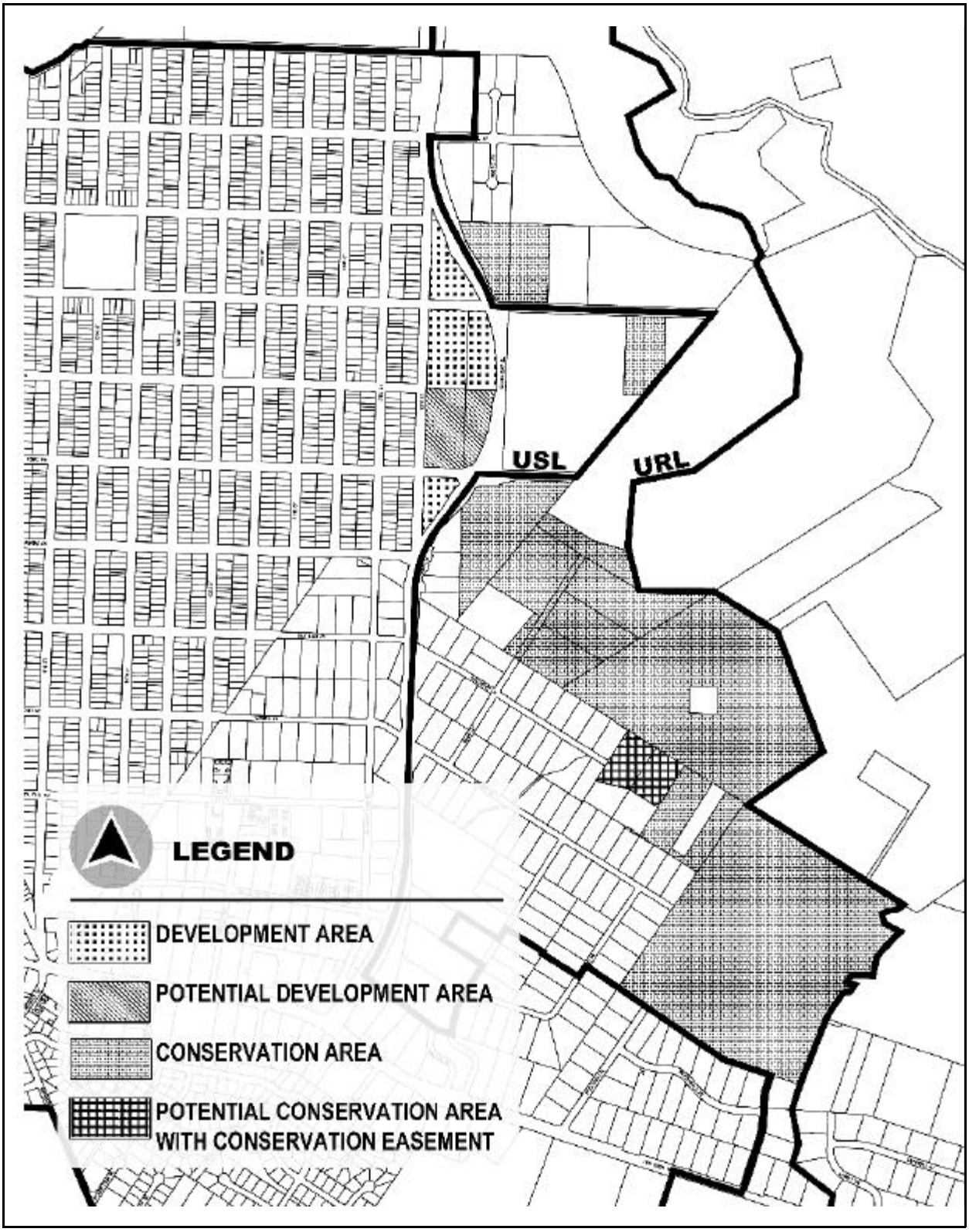

Figure 7-43: Creekside Cluster Development Concept

L. Residential Garage Size and Location

The following standards apply to land divisions, Minor Use Permits and Development Plans for new development that is located on lots less than one acre in area.

The intent of the following standards is for garages to not dominate the structure as viewed from the fronting street (see Figure 7-44). Garages shall be located as follows:

1. On the rear portion of the site, or

2. On the front portion of the lot as follows:

a. The garage door shall not be directly visible from and face the fronting street (e.g., a side entrance garage), or

b. Where the garage door is directly visible from and faces the fronting street, its width shall not exceed 50 percent of the total width of the street-facing building facade. If the parcel width is too narrow to comply with this standard, the following alternatives may be approved by the review authority:

(1) Stacked or tandem parking, or

(2) A garage setback of at least five feet from the front plane of the residential portion of the building (the individual garage bays may be staggered if there is at least a five-foot setback between the rear-most bay and the front plane of the residential portion of the building), or

(3) If the preceding alternatives are not feasible, other design or decorative measures that accomplish the intent of this standard may be approved by the review authority.

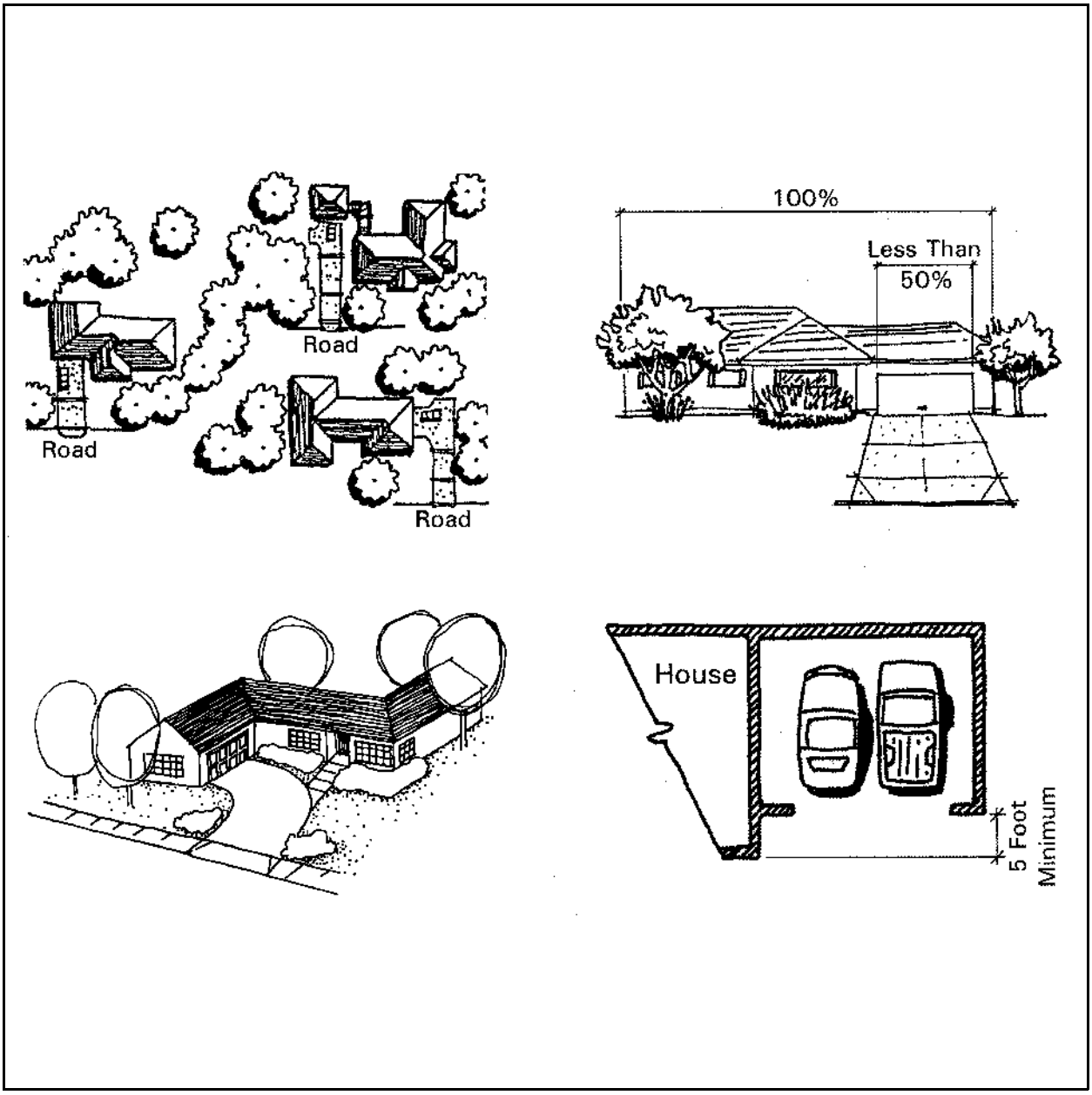

Figure 7-44: Residential Garage Size and Location

M. *Residential Development and Design Guidelines*

The following guidelines apply to proposed new land divisions, Minor Use Permits and Development Plans in all residential categories (see also design standards for particular categories in this section).

1. ***Diversity in Appearance.*** *New land divisions, and Minor Use Permit and Development Plan applications for development of more than one dwelling unit should provide diversity in appearance, such as:*

a. *A variety of exterior colors.*

b. *A variety of exterior design features, such as facades, roof pitches, building materials, and architectural style.*

2. ***Gated Communities.*** *Gated communities are discouraged.*

! ***Perimeter Walls and Fences.*** *Perimeter walls and fences higher than three feet along streets are discouraged, except where: 1) they are located along the street sides of corner lots, or 2) an acoustical analysis demonstrates that there is no feasible alternative to reduce noise levels to an acceptable level, or 3) the walls or fences are needed due to topography or to reduce the amount of grading. In preceding cases 2) and 3), walls and fences shall be designed to be attractive and not highly visible to the public, using the following guidelines, as illustrated in Figure 7-45.*

a. *Where feasible, set back walls and fences from the street.*

b. *Where feasible, provide landscaped buffers or parkways between walls and the street.*

c. *Provide landscaping and/or earthen berms to partially screen the wall or fence from public view.*

d. *Provide articulation, texture, or other features to make the wall or fence more visually pleasing.*

4. ***Front Setbacks--Single-Family Dwellings.*** *Minimum front setbacks are as set forth in Chapter 23.04 of the Coastal Zone Land Use Ordinance, except that when these standards conflict with setback standards specified in the Coastal Zone Land Use Ordinance, these standards shall prevail. Front setbacks from the property line should be as follows, except where they would be inconsistent with the prevailing front setbacks on that block, and unless otherwise required in this plan. Adjustments to the Coastal Zone Land Use Ordinance may be approved to implement these guidelines:*

a. *Where the plane of the garage door is parallel to 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.*

b. *Where the plane of the garage door is roughly perpendicular to the street or not directly visible from the street and there is sufficient room in the driveway to accommodate at least one vehicle: 10 feet.*

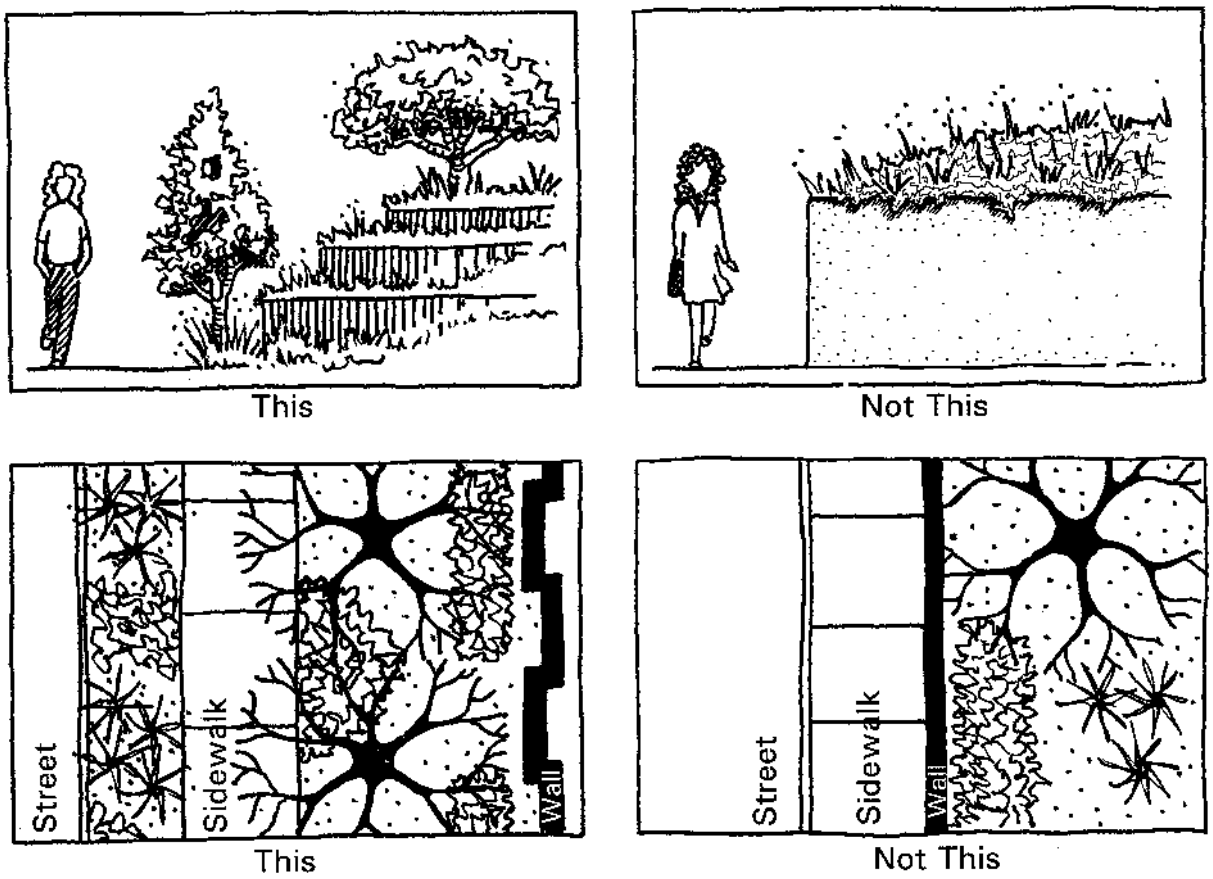

Figure 7-45: Wall and Fence Design

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)

Coastal Access and Recreation ~~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 in the following areas shall include the specified access and improvements. Any existing free public access to recreational areas shall be maintained. ~~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.~~

1. Cuesta Inlet (see Figure 7-36): Provide coastal recreation, and public access to and along the shoreline of the Cuesta Inlet, consistent with protection of sensitive habitat.

2.~~3.~~ Tract 40 (Small-Scale Neighborhood) Bayfront Development (see Figure 7-36): ~~Public Access - Setback.~~ ~~New bayfront development in Tract 40 shall be required to record~~ 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.

~~Sweet Springs~~

~~**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)~~

3. ~~5.~~ Bayfront From Pecho Road Westward to Urban Reserve Line: New bayfront development from ~~between~~ Pecho Road westward to the urban reserve line ~~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 prescriptive rights and 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)

1. ~~4.~~ Residential Density, New Land Divisions. ~~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.~~

2. ~~5.~~ Wetland Setbacks. New development shall be set back as shown in Table 7-4 and Figure 7-46 in order to protect sensitive ~~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;~~

Table 7-4, Wetland Setbacks

LOCATION	MINIMUM SETBACK (FT.)[1]
West of Tract 316 (Butte Drive RESIDENTIAL SINGLE FAMILY category)	100 ~~Per CZLUO[2]~~
Tract 316 (Butte Drive RESIDENTIAL SINGLE FAMILY category)	50
Butte Drive to Pecho Road	100
Pecho Road to Doris Ave. (south half of Cuesta inlet) Blocks 4 and 5 , Cuesta by the Sea Tract)	75
North half of Cuesta inlet (blocks 13,14, and 35 Cuesta-by-the-Sea Tract)	50
Doris Avenue to Tract 40 near (1st street.)	75
Tract 40 (Along Pasadena Drive, Santa Lucia Ave.)	75 (except where adjusted per Chapter 23.07, CZLUO[2], but no less than 50')
East and Northeast of Tract 40	50, (except where adjusted per Chapter 23.07, CZLUO[2], but no closer than 25' from the mean high tide line)

1. The required setbacks are minimum distances as measured from the upland extent of wetland/riparian vegetation. Unless specified, these setbacks supersede the setback standards in the CZLUO[2]
2. Coastal Zone Land Use Ordinance

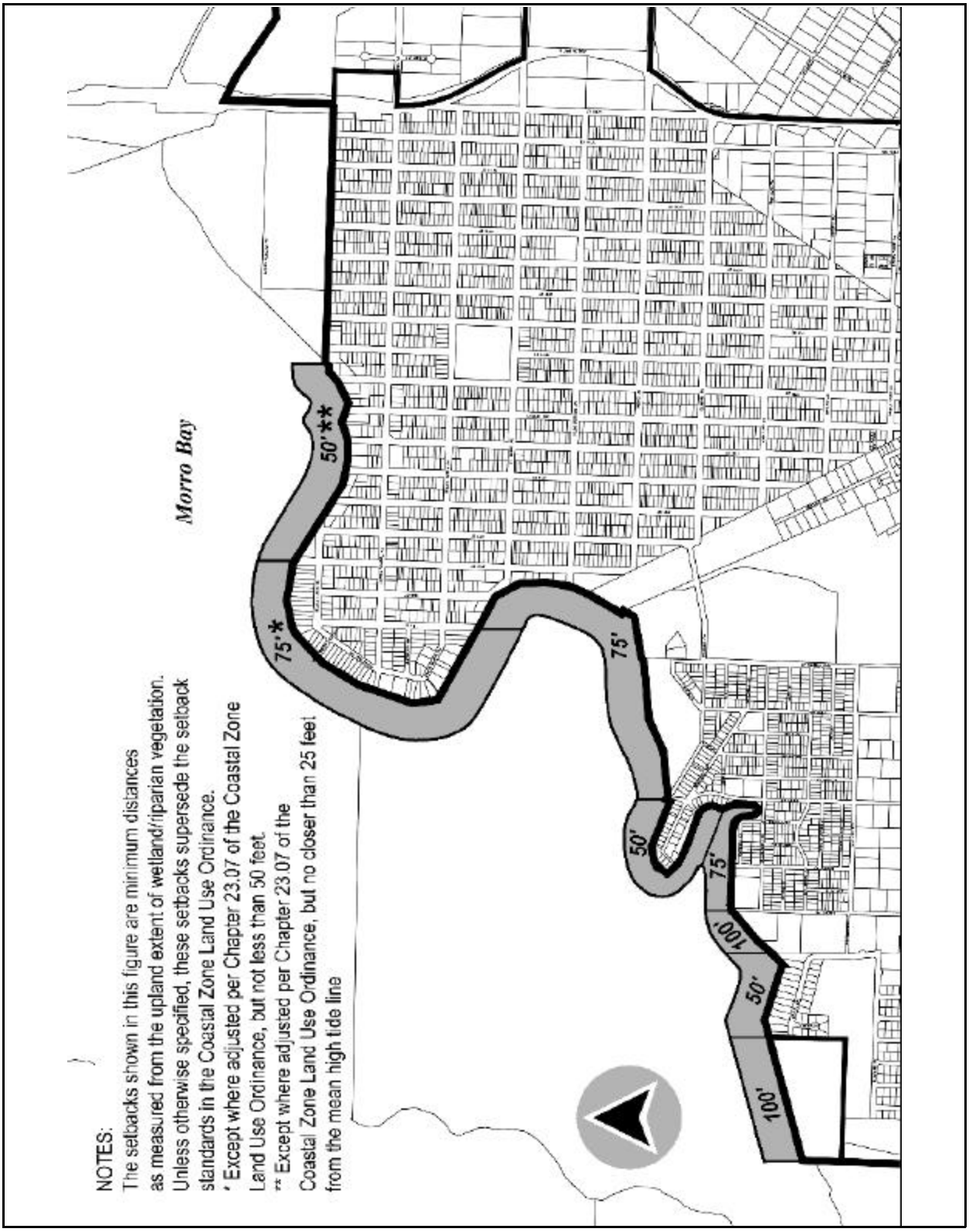

Figure 7-46: Wetland Setbacks

~~**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.~~

Los Osos Dune Sands ~~Morro Bay Kangaroo Rat~~ 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 in the mostly developed, "central urbanized area" of Los Osos (see Figure 7-47). Following are the specific objectives:

- Preserve, maintain, and protect rare and specific endangered species;
- Throughout Los Osos, 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

3. Los Osos Dune Sands Development Standards. The following standards apply to new development within the areas designated "Los Osos Dune Sands SRA-TH" in Figure 7–47, except where 1) the total amount of site disturbance is less than 500 square feet, or 2) 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. This is encouraged through participation in the Los Osos Community-Based Transfer of Development Credits (TDC) Program.

a. 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.

b. 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.

(1) 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.

(2) 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.

(3) 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.

(4) 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.

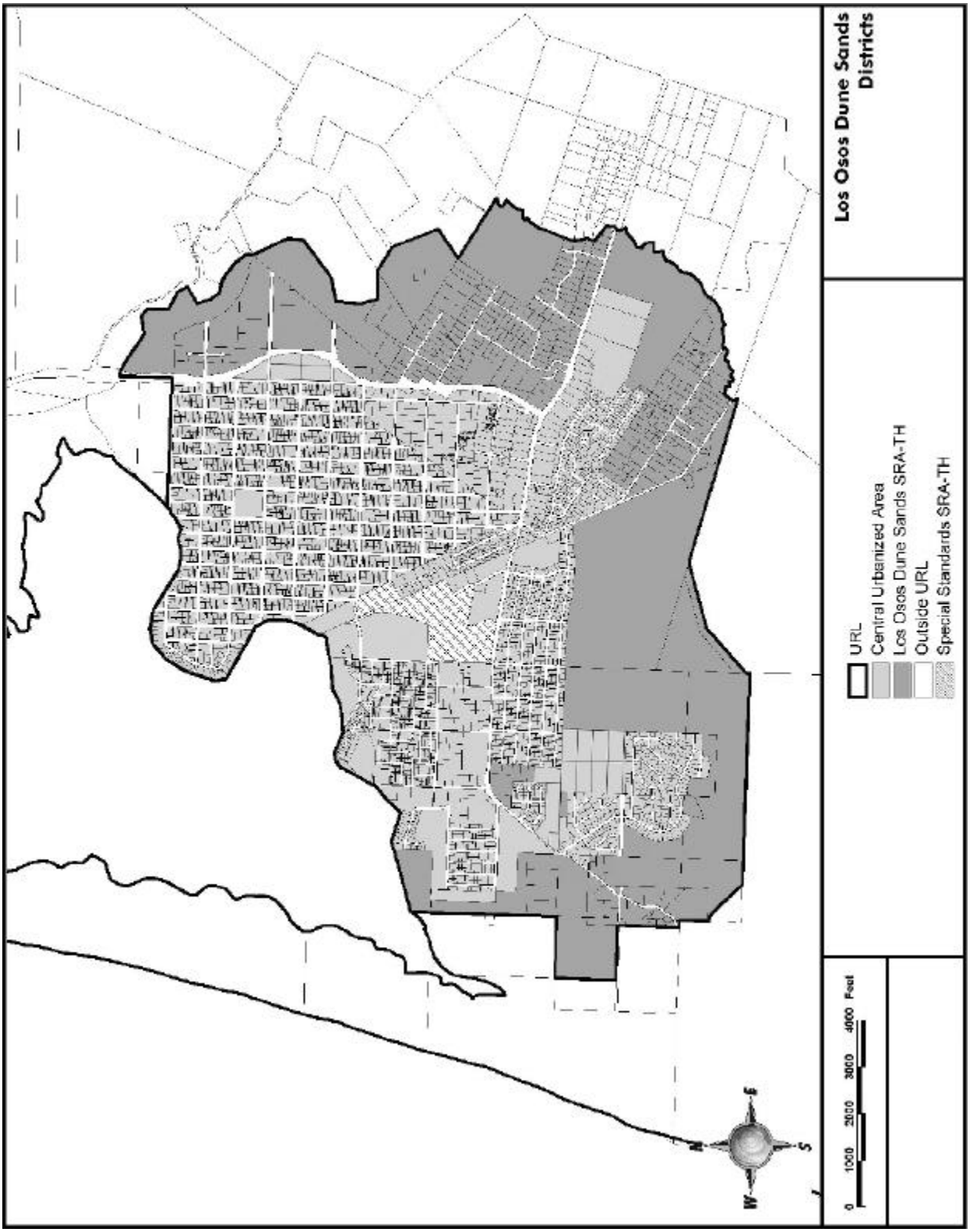

Figure 7-47: Los Osos Dune Sands Districts

c. **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.

d. **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.

e. **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.

(1) The ongoing maintenance of remaining Los Osos Dune Sands habitat in a natural state.

(2) The restoration of native plants, as recommended by the approved resource maintenance and restoration plan, and as shown in the approved landscape plan.

(3) 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.

(4) Requirements for financial security, including guarantees to cover the cost of:

(i) The proper completion of restoration measures (for example, plant installation and the eradication of non-native species) within a specified time; and

(ii) 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.

f. Site Disturbance. This standard is intended to provide maximum preservation of Los Osos Dune Sands and its associated habitat of rare and endangered species. The maximum amount of site disturbance specified in subsection f(1) of this standard shall be reduced by the review authority to the extent necessary to 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 in connection with non-agricultural activities: 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.

(1) Limitation on Site Disturbance. Where it is not feasible to locate a building site without causing adverse impacts to Los Osos Dune Sands, its associated habitat of rare and endangered species, and the required setbacks therefrom, as verified by the required biological report, the maximum total, aggregate amount of site disturbance shall be as follows:

(i) Sites Less Than or Equal to One Acre in Area. 10,000 square feet.

(ii) Sites Greater Than One Acre in Area. 20,000 square feet.

(iii) **Recreation Category: West of Pecho-Western Fringe Area.** As specified in the standards in this Chapter for the Recreation category, West of Pecho-Western Fringe Area.

(2) **Adjustment of Limitation on Site Disturbance.** The limitation on site disturbance in preceding Section 3f(1) may be adjusted through a Minor Use Permit provided that the following findings can be made:

(i) An adjustment is necessary to allow reasonable use of the site, or compliance with the limitations on site disturbance would cause more environmental damage on balance than an alternative that exceeds those limitations; and

(ii) Alternative designs that comply with the limitations on site disturbance are infeasible or more environmentally damaging; and

(iii) Adverse environmental impacts are mitigated to the maximum extent feasible; and

(iv) The adjustment is the *minimum amount necessary* to allow reasonable use of the site.

g. **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.

h. **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.

i. **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.

j. 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 3a-i ("Los Osos Dune Sands Development Standards")

4. Morro Shores Mixed Use Area. Development within the Morro Shores Mixed Use Area, as shown in Figures 7-48 and 7-59, shall comply with the applicable standards for this area in Section E of the Residential Multi-Family category standards.

~~**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 Shores, scrub Oak Shores, 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.~~

5. ~~9.~~ Setbacks. New land ~~sub~~divisions and development adjacent to public holdings on the ~~western~~ fringes of the urban area shall ~~are to~~ provide a ~~25~~ 50-foot minimum building setback from public lands to buffer the sensitive resource and habitat areas. Applications for land divisions and development shall include a biological report that verifies the adequacy of the setback or recommends a greater setback where needed to protect environmentally sensitive areas as defined in Section IIIA in this chapter.

COMMERCIAL RETAIL: The following standards apply only to lands within the Commercial Retail land use category.

A. Permit Requirement, Central Business District and Baywood Commercial Area. Minor Use Permit approval is required for proposed development for which the Coastal Zone Land Use Ordinance normally requires Development Plan approval, and that fully meets the applicable standards in the Coastal Zone Land Use Ordinance (without the need for waivers or modifications), as well as the following standards *and design guidelines* for the central business district and the Baywood Commercial areas. This standard shall not apply when Plot Plan approval or zoning clearance is otherwise required, or when Development Plan approval is specifically required in the following standards.

B. Accessory Uses. Where this area plan permits primary uses in the Retail Trade use group as listed in Coastal Table O, Part I of the Land Use Element, other non-retail uses are also allowable on the same site, such as related manufacturing and processing and services, provided that they are clearly incidental and accessory to the primary retail trade use. Such incidental uses shall also comply with all applicable operational standards of Chapter 23.06 of the Coastal Zone Land Use Ordinance.

C. Central Business District. The following standards apply within the central business district, as shown in Figure 7-48:

1. Height. Maximum building height shall be 35 feet.

2. Mixed-Use Development. This standard is intended to encourage provision of a mixture of residential and non-residential uses on the same site. The purpose of this standard is to encourage provision of affordable and senior housing in close proximity to shopping and services, and to increase economic and social activity downtown. Residential development shall be subject to the standards in Chapter 8 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. Site Coverage. Residential development, excluding garages, shall comprise no more than 50% of the total floor area of the entire mixed-use site (residential and non-residential), and no more than 60% of the total floor area of the entire mixed-use site for development that meets the housing affordability standards in Chapter 23.04 of the Coastal Zone Land Use Ordinance.

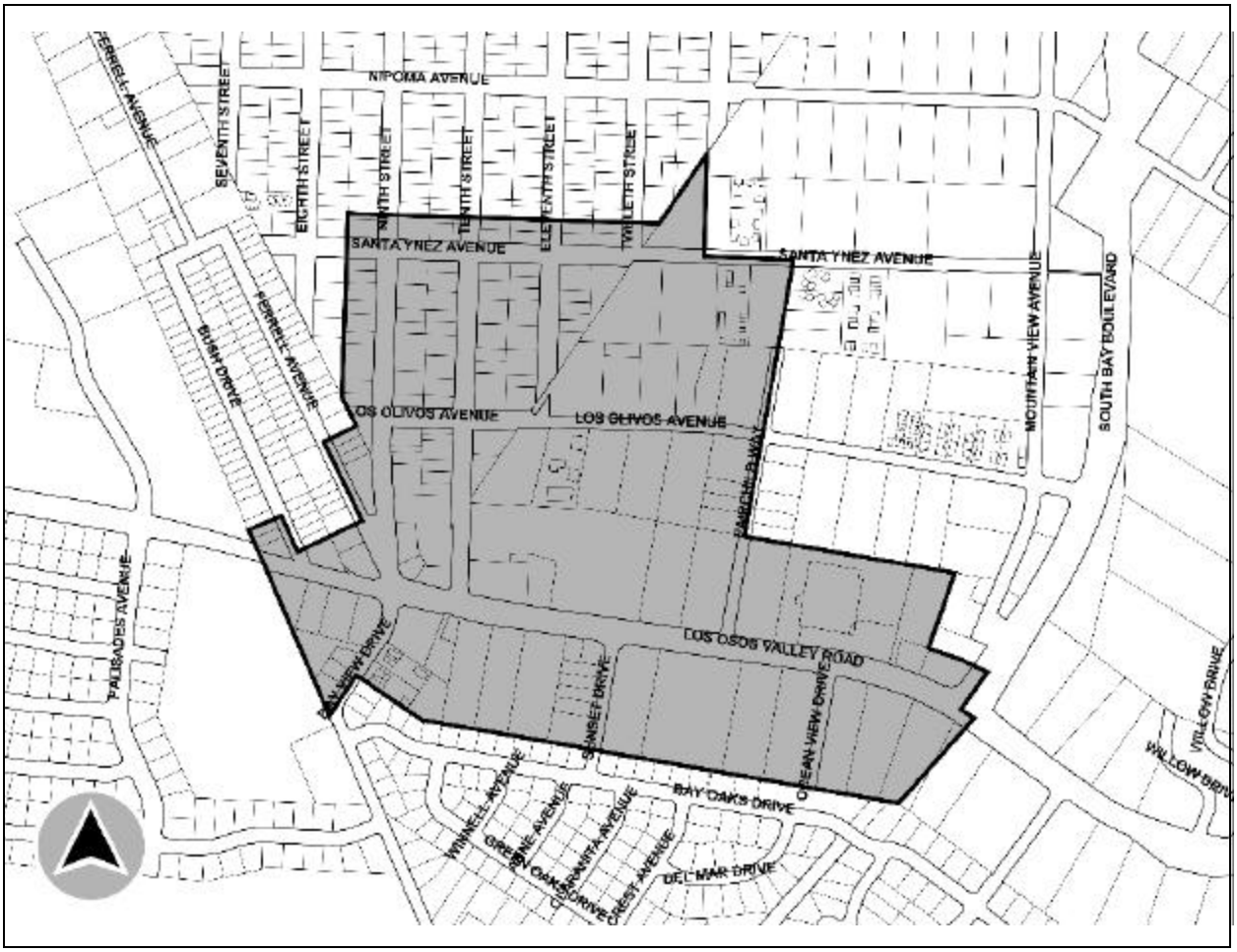

Figure 7-48: Los Osos Central Business District

b. Floor and Open Area. The maximum floor area and minimum open area requirements in Chapter 4 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.

c. Residential Density. Maximum residential density shall be 15 dwelling units per acre, calculated using the acreage of the entire mixed use site. The density of senior citizen housing shall be as specified in the following subsection f.

d. Total Residential Development. The total combined amount of residential development, including caretaker residences, in both the Commercial Retail and Office and Professional land use categories within the central business district shall not exceed 100 dwelling units.

e. Detached Residential Development. Residential development that is not attached to the non-residential use may be approved only if all of the following are satisfied, in addition to the preceding standards for mixed-use development:

(1) Location. Residential development shall be located mainly behind the primary non-residential use(s) on the same site.

(2) Site Coverage--Separate Parcel. If residential uses are developed on a separate parcel, that parcel shall comprise no more than 50% of the parcel area of the total mixed use site.

(3) Agreement for Non-Residential Use--Separate Parcel. Residential uses may be developed on a parcel that is separate from the one developed with non-residential uses, provided that the owner of the parcel to be developed with non-residential uses enters into an agreement with the county to prohibit any future residential development on that parcel.

(4) Side and Rear Setbacks. Where the side or rear yard of residential development is adjacent to a non-residential land use category, the minimum setback for the residential development shall be as specified in Chapter 4 of the Coastal Zone Land Use Ordinance for side and rear setbacks, as applicable, in Commercial and Industrial categories adjacent to a residential category/residential use.

(5) Pedestrian Connections. Mixed use development shall include, where possible, convenient pedestrian connections between residential and retail commercial uses on the site.

f. Senior Citizen Housing. Senior citizen housing is subject to the following standards, in addition to the preceding mixed-use development standards. 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.

(1) Residential Density. Maximum residential density shall be 19 dwelling units per acre calculated using the acreage of the entire mixed use site.

(2) Parking. Parking spaces shall be provided at a ratio of 0.75 space per dwelling unit in accommodations for independent living, and 1 space per 3 dwelling units in assisted living accommodations. Parking for Residential Care and Nursing and Personal Care facilities shall be provided as specified in Chapter 23.08 of the Coastal Zone Land Use Ordinance.

(3) Design. Projects shall be sensitively designed to meet the special 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.

3. ~~6.~~ Site Design. New development shall facilitate pedestrian movement and activities and bicycle travel through design of buildings, parking areas, landscaping, and streetscapes. Design measures shall include the following and are conceptually illustrated in Figure 7-49 ~~8-11~~:.

MOVED FROM FOLLOWING STANDARDS FOR NORTH SIDE OF LOS OSOS VALLEY ROAD BETWEEN SOUTH BAY BLVD. AND FAIRCHILD WAY

a. Locate ~~the~~ building entry facades ~~of buildings~~ primarily adjacent to, but no more than 5 feet from the sidewalk along front and street-corner side property lines, ~~Los Osos Valley Road~~, or adjacent to interior pedestrian spaces with access to streets ~~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 non-residential ~~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.

h. Where feasible and where adequate right-of-way exists, sidewalks shall provide a clear walking lane at least eight feet wide, not including any areas needed for street trees, street furniture, newspaper racks, and the curb.

4. Compatibility with Residential. The type and design of uses shall be compatible with existing and future residential development in adjacent residential land use categories.

5. Drainage Basins. Drainage basins in new development shall be placed either a) underground; or b) on the surface if designed for recreational or other public use and attractively landscaped.

Design Guidelines

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.*

Building Design

~~**7.**~~ ~~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:* **MOVED FROM FOLLOWING STANDARDS FOR NORTH SIDE OF LOS OSOS VALLEY ROAD BETWEEN SOUTH BAY BLVD. AND FAIRCHILD WAY**

! ~~**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~~e~~ions of building entries within recessed entry bays to create transitional spaces between the street and buildings.*

! ~~**c.**~~ *Use of overhangs and awnings. Use of 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.*

! ~~**e.**~~ *Placement of store entrances/display windows at frequent intervals such as 25 feet in order to maintain visual interest for pedestrians.* (see Figure 7-50).

! *Building facades or public spaces that occupy most or all of the site frontage, except where infeasible due to sensitive vegetation or other physical or environmental constraints.*

! *Building and site design that discourages eating and drinking places and other services with drive-through service.*

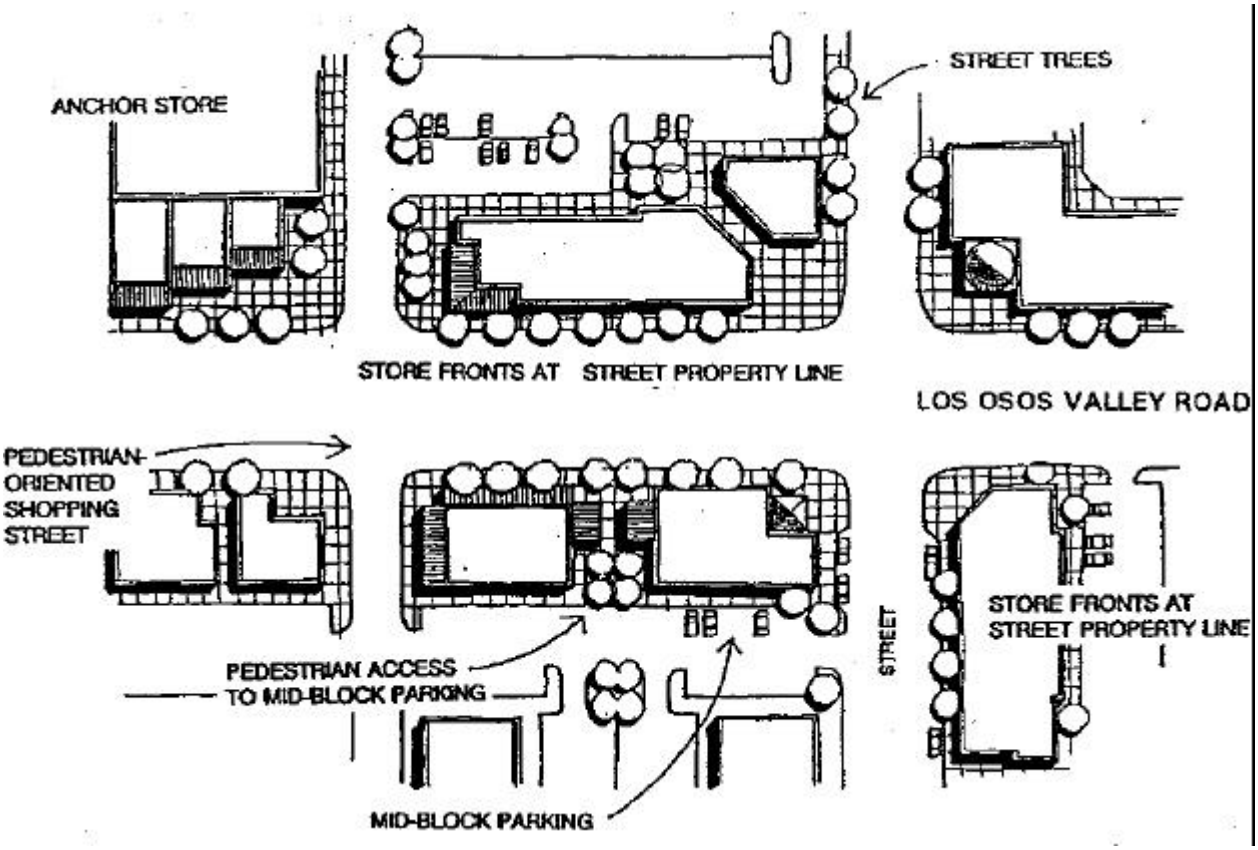

Figure 7-49: Pedestrian-Oriented Design Concept

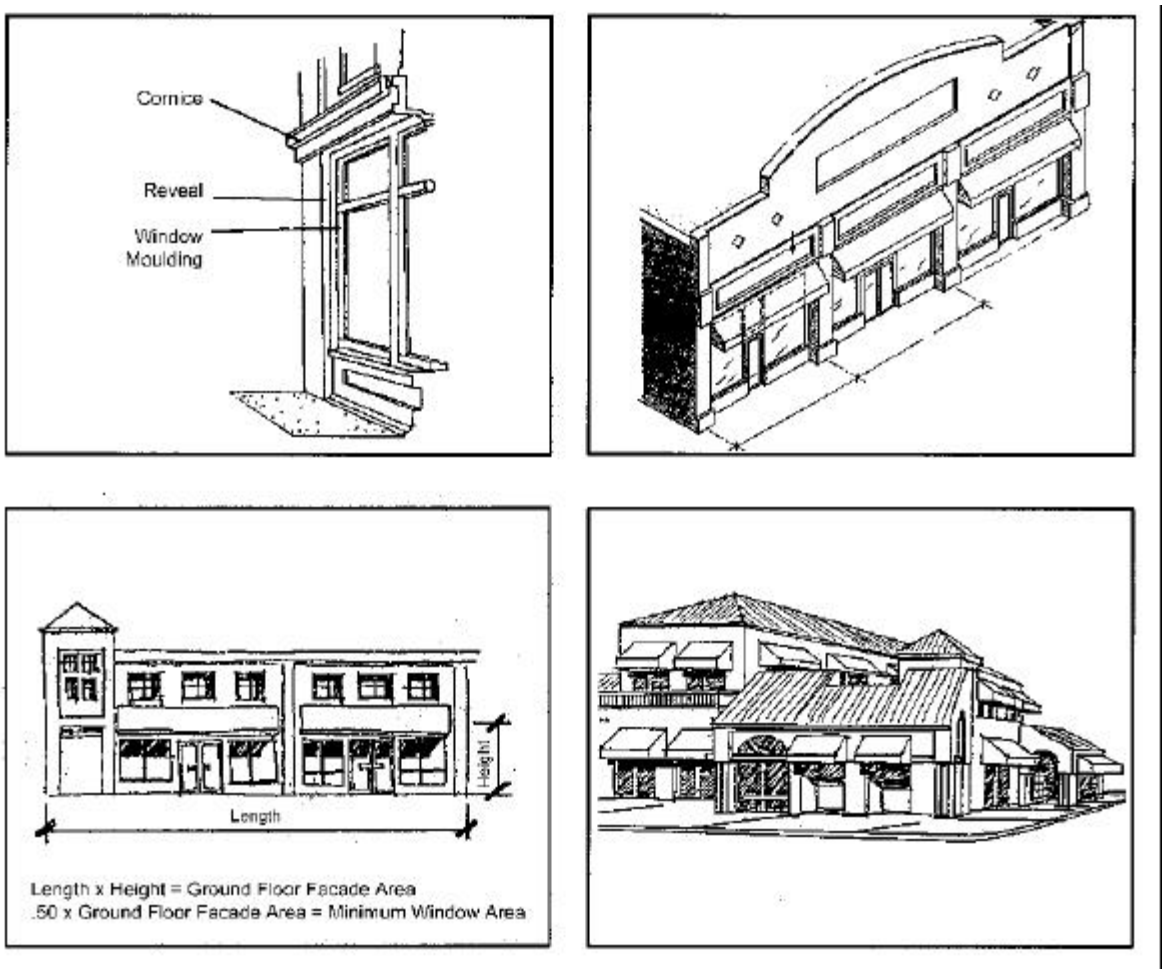

Figure 7-50: Example of Building Facade Design, Central Business District

D. Baywood Commercial Area (Special Community). The following standards apply within the Baywood Commercial Area as shown in Figure 7-51:

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 as follows:

~~**a. Multi-family and single family dwellings and mobilehomes are not allowable on 1st Street, 2nd Street and on the west side of 3rd Street between Santa Maria and El Moro Avenues (see following standard D7);**~~

~~**b.**~~ Auto, mobilehome and vehicle dealers and supplies; and food and kindred products as a primary use are **not** allowable.

Figure 7-51: Baywood Commercial Area–Residential Use Areas

2. **Height** ~~**Baywood Village.** New commercial development shall meet the following standards: a.~~ Maximum building height shall be ~~limited to~~ 25-feet, except where a lower height limit is established (see the Los Osos Communitywide standards for Bayfront Development).

3. ~~**b.**~~ **Signs.** Freestanding signs, other than monument signs, are not permitted. ~~Low~~ Monument signs shall not exceed a height of six ~~(maximum 8~~ feet ~~in height~~ and an area of ~~not to exceed~~ 20 square feet~~) shall be used~~.

~~**c.** All utility lines shall be undergrounded from property lines to the commercial structure.~~

4. **Sidewalks.** **Sidewalks on 2nd Street shall be a minimum six feet wide, with a minimum four-foot wide parkway between curb and sidewalk. In all other areas of the Baywood Commercial area, sidewalks shall be a minimum four feet wide, with a minimum four-foot wide parkway between curb and sidewalk. Additional width**

may need to be provided to accommodate any street furniture that is proposed, so that for example, the minimum clear walking lane is no less than six feet on 2nd Street. These requirements for sidewalk or parkway width may be modified at the discretion of the review authority in consultation with the Department of Public Works through a Minor Use Permit (unless a Development Plan is otherwise required), based upon site-specific right-of-way and topographic constraints, and the ability to comply with the requirements of the Americans with Disabilities Act (ADA). ~~Where feasible and where adequate right-of-way exists, sidewalks on 2nd Street shall provide a clear walking lane at least eight feet wide, not including any areas needed for street trees, street furniture, newspaper racks, and the curb. In all other areas, provide a clear walking lane at least four feet wide.~~

3. Setbacks and Parking Location--2nd Street and Street-corner Sites. Locate building entry facades primarily adjacent to, but no more than 5 feet from the sidewalk along front and street-corner side property lines adjacent to 2nd Street, or adjacent to interior plazas with access to streets. Locate landscaped parking areas to the rear or side of non-residential buildings, and design the parking areas to be integral with (not dominating) the buildings.

4. Bay Access. New development adjacent to the bay shall provide improved public access to the bay where feasible and consistent with protection of natural resources.

7. Residential Uses. Residential uses are allowable in the areas shown in Figure 7-51 as follows:

a. East Side of 3rd Street from Santa Maria Ave. to South of El Moro Ave.

(1) Principal Use. Multi-family dwellings are allowable as a principal use in accordance with applicable Coastal Zone Land Use Ordinance standards for multi-family development, except as follows:

i. Chapter 23.08, Coastal Zone Land Use Ordinance. The standards for residential uses in Office and Professional and Commercial categories shall not apply.

ii. Density. Maximum density shall be 15 dwelling units per acre.

iii. Side and Rear Setbacks. Where the side or rear yard of residential development is adjacent to a non-residential land use category, the minimum setback shall be as specified in Chapter 23.04 of the Coastal Zone Land Use Ordinance for side and rear setbacks, as applicable, in Commercial and Industrial categories adjacent to a residential category/residential use.

(2) **Mixed Use.** Single-family and multi-family dwellings are allowable on the same site as non-residential development in accordance with the standards in Chapter 23.08 of the Coastal Zone Land Use Ordinance for Residential Uses in Office and Professional or Commercial Categories, except that maximum residential density is 15 dwelling units per acre, calculated using the acreage of the entire mixed use site (residential plus non-residential).

b. **All Areas, Except for the East Side of 3rd Street from Santa Maria Ave. to South of El Moro Ave.** ~~**West Side of 3rd Street from Santa Maria Ave. to North of Santa Ysabel Ave., and North and South Sides of Santa Ysabel Ave. from 3rd to 4th Streets.**~~ Single-family and multi-family dwellings are allowable on the same site as non-residential development in accordance with the standards in Chapter 8 of the Coastal Zone Land Use Ordinance for Residential Uses in Office and Professional or Commercial Categories, except as follows:

(1) **Location.** Residential development shall be located only on the upper floor(s) above a non-residential use. **NOTE:** residential development may not be possible on certain lots due to height limits; see the Los Osos Communitywide standards for Bayfront Development

(2) **Density.** Maximum residential density is 15 dwelling units per acre, calculated using the acreage of the entire mixed use site (residential plus non-residential).

(3) **Parking. Notwithstanding any other provisions of this plan, the number of parking spaces shall be as required by the Coastal Zone Land Use Ordinance, and shall be provided on the site.**

Design Guidelines

New development should apply the following design principles. An example of how these principles might be applied is illustrated in the Baywood Commercial Area Design Concept shown in Appendix F, Figure F-2.

a. *Design streets, streetscapes, landscaping, parking lots, and buildings to encourage pedestrian use and activities and bicycle travel:*

- *Provide building facades or public spaces that occupy most or all of the site frontage, except where infeasible due to sensitive vegetation or other physical or environmental constraints*
- *Landscape all pedestrian spaces, which should be inter-connected by a network of walkways and plazas*
- *Encourage shared parking among businesses*

- ! *Encourage the use of modifications to the parking standards in the Coastal Zone Land Use Ordinance to allow, where appropriate, the use of on-street parking spaces to help satisfy requirements for the number of on-site parking spaces*
- ! *Provide convenient connections between parking areas and businesses through pedestrian-oriented and scaled spaces; fences and other barriers between non-residential development should be avoided, especially for such development on 2nd Street*

b. *Design new development to emphasize the importance of public spaces*

E. Morro Shores Mixed Use Area (RMF,RSF,CR,CS) (see Figure 7-59). The standards for this area are listed in the Commercial Retail, Public Facilities category and the Residential Multi-Family category.

~~**3. Morro Palisades - Limitation on Use.** 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; 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).~~ **MOVED TO THE COMMERCIAL RETAIL, PUBLIC FACILITIES CATEGORY**

F. East of ~~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~~. The preceding standards for the central business district also apply. (see Figure 7-52 ~~8-10~~).

1. ~~4.~~ Permit Requirement. Development Plan approval is required for construction of new buildings and associated site improvements.

~~**5. Mixed Uses.** A mixture of commercial and residential uses in encouraged.~~ **INCORPORATED INTO PRECEDING CBD STANDARDS**

6. Site Design. MOVED TO PRECEDING CBD STANDARDS

7. Building Design Guidelines. MOVED TO PRECEDING CBD STANDARDS

2. ~~8.~~ 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.

3. ~~9.~~ 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.

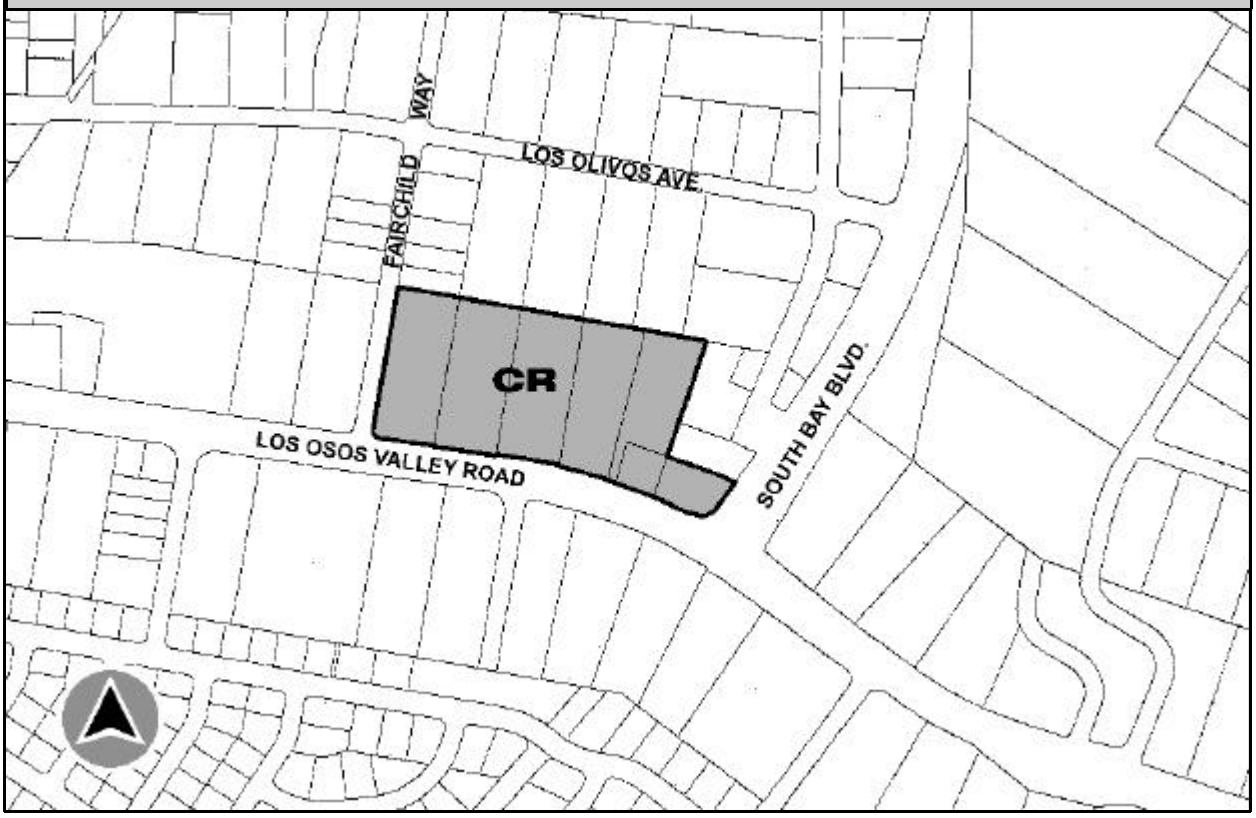

Figure 7-52: Commercial Retail Category East of Fairchild Way

The following standards apply only to the Commercial Retail, Public Facilities categories as shown in Figure 7-59.

A. ~~1.~~ Limitation on Use.

1. ~~a.~~ Allowable Uses if Site Acquired for Public Facility Use. The following uses shall be allow~~ed~~able 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. ~~b.~~ Allowable Uses if Site Not Acquired for Public Facility Use. 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. ~~2.~~ 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. ~~3.~~ 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.

~~1. 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.~~

A. Height. Maximum building height shall be 35 feet.

B. Compatibility. New uses and their design shall be compatible with existing and future residential uses in adjacent land use categories.

C. Morro Shores Mixed Use Area (RMF,RSF,CR,CS) (see Figure 7-59). The standards for this area are listed in the Residential Multi-Family category.

OFFICE AND PROFESSIONAL: The following standards apply only to lands within the Office and Professional land use category.

1. **Permit Requirement. MOVED TO PRECEDING COMMUNITYWIDE STANDARDS**

A. Total Residential Development. The total combined amount of residential development, including caretaker residences, in both the Office and Professional and Commercial Retail land use categories within the central business district shall not exceed 100 dwelling units.

B. Height, Central Business District. Maximum building height in the central business district shall be 35 feet.

C. ~~2.~~ West Side of 7th Street Between El Moro and Santa Maria Avenues. ~~Former Baywood Women's Club.~~ The following standards apply only to the property shown in Figure 7-53. ~~former Baywood Park Womens' Club site. (1992 Assessor's Parcel Number 38-202-47).~~

1. ~~a.~~ 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. ~~b.~~ 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.

D. Morro Shores Mixed-Use Area (see Figure 7-59). The standards for this area are listed in the Office and Professional, Public Facilities categories and in the Residential Multi-Family category.

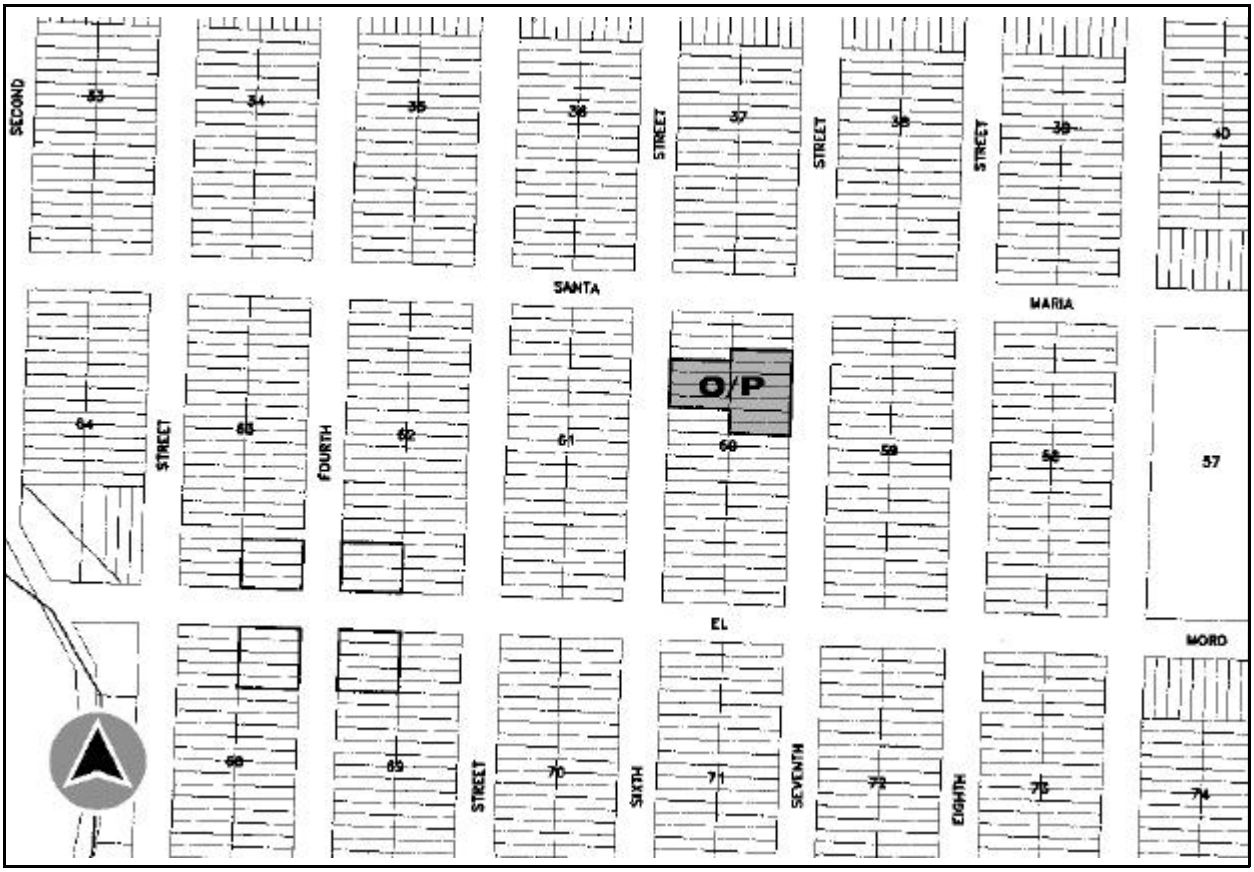

Figure 7-53: O/P Category on West Side of 7th Street Between El Moro and Santa Maria Avenues

OFFICE AND PROFESSIONAL, PUBLIC FACILITIES: The following standards apply only to lands within the Office and Professional, Public Facilities land use categories.

The following standards apply only to the Office and Professional, Public Facilities categories as shown in Figure 7-59.

A. ~~1.~~ Limitation on Use.

1. ~~a.~~ **Allowable Uses if Site Acquired for Public Facility Use.** The following uses shall be allow~~ed~~able 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. ~~b.~~ **Allowable Uses if Site Not Acquired for Public Facility Use.** If the site is not acquired by a public agency or special district and committed to public facility uses, 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. ~~2.~~ 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. ~~3.~~ 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. 3~~ 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. Sweet Springs Preserve. The following standard applies to the Sweet Springs preserve located in the Sweet Springs area as shown in Figure 7-36.

1. Limitation on ~~of~~ Use ~~– Sweet Springs~~. ~~The following area~~ Allowable uses are limited to coastal accessways and passive recreation.~~: natural history museums, hotels/motels, residential single-family, residential multiple-family, caretaker's residence. (Whitehole)~~

~~**Los Osos Oak Shores Preserves**~~

~~**1. 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.~~

PUBLIC FACILITIES: The following standards apply only to lands within the Public Facilities land use category.

A. Broderson Site. The following standard applies to the approximately 40-acre area south of Highland Drive and west of an extension of Broderson Avenue, identified as Area B in Figure 7-64.

1. Limitation on Use. Allowable uses shall be limited to passive recreation and public utility facilities.

B. Baywood Park Area West of 3rd Street–LOCSD Property. The following standard applies to the Los Osos Community Services District property in the Baywood Park Area West of 3rd Street, as shown in Figure 7-55.

1. Limitation on Site Disturbance. New development shall be limited to the area of disturbance of the existing well site.

RECREATION: The following standards apply only to lands within the recreation land use category.

A. Cuesta Inlet. The following standard applies within the Cuesta Inlet area as shown in Figure 7-36. (~~This is a~~ visitor-serving priority area)

1. Limitation on Use~~--Cuesta-by-the-Sea~~. Allowable uses shall be limited to passive recreation (including a boat launching ramp and parking area~~s~~); and single-family dwellings or mobilehomes (see Combining Designation standard A, Coastal Access and Recreation, #1). ~~(limited to a single family residence sited consistent with resource protection and public access requirements)~~.

2. Density. The maximum development potential shall be one dwelling unit. Development shall be concentrated or clustered in accordance with Section IIIA of the Areawide Standards.

3. Public Access. Maximum public access shall be provided to the shoreline in this visitor-serving priority area, consistent with the intent of the Circulation Element maps (see Chapter 5), and consistent with protection of sensitive habitat.

4. Application Contents. All applications for development shall document the location of state tidelands in relation to this site and resolve questions about ownership of this property.

~~**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).**~~

2. Limitation of Use - Sweet Springs. MOVED TO PRECEDING OPEN SPACE CATEGORY STANDARD

3. Height Limitation - Sweet Springs. MOVED TO RESIDENTIAL SINGLE-FAMILY CATEGORY STANDARDS

4. Site Selection - North of Ramona Ave. MOVED TO RESIDENTIAL SINGLE-FAMILY CATEGORY STANDARDS

~~**5. 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)~~

~~**6. 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).~~

B. Sweet Springs. The following standards apply to the eastern portion of the Sweet Springs area as shown in Figure 7-55.

1. Limitation on Use. Allowable uses are limited to coastal accessways and passive recreation only.

2. Transfer of Density. All residential development shall be located on the portion of this parcel that is included in the Residential Single Family land use category (West of 4th Street; see Figure 7-55). A maximum residential density of 1 dwelling unit per acre may be transferred to that portion of the parcel from the portion in the Recreation category. The portion of this parcel that is included in the Recreation land use category shall be permanently protected as open space.

C. Baywood Park Area West of 3rd Street. The following standards apply to the bayfront area between Pismo and El Moro Avenues (see Figure 7-55).

1. ~~8.~~ Limitation on ~~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 per legal parcel; residential accessory structures; coastal accessways; and passive recreation (hiking and nature trails and nature study).

2. Land Divisions Prohibited. No further land divisions are allowed due to environmentally sensitive habitats and lack of appropriate building sites on these bayfront properties.

D. Golf Course North of Howard Avenue. The following standard applies to the existing golf course north of Howard Avenue in the northern portion of the West of Pecho area as shown in Figure 7-54:

1. ~~7.~~ ~~Golf Course~~ Limitation on ~~of~~ Use. Allowable uses ~~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 existing ~~present~~ uses on the site: golf course, ~~with eating and drinking places (~~restaurant~~)~~ ,and ~~or hotel and~~ motel~~s (lodging facilities)~~.

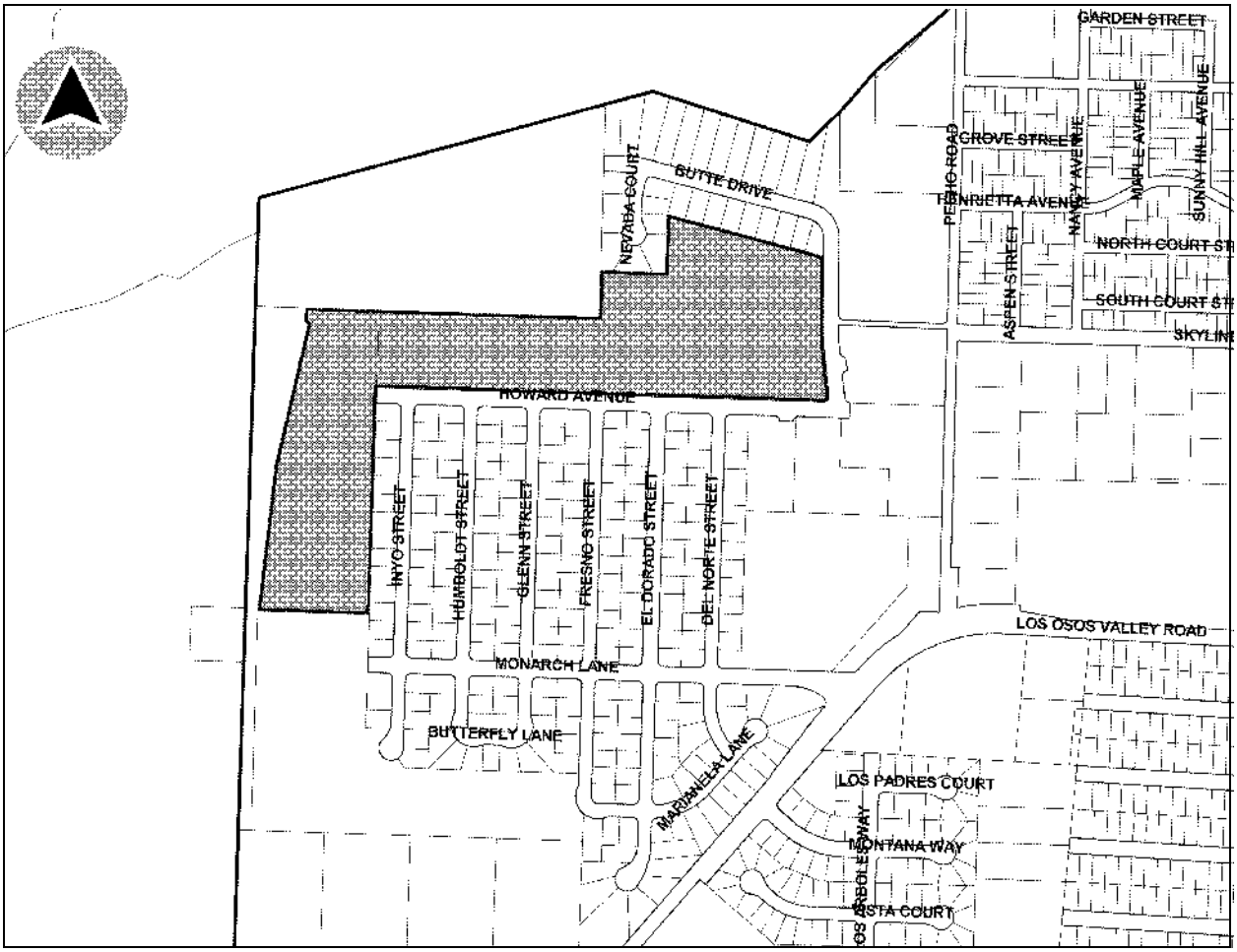

Figure 7-54: Golf Course North of Howard Avenue

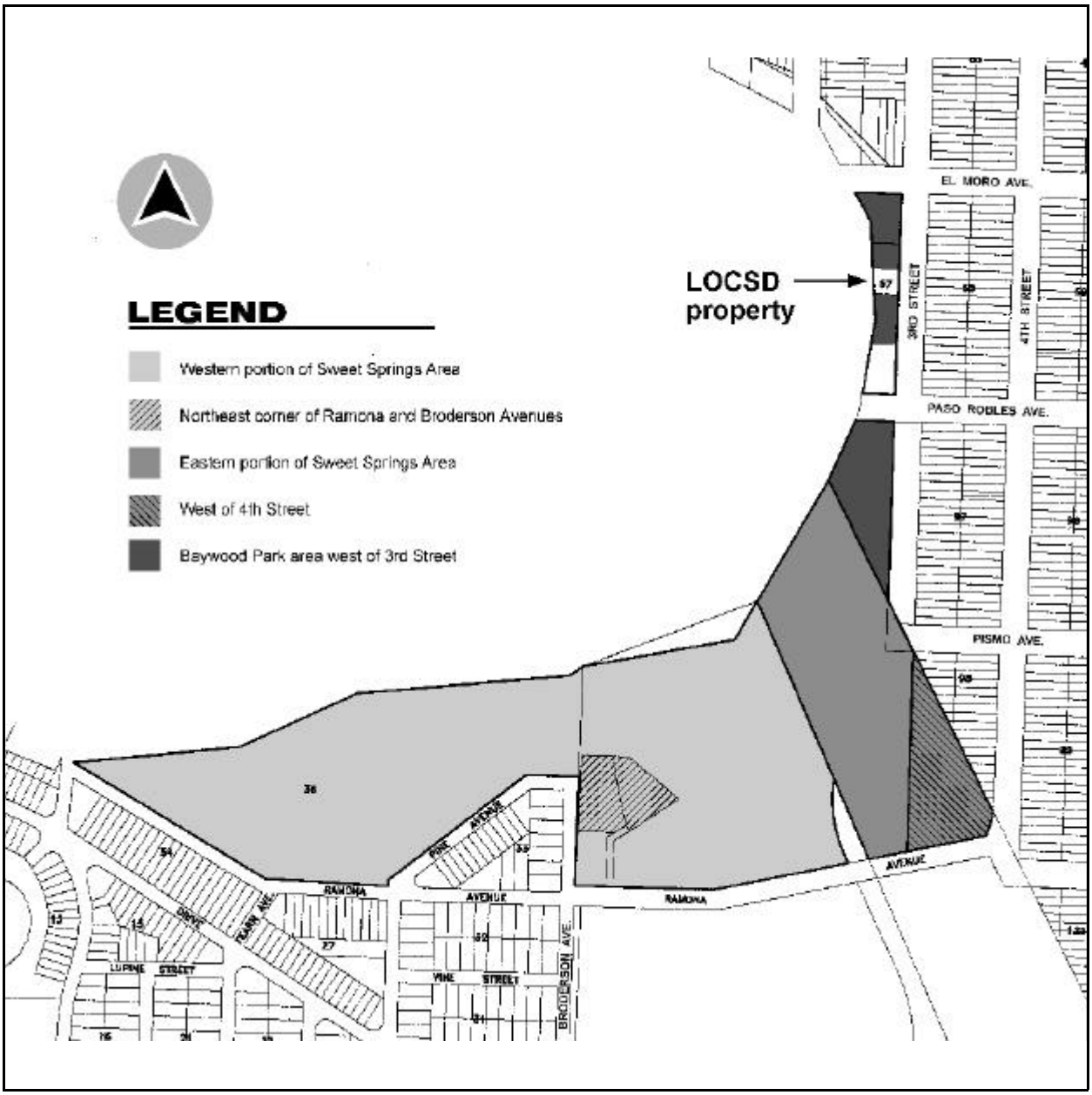

Figure 7-55: Sweet Springs Area; Baywood Park Area West of 3rd Street

E. Portion of Tract 1646 West of Pecho Road. The following standards apply to the approximately 2.7-acre area located at the southwest corner of Pecho Road and Skyline Drive, as shown in Figure 7-56.

1. Limitation on Use. Allowable uses are limited to those that are allowable only in both the Residential Single Family and Recreation land use categories per Table O, Coastal Framework for Planning, except that bed and breakfast facilities and hotels, motels are also allowable.

2. Lodging Design and Height Limitation. All buildings shall be residential in scale and shall have a maximum height of 28 feet.

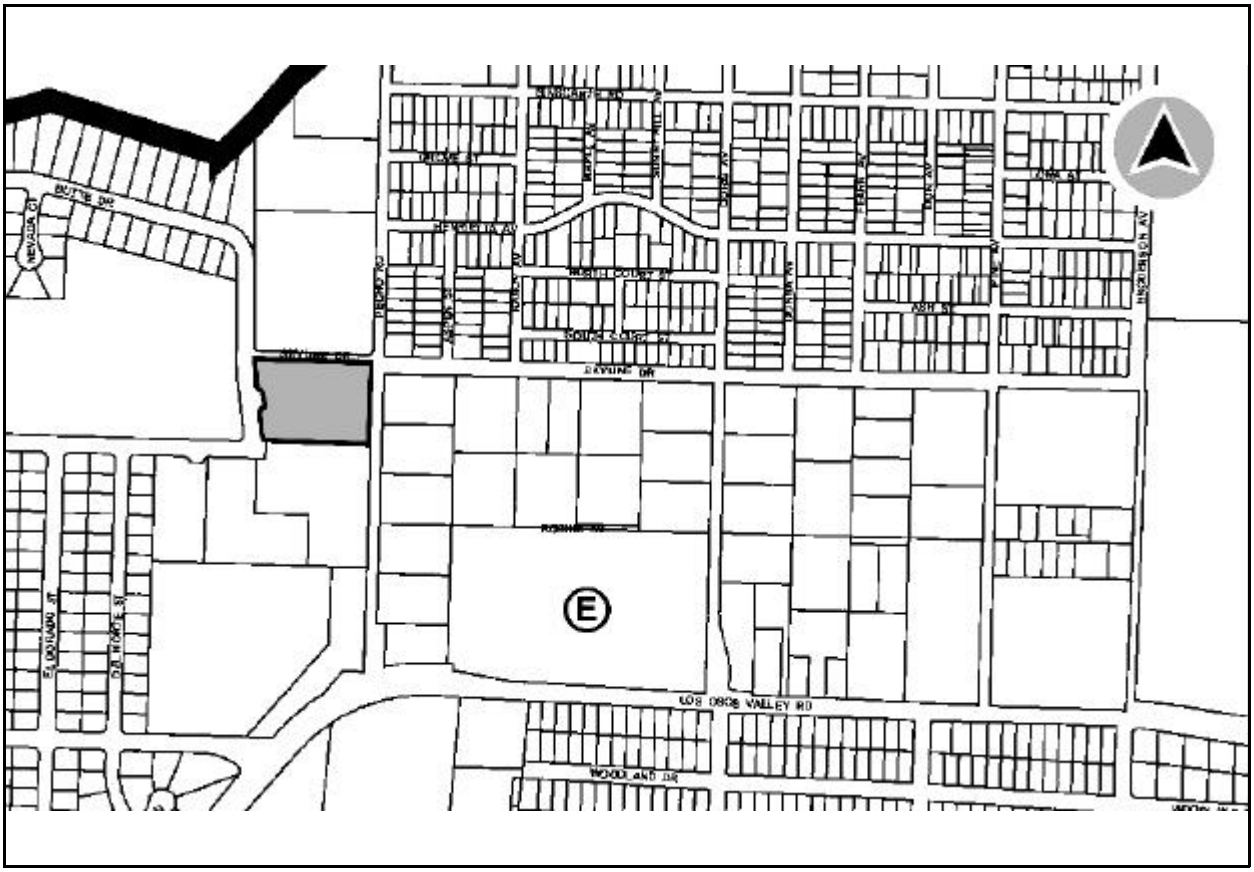

Figure 7-56: 2.7-acre Area at Southwest Corner of Pecho Road and Skyline Drive

F. Santa Ysabel Avenue Coastal Access. The following standard applies to the county-managed coastal access at the westerly terminus of Santa Ysabel Avenue, west of Pasadena Drive, as shown in Figure 7-57.

1. Limitation on Use. Allowable uses are limited to coastal accessways and passive recreation.

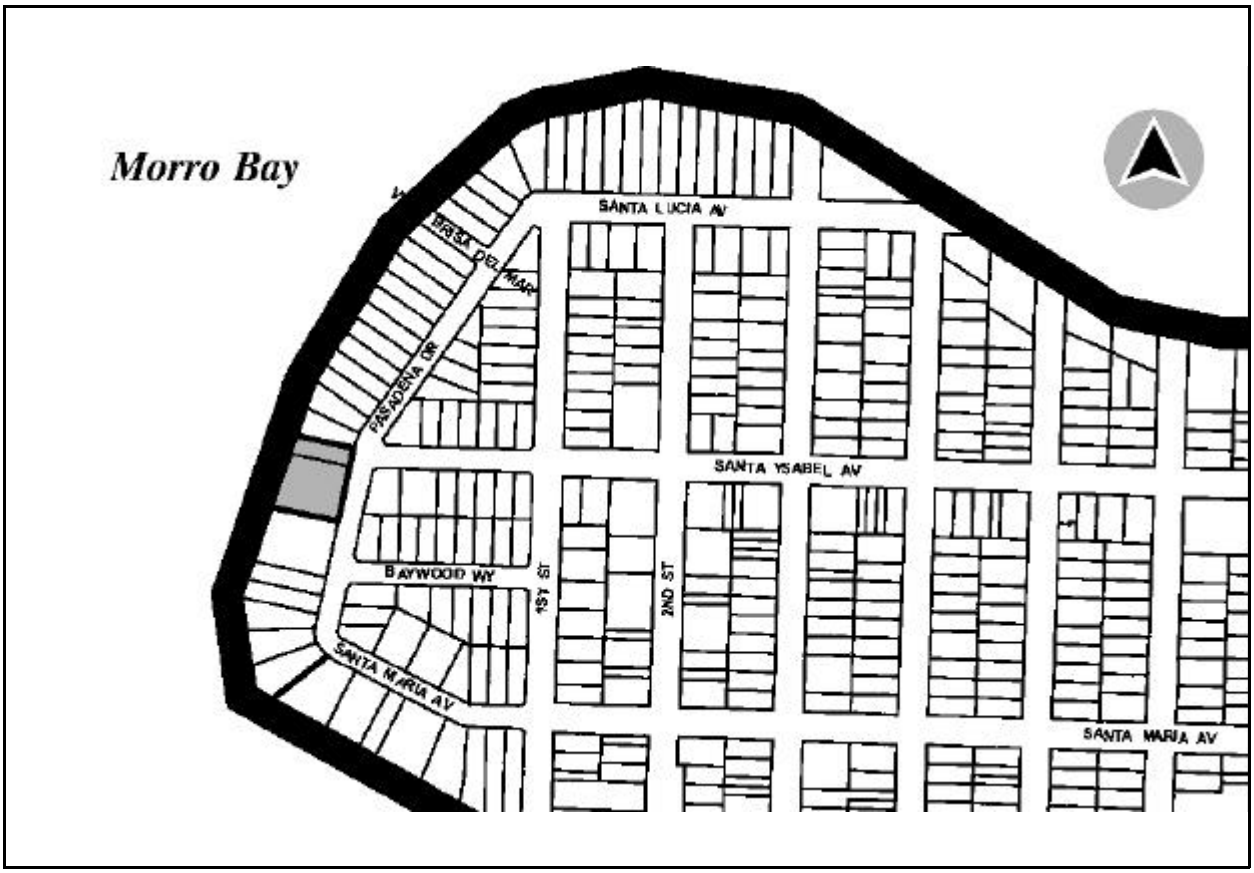

Figure 7-57: Santa Ysabel Avenue Coastal Access

G. West of Pecho--Western Fringe. The following standards apply to the western fringe of the West of Pecho area as shown in Figures 7-36 and 7-62:

~~**Morro Bay & Land Co.** Standards 9, 10, and 11 apply to Morro Bay & Land Co. (APN 74-022-61)~~

1. ~~9.~~ Limitation on ~~of~~ Use. Allowable uses are limited to ~~single family dwellings and~~ coastal accessways; passive recreation; water wells and impoundments; hotels, ~~/~~motels (lodge), including an accessory restaurant and gift shop.; pipelines and transmission lines.

2. ~~10.~~ Clustered Development ~~Requirements~~. All development ~~uses~~ shall ~~require Development Plan review and shall meet the following requirements. Uses shall~~ be clustered or concentrated in accordance with Section IIIA of the Areawide Standards. Notwithstanding those standards, there shall be no more than 8 acres of site disturbance, with the undeveloped area of the site to be permanently protected as open space. ~~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).~~ The precise location of development ~~Site selection~~ shall be based upon a visual study and a biological evaluation of the site~~s~~ that recommends ~~and determination of the need for~~ preservation of areas of greatest sensitivity.

3. ~~11.~~ Development Intensity ~~Density~~. The maximum number of lodging units shall be 100, no more than 20 of which may be developed as a condominium or Planned Development project in accordance with Chapter 23.08 in the Coastal Zone Land Use Ordinance. ~~Residential density shall not exceed one dwelling unit per acre, with~~ The actual number of units shall ~~density to~~ be ~~determined~~ based upon a visual study and a ~~when the~~ biological evaluation of the site. ~~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.~~

4. Site Design. Development shall be designed to adapt to the natural terrain, while minimizing grading and alteration of natural topography and vegetation.

5. Building Design. Buildings shall be of a residential scale, with low profiles and heights that are limited in accordance with the recommendations of a visual study so that views from Pecho Valley Road and other public vista points are protected.

6. Coastal Access. Coastal access shall be directed to existing disturbed areas that are appropriate for access. Signs shall be provided in accordance with Chapter 23.04 of the Coastal Zone Land Use Ordinance.

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).**~~

~~**1. 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)~~

A. Creekside Area.

The following standards apply to the Creekside Area as shown in Figure 7-36:

1. Clustered Development. Minimize site disturbance and concentrate or cluster development in accordance with Section IIIA of the Areawide Standards. This is intended to protect riparian and wetland habitat; rare, endangered or threatened species--such as the Morro Bay Kangaroo Rat and the Morro Shoulderband snail--and their habitat as described in Section IIIA of the Areawide Standards; the Morro Bay estuary; and other sensitive features described in Section IIIA of the Areawide Standards.

2. Setbacks. New development shall be set back at least 100 feet from the following sensitive features: wetland vegetation, the upland extent of riparian vegetation, and areas of habitat that support rare, endangered or threatened species as defined in Section IIIA of the Areawide Standards.

~~**2. 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:~~

~~**a.** 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:~~

- ~~identification of all sensitive habitat areas but focusing on the Morro Bay Kangaroo Rat that shall not be disturbed by development;~~

- ~~buffer zones of at least 100 feet to protect sensitive areas from the uses allowed on the site;~~

- ~~determination of appropriate times of year for construction in order to minimize disturbance to the Morro Bay Kangaroo Rat and its habitat area;~~

- ~~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.~~

~~b.~~ ~~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.~~

~~c.~~ ~~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.

Refer also to the communitywide standards in this section, and Section III, Areawide Standards, for additional development and design standards.

A. ~~1.~~ Residential Density--New Projects

1. ~~a.~~ Maximum ~~residential~~ Density ~~for New Projects~~. Except for senior citizen housing (see the following standard), maximum density shall be ~~is:~~ 15 dwelling units per acre on properties less than one acre; ~~and~~ 26 units per acre on properties of one acre or more.

2. Minimum Density. In all Residential Multi-Family categories, except in the Morro Shores and West of Pecho areas as shown in Figure 7-36, if physically feasible and if environmental impacts can be mitigated, the *minimum* overall density on parcels of 10,000 square feet and larger shall be 10 dwelling units per acre. Refer to the following Morro Shores Area standards for minimum densities in that area.

B. ~~2.~~ Height Limitation. Maximum height shall be 28 feet except for bayfront areas (see Figures 7-39 and 40 ~~8-4 and 8-5~~).

C. Senior Citizen Housing. Senior citizen developments are subject to the following. 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. Within a 0.5-mile radius (straight-line distance) of the central business district, the maximum residential density shall be 38 dwelling units per acre.

2. Floor 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 percent, as defined in Chapter 23.04 of the Coastal Zone Land Use Ordinance.

3. Parking, Design. Parking and design shall comply with the standards for senior citizen housing listed in the Commercial Retail land use category for the central business district.

D. Northwest Corner of Mountain View Drive and Santa Ynez Avenue.

The following standard applies only to the approximately three-acre parcel located at the northwest corner of Mountain View Drive and Santa Ynez Avenue, as shown in Figure 7-58.

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.

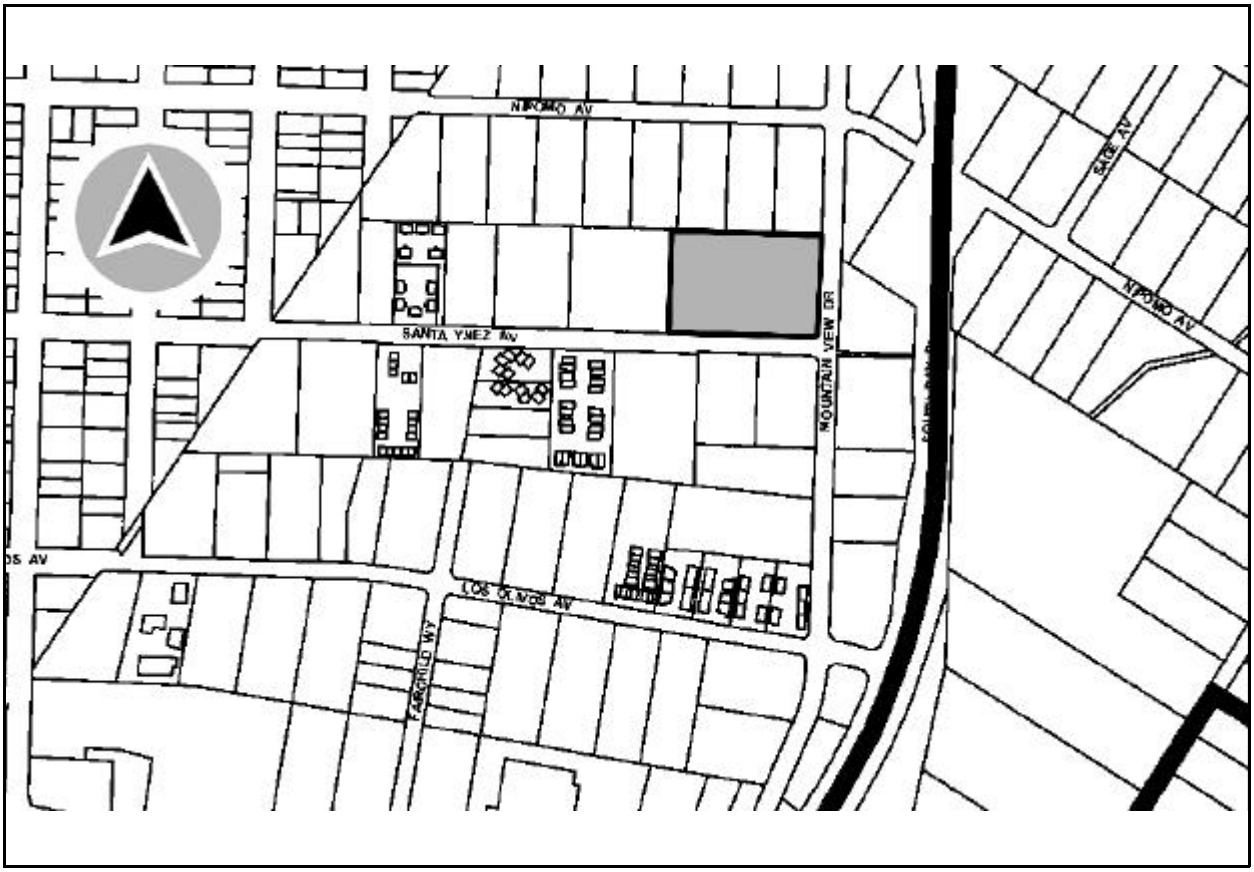

Figure 7-58: Parcel at the Northwest Corner of Mountain View Drive and Santa Ynez Avenue

E. Morro Shores Mixed-Use Area (RMF,RSF,CR,CS) ~~Palisades~~. The following standards ~~3 through 5~~ apply ~~only~~ to the Morro Shores Mixed-Use ~~Palisades~~ Area (see Figure 7-59 ~~8-2~~).

1. Height. The maximum building height for residential, transient lodgings, and accessory uses shall be 28 feet.

2. Specific Plan Required. Prior to or concurrent with approval of land divisions or development, approval of a specific plan in accordance with the Section 65450 of the California Government Code is required for the entire Mixed Use Area, except as provided in the following standard. The specific plan shall be prepared under the guidance of the county upon application and funding by the property owner(s).

3. Exceptions to Specific Plan Requirement. (refer to Figure 7-59 for property locations).

~~a.~~ Western Portion of Tract 1643 (Area 1). Single family residential development within Area 1 of Tract 1643 as shown in Figure 7-59 is allowable~~,~~ pursuant to **that map in the event that Tentative Tract 1643 is recorded as a final map.** ~~**the approved tract, prior to approval of a specific plan for the Morro Shores Mixed Use Area.**~~

~~**b. 8.8-Acre Property Fronting on Ramona Avenue (Area 2), and 2.5-acre Property East of Palisades Avenue (Area 3). These properties are not required to be a part of a specific plan for the Morro Shores Mixed-Use Area; however, proposed land use and circulation on these properties shall be coordinated with a proposed or approved specific plan to the maximum extent feasible.**~~

4. ~~c.~~ Separate Ownerships. If it is infeasible for different owners to cooperate to prepare a single, overall specific plan, separate specific plans may be submitted for each ownership, provided that land use and circulation shall be coordinated among the different ownerships to the maximum extent feasible **and that each specific plan shall meet the content, intent and other requirements of the following paragraphs 5 through 11.**

5. ~~d.~~ Wastewater Treatment. Development of a community wastewater treatment facility and associated uses by a special district or other government agency is not required to be part of a specific plan for the Morro Shores Mixed-Use Area.

6. ~~e.~~ Allowable Uses Prior to Specific Plan. The following uses are allowable prior to approval of a specific plan for the Morro Shores Mixed Use Area, subject to the applicable requirements of this plan and the Coastal Zone Land Use Ordinance.

[RENUMBER THE FOLLOWING SUBSECTIONS ACCORDINGLY]

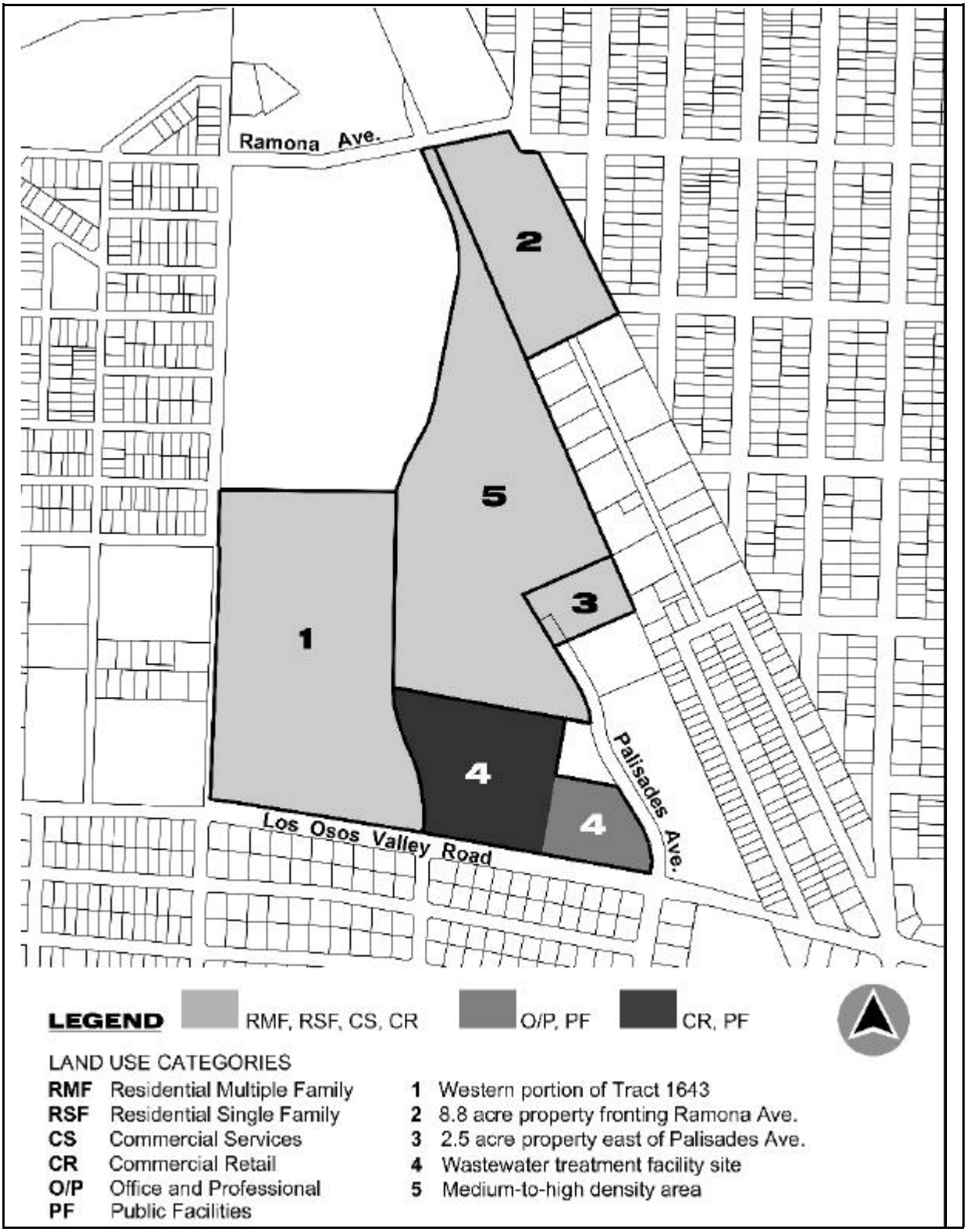

Figure 7-59: Morro Shores Mixed-Use Area

(1) Animal Raising and Keeping.
(2) Crop Production and Grazing.
(3) Outdoor Sports and Recreation (limited to playlots, playgrounds and non-professional athletic fields).
(4) Passive Recreation.
(5) Temporary Events (only within 600 feet of Los Osos Valley Road).
(6) One Single Family Dwelling, Mobilehome or Temporary Dwelling per legal parcel.
(7) Residential Accessory Uses.
(8) Water Wells and Impoundments.
(9) Outdoor Retail Sales (only within 600 feet of Los Osos Valley Road).
(10) Package treatment plant in accordance with the conditions of Tract 1643

7. Intent of Specific Plan. The specific plan shall be an integrated plan for land use and circulation. The plan shall provide for high quality development of compatible land uses, such as a multi-use business park that offers opportunities for employment, and residential uses that provide opportunities for affordable and senior housing.

8. Specific Plan: General Contents. The specific plan shall include the following:

(1) All residential development shall be part of a Planned Development and comply with all applicable standards in the Coastal Zone Land Use Ordinance for such projects
(2) Locations, densities and intensities of development
(3) Locations of open space and recreation areas
(4) Measures to avoid and mitigate adverse impacts with regard to sensitive habitat, endangered and other sensitive species, geologic hazards, cultural resources, and drainage, including the location of any proposed drainage basins
(5) Other development requirements
(6) Alignments of major streets and other transportation routes in accordance with the Circulation Element, including connections to the surrounding community for vehicles, bicyclists, and pedestrians
(7) A phasing plan if development is to occur in multiple phases

9. Specific Plan: Development Requirements. Development shall be clustered or concentrated to avoid cultural resources and environmentally sensitive habitat as defined in Section IIIA of the Areawide standards. In addition, development shall provide a permanently protected habitat corridor that extends from the southern part of the site to Ramona Ave. This corridor shall be designed so that future connections could be made to Los Osos Valley Road and through Area 1 (see Figure 7-59) to Broderson Ave. All uses shall be compatible with surrounding residential areas. The following uses are allowable.

a. Medium-to-High Density Residential.

(1) Development Potential. Up to 200 (250 with a senior citizen housing bonus) medium-to-high density residential units are encouraged within Area 5 (see Figure 7-59) if physically feasible and if environmental impacts can be mitigated.

(2) Development Type. 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. A variety of development types are encouraged: single family, multi-family, attached, detached, or zero lot-line units. Creative lot designs are also encouraged, such as "Z" lots, courtyard lots, and others.

(3) Densities. If physically feasible and if environmental impacts can be mitigated, the *minimum* density shall be 10 dwelling units per acre within the development area, and the maximum density within the development area shall be 26 dwelling units per acre.

(4) Senior Citizen Housing.

i. Incentive. Senior citizen housing as defined in preceding Section C is encouraged, but not required. If at least 100 senior housing units are provided, a bonus of 50 additional medium-to-high density residential units (up to a maximum total of 250 units) shall be granted if physically feasible and if environmental impacts can be mitigated.

ii. Density. The maximum density of senior citizen housing shall be 38 dwelling units per acre within the development area.

iii. Other Development Standards. Development shall comply with the floor and open area, parking, and design standards listed in preceding Section C.

b. Multi-Use Business Park. A multi-use business park that is characterized by high quality architecture and design is encouraged. The business park shall not occupy more than 51.5 acres, and shall be planned as an integrated, multi-use, employment-generating business park that complies with the following criteria.

(1) Character. The multi-use business park shall have landscaped open spaces in a campus-like character that provides an attractive environment

and respects the natural environment. It shall be compatible with and an asset to surrounding neighborhoods and the community.

(2) Allowable Uses. The business park shall include some or all of the following uses:

- Offices
- Non-polluting, light manufacturing and assembly, especially research and development and high-technology
- Supporting warehousing and distribution
- Supporting retail, service and recreational uses

(3) Encouraged Uses and Features. The following uses and features are encouraged:

- "Business incubators" (an organization of various services that helps young businesses get started until they can survive on their own)
- Employee amenities such as child day care, health club
- Allowable uses from the following industry clusters:
  - Agricultural services, biotechnology, food processing
  - Environmental technology
  - Tele-communications and high-technology entertainment
  - Information processing and computer services
  - Development services (contractors, engineering, finance, real estate)
- Non-polluting manufacturing of surgical, medical, and dental instruments and supplies

(4) Enclosure and Orientation of Manufacturing and Assembly Operations. Manufacturing and assembly operations shall occur entirely within enclosed buildings. Work bays shall be oriented away from residential categories, and unless screened, away from collector and arterial streets.

(5) Streets and Circulation. The business park shall include a system of pedestrian/bicycle paths that connect to parking areas, buildings, open space, recreation area(s), transit, and where feasible, adjacent neighborhoods and public facilities.

(6) Drainage. Where feasible, drainage shall be conveyed in above-ground, naturalized channels and basins that serve as attractive, open space/recreational features.

(7) **Open space.** Open space and recreation area(s) shall be provided for use by employees. Public use of open space is encouraged.

(8) **Parking Lot Design.** Large parking lots should be avoided by providing smaller lots separated by landscaping or structures.

(9) **Height.** Maximum building height shall be 35 feet.

(10) **Other Criteria.** Criteria shall be developed that address the following:

i. Lot sizes and dimensions.

ii. Location design, and screening of service areas and truck loading and unloading areas, especially adjacent to residential categories; hours when truck loading and unloading is permitted.

iii. Setbacks/buffers from residential categories and streets.

iv. Building heights that are compatible with the community.

v. Screening of: outdoor storage; waste disposal; and mechanical, electrical and other equipment.

vi. High quality building design, and flexible designs conducive to a variety of tenants.

vii. Minimum and maximum parking ratios.

viii. A coordinated landscaping, screening and fencing program, including a required percentage of landscaped area.

ix. Outdoor lighting.

x. A sign program with a unifying theme.

xi. Public art.

c. **Neighborhood Commercial.** Up to 3.5 acres are allowable for commercial uses intended to serve the surrounding neighborhood and employees of the adjacent business park.

d. Future Community Services Center. Up to 3.5 acres may be planned for a future community services center that could include a community hall, a substantially expanded library, a sheriff's substation, and medical and social services.

e. Low Density Residential. Up to 95 low density residential parcels, including any such parcels in the western portion of Tract 1643 (see Figure 7-59), are allowable on up to 30.5 acres.

10. 8.8-Acre Property Fronting on Ramona Avenue (Area 2; see Figure 7-59).

a. Limitation on Use. Allowable uses shall be limited to all uses allowable in the Residential Multi-Family category per Coastal Table O, Part I of the Land Use Element; Hotels, Motels; and accessory Eating and Drinking Places.

b. Residential Density. The *minimum* overall residential density shall be 8 dwelling units per acre, if physically feasible and if environmental impacts can be mitigated. Maximum residential density shall be 10 dwelling units per acre.

c. Compatibility. Non-residential development shall be sited, designed, and landscaped to be compatible with surrounding residential areas. Several smaller buildings are preferred to fewer, more massive ones.

11. 2.5-Acre Property East of Palisades Avenue (Area 3; see Figure 7-59).

a. Limitation on Use. Allowable uses shall be limited to all uses allowable in the Residential Multi-Family category per Coastal Table O, Part I of the Land Use Element.

b. Residential Density. The *minimum* residential density shall be 8 dwelling units per acre, if physically feasible and if environmental impacts can be mitigated. Maximum residential density shall be 10 dwelling units per acre.

~~**3. 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.~~

~~**4. Attached Units.** Up to 6 dwelling units per building are permitted to be clustered around an open court arrangement.~~

~~**5. 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.

Refer also to the communitywide standards in this section, and Section III, Areawide Standards, for additional development and design standards.

A. ~~1.~~ Height Limitations. Maximum height shall be 28 feet except where other applicable planning area standards establish other specific height limits (see Figures 7-39 and 40 ~~8-4 and 8-5~~).

B. Bayview Heights Area. The following standards ~~2 through 4~~ apply only to the Bayview Heights area (see Figure 7-36 ~~8-2~~)~~, in addition to Standard l above~~.

1. ~~2.~~ Parcel Size. Minimum parcel sizes for new land divisions shall be ~~New single family residential lots are to be a minimum of~~ one acre.

2. ~~3.~~ 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.

~~**4. Site Planning Criteria.** Uses are to be sited for maximum protection of native Oak Shores along Los Osos Valley Road.~~ **ADDRESSED BY COMMUNITYWIDE STANDARD FOR TREE PROTECTION**

~~**Cuesta Area.** Standards 5 through 8 apply only to the Cuesta area (see Figure 8-2), in addition to Standard 1 above.~~

C. Martin Tract. The following standards apply only to the Martin Tract as shown in Figure 7-36.

1. ~~5.~~ Parcel Size. The minimum parcel size for new land divisions ~~in the Martin Tract~~ is one acre, except that the maximum overall density for new land divisions on the parcel at the northeast corner of Pine Avenue and Los Osos Valley Road (see Figure 7-41, Location No. 4a) shall be one residential parcel per ~~to be~~ 10,000 square feet~~, and residences are to be sited to minimize removal of trees~~. **TREE REMOVAL ADDRESSED BY COMMUNITYWIDE STANDARD FOR TREE PROTECTION**

2. ~~6.~~ Access - Los Osos Valley Road. Where alternative access is available, lots fronting on Los Osos Valley Road ~~which have alternate access roads available are~~ shall not ~~to~~ use Los Osos Valley Road for access.

3. ~~7.~~ 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.

D. Cuesta-by-the-Sea.

The following standards apply only to Cuesta-by-the-Sea as shown in Figure 7-36.

1. ~~8.~~ Setbacks. Minimum setbacks for new construction are ~~is to be provided setbacks~~ as follows, except that new construction proposed on bayfront properties is to be set back from the Morro Bay wetlands according to wetland setback requirements in the Communitywide standards, Combining Designations ~~LUE~~).

Front: 15 feet
Side: 3 feet
Corner side: 10 feet
Rear: 10 feet.

E. Sweet Springs Area.

The following standards apply only to the Sweet Springs area as shown in Figure 7-36.

1. ~~4.~~ Northeast Corner of Ramona and Broderson Avenues. ~~**Site Selection - North of Ramona Ave.** Detailed site selection shall include the following (Whitehole):~~ The following standards apply to the two residential parcels near the northeast corner of Ramona and Broderson Avenues in the Sweet Springs Area (see Figure 7-55). **MOVED FROM RECREATION CATEGORY STANDARDS**

a. Minimum Parcel Size. The minimum parcel size is 20,000 square feet, and the existing parcels shall not be further subdivided.

b. Density. Each parcel may be developed with a maximum of one dwelling unit (no secondary dwellings permitted).

~~**a.** Review by a qualified biologist to determine the extent of the wetland on the site and the extent of buffers necessary to establish a buffer adequate to protect the habitat values of the site.~~

~~**b.** Provisions for public access (see LCP combining designation requirements.)~~

~~c. Allowable densities shall be calculated only on the portions of the site that are not wetland habitat.~~

c. ~~d.~~ **Tree Protection.** Retain ~~Retention of the upland~~ trees to the maximum extent ~~as~~ feasible.

~~e. Archaeological resource protection in accordance with requirements for mitigation in the LCP policy document.~~

d. ~~f.~~ Surface water/storm drainage shall be maintained on-site or directed in such a manner to protect the marsh and wetlands habitat.

2. **West of 4th Street.** The following standard applies only to the area located west of Fourth Street and north of Ramona Avenue identified as "West of 4th Street" in Figure 7-55 (the remaining portion of this ownership is included in the Recreation category and is addressed in the standards for that category).

a. **Application Content.** Development applications shall include a biological report that delineates required setbacks from wetland vegetation.

b. **Residential Density.** Maximum residential development potential shall be **14** ~~**seven**~~ dwelling units, **which includes** ~~**plus**~~ one dwelling per acre transferred from the portion of this parcel included in the Recreation land use category in the eastern portion of the Sweet Springs area, as shown in Figure 7-55 (to the extent that such density in the Recreation category is not otherwise transferred through the communitywide TDC program).

(3) **Wetland Protection.** Development shall not be located within wetlands or the wetland setback required by Section 23.07 of the Coastal Zone Land Use Ordinance, and shall not cause adverse impacts to wetland vegetation or the Morro Bay estuary.

~~3. **Height Limitation - Sweet Springs.** Heights shall not exceed 24 feet above average finished grade. (Whitehole)~~ **MOVED FROM RECREATION CATEGORY STANDARDS**

F. **Baywood Park** ~~**El Moro**~~ **Area.** The following standards ~~9 and 10~~ apply only to the Baywood Park ~~El Moro~~ area (see Figure 7-36 ~~8-2~~~~, in addition to standard one above~~.

1. ~~9.~~ **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 (Small-Scale Neighborhood). In Tract 40, as shown in Figure 7-36, street lights shall not be installed, and shall not be required with new development.

~~**10. 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. (This shall be considered on consent agenda as part of the access requirement).~~

~~**Highland Area.** Standards 11 and 12 apply only to the Highland area (see Figure 8-2), in addition to Standard 1 above.~~

~~**12. 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. Development shall be concentrated or the allowed number of units at this density shall be clustered.~~

G. Southwestern Hillsides - Cabrillo Estates ~~Highland Area~~. The following standards ~~13 through 18~~ apply only to Cabrillo Estates (~~Tracts 306, 307 and 310--~~see Figure 7-36 ~~8-2~~).

1. ~~11~~ Parcel Size. The minimum allowable parcel size for new land divisions is 20,000 square feet, unless a larger size is otherwise required by Chapter ~~Section~~ 23.04~~.028~~ of the Coastal Zone Land Use Ordinance.

2. ~~13~~ 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 Chapter ~~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.

3. ~~14.~~ Limitation on Use. Uses shall be limited to: single family dwellings; mobilehomes; residential accessory uses; temporary dwellings; home occupations; schools-preschool to ~~through~~ secondary (limited to day care centers), and water wells and impoundments.

4. ~~15.~~ 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.

5. ~~16.~~ Driveway Construction. Each lot ~~or parcel~~ shall have ~~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.

6. ~~17.~~ Setbacks. Minimum ~~Required~~ setbacks are as shown in the following table ~~follows~~:

Table 7-5, Setbacks--Cabrillo Estates

Setback Location	Minimum Setbacks (feet) for ~~Single Family~~ Dwellings:	Minimum Setbacks (feet) for Detached Residential Accessory Uses:
Front	25	25
Side	5	3
Corner Side	10	10
Rear	20	8

7. ~~18.~~ Height Limitation. The maximum height of all ~~buildings and~~ structures shall be 15 feet above the highest point of the lot as ~~when~~ measured from the highest point of the roof, and not to exceed 28 feet at all points as measured continuously through the building footprint from existing grade (prior to the proposed development) to the highest point of the roof.

H. Morro Shores ~~Palisades~~.

The following standards ~~19 to 21~~ apply only to the Morro Shores ~~Palisades~~ area (see Figure 7-36 ~~8-2~~).

1. ~~19.~~ 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~~.

~~**20. 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.~~ **ADDRESSED BY COMMUNITYWIDE STANDARD FOR TREE PROTECTION**

I. Morro Shores Mixed-Use Area (RMF,RSF,CR,CS) (see Figure 7-59). The standards for this area are listed in the Residential Multi-Family category.

~~**21. 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.~~

J. West of Pecho ~~Sunset~~ Area: Monarch Grove (Tract 1589). The following standards ~~22 to 25~~ apply only to Monarch Grove (Tract 1589) as shown in Figure 7-60 ~~APN No. 74-022-13~~.

~~**22. Planned Development.** The property shall be developed as a Planned Development integrating the residential use with the golf course facility. The maximum density shall not exceed two units per acre.~~

~~**23. 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.~~

1. Sewage Disposal. Sewage disposal shall be by either: 1) private treatment and disposal facilities that enable reclamation of effluent on the golf course; or 2) connection to the community sewer system.

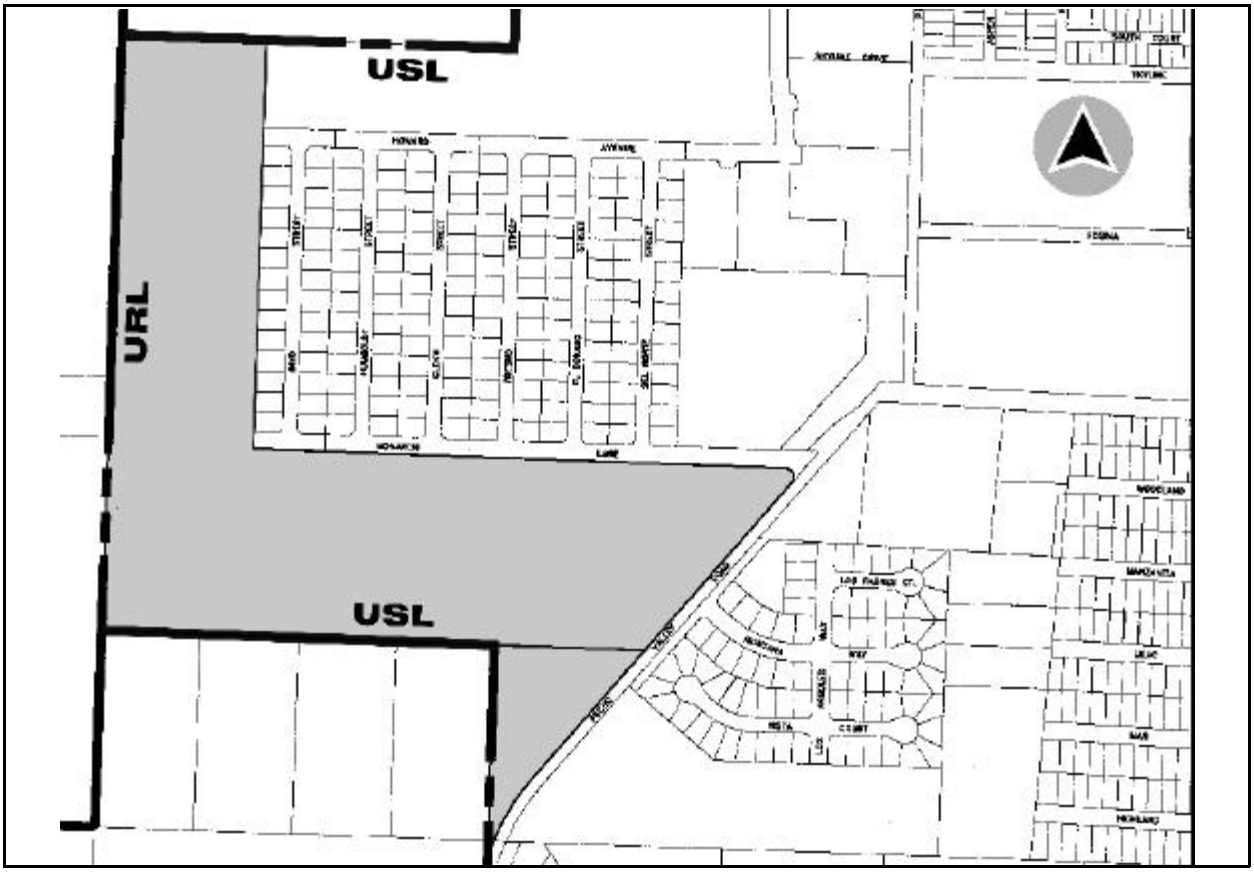

Figure 7-60: West of Pecho Area: Monarch Grove (Tract 1589)

2. **Parcel Size.** The minimum parcel size for new land divisions shall be 20,000 square feet.

3. **Height.** The height of structures shall be limited in accordance with the recommendations of any required visual studies so that views from Pecho Valley Road to the bay and sandspit are protected.

~~**24.** **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.~~

~~**25. 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.~~

K. Redfield Woods, Los Osos Highlands (Tract 84) and Morro Palisades (Tract 122) ~~Upland~~ Areas. The following standard ~~26~~ applies only to the above ~~Upland~~ areas (see Figure 7-36 ~~8-2~~).

1. ~~26.~~ Setbacks. Minimum setbacks for new structures ~~in the Upland area~~ are ~~to be~~ as shown in Table 7-6 ~~follows~~:

Table 7-6, Setbacks: Redfield Woods, Los Osos Highlands (Tract 84), Morro Palisades (Tract 122)

Location of Setback	Minimum Setbacks (feet), Tract No. 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

L. Vista de Oro Area. The following standard applies only to the portion of the Vista de Oro area labeled as “Location No. 5" in Figure 7-41.

1. Parcel Size. The minimum parcel size for new land divisions shall be one acre.

M. South Bay Blvd. Area. The following standards apply to the South Bay Blvd. area, as shown in Figure 7-61, only in the event of voluntary participation in the Los Osos community-based transfer of development credits (TDC) program.

1. Limitation on Use. Allowable uses are limited to: multi-family dwellings, and all uses listed as "A," "S," or "P" uses in the Residential Single-Family in Table O, Coastal Framework for Planning.

2. **Environmentally Sensitive Areas.** TDCs shall not be transferred to environmentally sensitive areas as defined in Section IIIA of the Areawide Standards.

3. **Residential Density.** Maximum overall residential density shall be 15 dwelling units per acre. Maximum net density shall be 15 units per acre; 38 dwelling units per acre for the following types of development:

   a. Senior citizen housing that complies with the standards for such housing as specified for the Commercial Retail category, central business district.

   b. Affordable housing projects that comply with the housing affordability standards in Section 23.04.094 of the Coastal Zone Land Use Ordinance.

4. **Sewer and Water Capacity.** Additional development resulting from proposed transfer of development credits shall not be approved unless it can be accommodated by the community sewer system and will not result in community buildout exceeding the sustainable yield of the groundwater basin without seawater intrusion, based on the best available scientific information.

Guidelines: Development Concept. *Development of this area is encouraged to achieve the following objectives. An example of how these objectives may be achieved is illustrated in the design concept shown in Appendix F, Figure F-3.*

- *Plan the entire site as an integrated project*
- *Promote mixed use*
- *Provide small-scale neighborhood commercial uses in the Commercial Retail category within walking distance of much of the Baywood Park area*
- *Provide senior and affordable housing that is integrated into the overall development*
- *Provide an area for a park and recreational uses*
- *Make development attractive and compatible with the surrounding neighborhood*
- *Provide convenient pedestrian and bicycle connections throughout the project, to the surrounding neighborhood, and to the junior high school*
- *Keep development below the ridgeline at the northern end of the site*
- *Take advantage of solar energy and energy conservation measures*

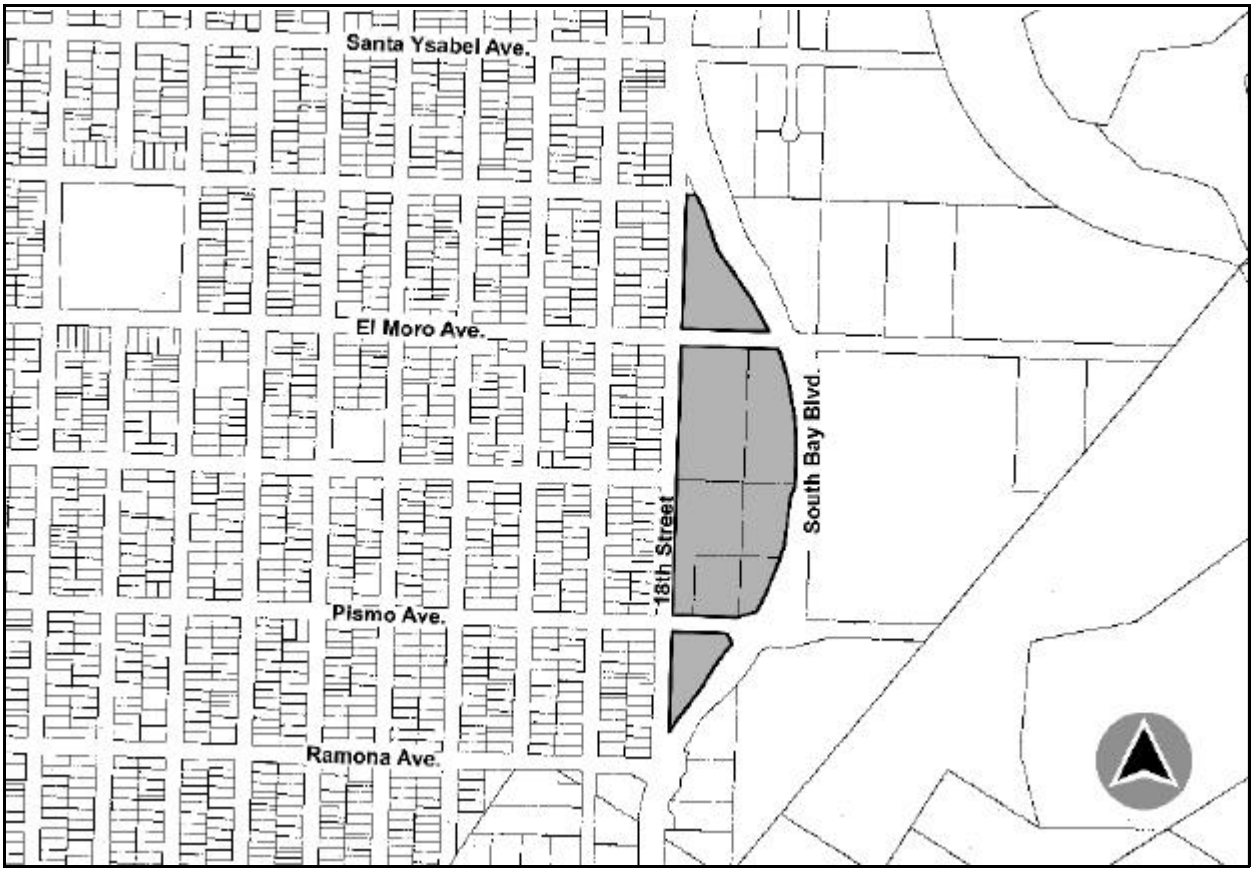

Figure 7-61: South Bay Blvd. Area

N. Residential Single Family Parcels Eligible for Secondary Dwellings (TDCR). The following standards shall apply only in the event of voluntary participation in the Los Osos community-based transfer of development credits (TDC) program. Secondary dwellings in the Residential Single-Family land use category shall comply with applicable standards in Chapter 23.08 of the Coastal Zone Land Use Ordinance, except as follows:

1. **Limitation on Location.** The limitation on secondary dwellings in Los Osos shall not apply.

2. **Environmentally Sensitive Areas.** TDCs shall not be transferred to environmentally sensitive areas as defined in Section IIIA of the Areawide Standards.

3. **Minimum Site Area.** Minimum site area to establish a secondary dwelling shall be 6,000 square feet for sites served by community water and sewer.

4. Sewer and Water Capacity. Additional development resulting from proposed transfer of development credits shall not be approved unless it can be accommodated by the community sewer system and will not result in community buildout exceeding the sustainable yield of the groundwater basin without seawater intrusion, based on the best available scientific information.

~~**Martin Tract.** Standard 27 applies only to the Martin Tract area (see Figure 8-2).~~

~~**27. 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.~~ **DUPLICATE OF A PRIOR STANDARD**

RESIDENTIAL SUBURBAN: The following standards apply only to lands within the Residential Suburban land use category.

Refer also to the communitywide standards in this section, and Section III, Areawide Standards, for additional development and design standards.

A. Residential Density. Maximum overall density for new land divisions shall be as shown in Figure 7-41, Residential Development Potential: New Land Divisions.

B. Clustered Development. Minimize site disturbance and concentrate or cluster development in accordance with Section IIIA of the Areawide Standards. This is intended to protect riparian and wetland habitat; rare, endangered or threatened species--such as the Morro Bay Kangaroo Rat and the Morro Shoulderband snail--and their habitat as described in Section IIIA of the Areawide Standards; the Morro Bay estuary; and other sensitive features described in Section IIIA of the Areawide Standards. Where feasible and consistent with the preceding, concentrate development on the most gentle terrain.

C. Los Osos Creek/Eto Lake Corridor. The following standards apply to all parcels adjacent to Eto Lake and Los Osos Creek and its riparian vegetation.

1. Setbacks.

a. All Areas Except on Existing Parcels Adjacent to Palomino Drive. New development shall be set back at least 100 feet from the following sensitive features: wetland vegetation, the upland extent of riparian vegetation, and significant areas of habitat that support rare, endangered or threatened species as defined in the Resource Protection standards in Section IIIA of the Areawide Standards.

b. Existing Parcels Adjacent to Palomino Drive. New development shall be set back at least 50 feet from the sensitive features described in the preceding item a.

c. Adjustments. The preceding setbacks may be adjusted as follows:

(1) Riparian and Wetland Setbacks: as provided in Chapter 23.07 of the Coastal Zone Land Use Ordinance

(2) Setback from Habitat that Supports Rare, Endangered or Threatened Species: as provided in Chapter 23.05 of the Coastal Zone Land Use Ordinance in the standards for grading adjacent to Environmentally Sensitive Habitats.

~~1. 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.~~

~~**2. Setbacks.** Maintain a minimum building setback of 50 feet for development on lots adjacent to riparian areas along Los Osos Creek and Eto Lake.~~

~~**3. 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.~~ ADDRESSED SRA COMBINING DESIGNATION STANDARD FOR LOS OSOS DUNE SANDS, SECTION B

D. West of Pecho Area. The following standards apply to the described subareas as shown in Figure 7-62.

Entire West of Pecho Area

1. ~~4.~~ Access--Pecho Valley Road. Where alternative access is available, lots fronting on Pecho Valley Road ~~that have alternate access roads available are~~ shall not ~~to~~ use Pecho Valley Road for access.

~~**5. Land Division Design.** For the Residential Suburban area southeast of Pecho 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.~~

West of Pecho Valley Road, South of Monarch Grove. The following standards apply only to the area west of Pecho Valley Road and south of Monarch Grove (Tract 1589) [this includes properties north and south of Seascape Place].

2. ~~6.~~ Limitation on Use~~—West of Pecho Drive~~. Except for the 17-acre property north of Seascape Place (see subsequent standards for that area), 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; secondary dwellings; temporary dwellings; pipelines and~~power~~ transmission lines; coastal accessways; water wells and impoundments; and public utility facilities ~~centers~~. ~~(This does not include the Morro Montana Co. property as discussed below.)~~

3. ~~10.~~ Heights ~~- West of Pecho Drive~~. Maximum building height shall be 22 feet.

17-Acre ~~Morro-Montana Co.~~ Property North of Seascape Place. The following standards ~~7, 8, and 9~~ apply to the 17- acre property fronting on Pecho Valley Road as shown in Figure 7-62 ~~(APN 74-024-11).~~

4. ~~7.~~ Limitation on ~~of~~ Use. Allowable uses are limited to single family dwellings; coastal accessways; residential accessory uses; home occupations; mobilehomes; and water wells and impoundments.

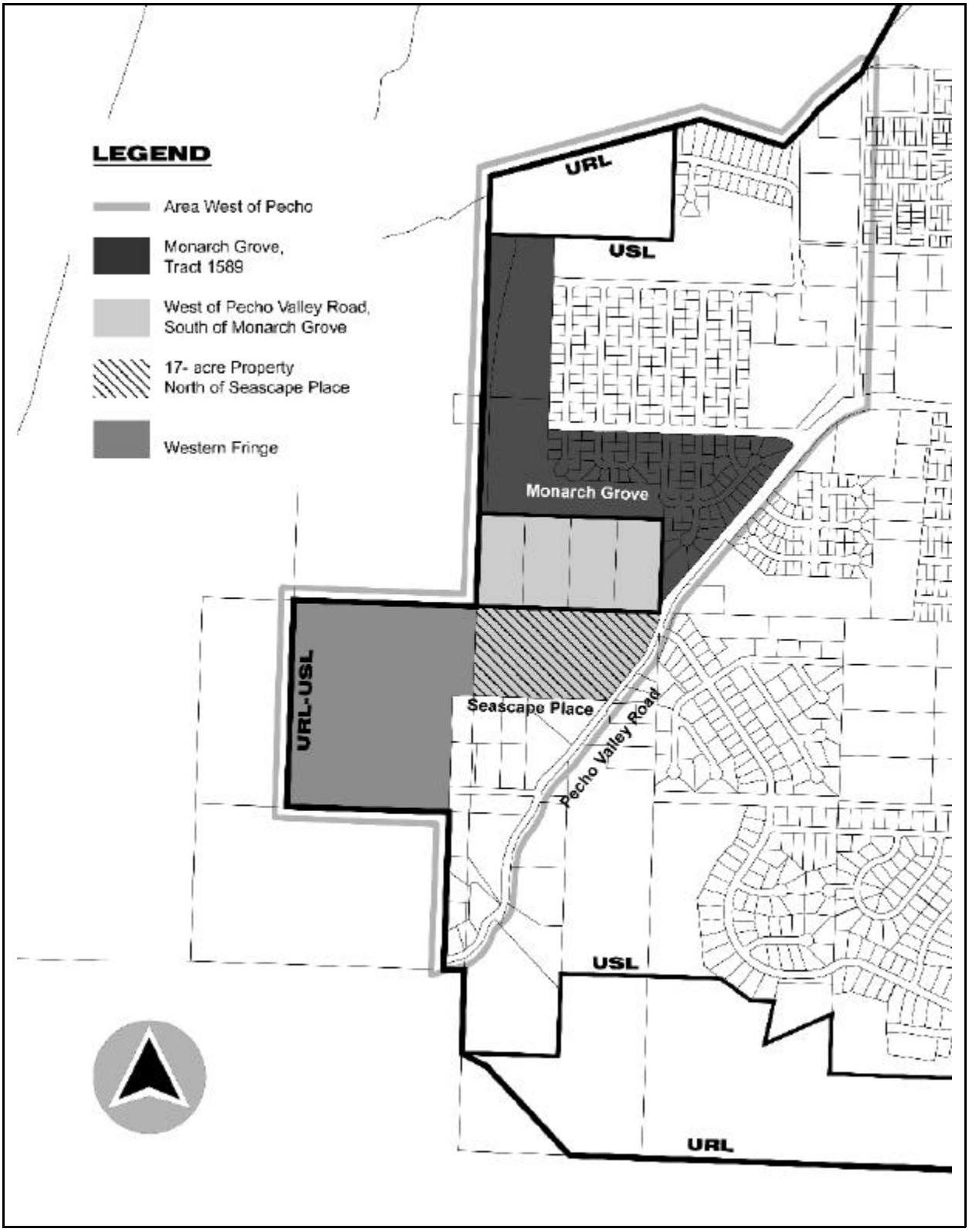

Figure 7-62: West of Pecho Area

~~**8. 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.~~

~~**9. 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.~~

~~**11. Parcel Size.** Parcel sizes shall be as follows:~~

~~**a.** Lots on Bayview Heights Drive outside the USL shall be a minimum of 5 acres.~~

~~**b.** Lots on the south side of Bayview Heights Drive to Gordoniz Road inside the USL shall be a minimum of 2-1/2 acres.~~

~~**c.** Lots on the north side of Bayview Heights Drive inside the USL shall be a minimum of 1 acre.~~

E. Southwestern Hillsides. The following standards apply to the Southwestern Hillsides as shown in Figure 7-63, in the subareas specified.

All Areas. The following standard applies to the entire Southwestern Hillsides as shown in Figure 7-63.

1. Building Design. All buildings shall have low profiles that architecturally follow and adapt to the natural slope, using subdued colors that blend with the natural environment.

East of Pecho Valley Road.

The following standard applies only to parcels that front on the east side of Pecho Valley Road within Subarea C, as shown in Figure 7-63:

2. 4. Access--Pecho Valley Road. Where alternative access is available, lots fronting on Pecho Valley Road ~~that have alternate access roads available are~~ shall not ~~to~~ use Pecho Valley Road for access.

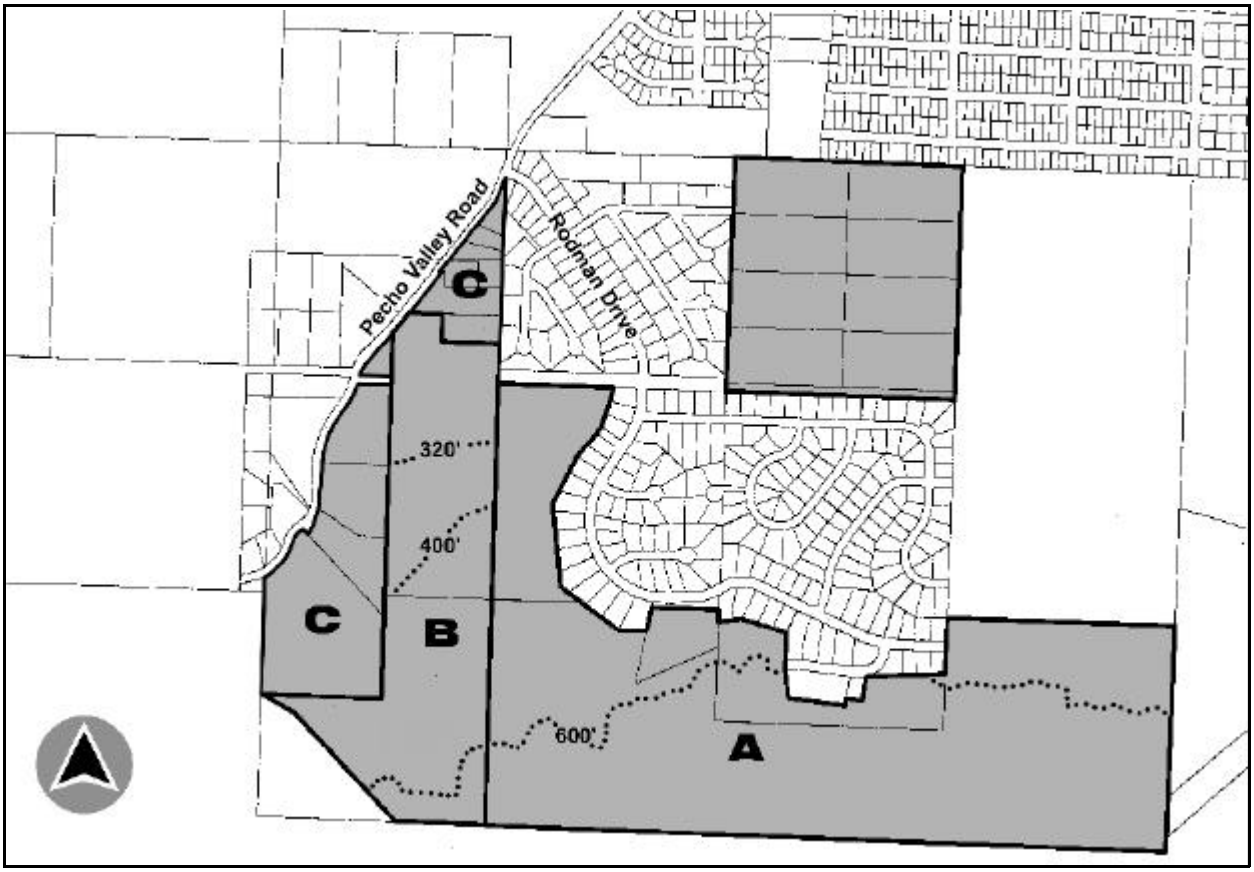

Figure 7-63: Southwestern Hillsides: Subareas

~~**5. Land Division Design.** For the Residential Suburban area southeast of Pecho 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.~~

~~**12. Highland Area - Density.** Maximum density shall be one dwelling unit per three acres (excluding the Morro Palisades property).~~

~~**13. Highland Area - Design.** The following shall apply to development within this area: (This does not include the Morro Palisades property.)~~

~~**a.** 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.~~

~~**b.** No development shall be permitted on slopes exceeding 20%.~~

~~**c.** 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.~~

Cabrillo Estates (Area A). The following standards apply only within Cabrillo Estates (Area A), as shown in Figure 7-63.

3. Clustered Development. All development shall be clustered or concentrated as a Planned Development in the western-most portion of the site west of Rodman Drive and below an elevation of 600 feet above sea level in accordance with Section IIIA of the Areawide Standards and all applicable standards for Planned Developments in the Coastal Zone Land Use Ordinance.

4. Circulation. A road shall be offered for dedication and improved to the western property line to enable access to the adjacent property to the west in the East of Pecho Valley Road area.

Area B. The following standard applies only within Area B, as shown in Figure 7-63.

5. Clustered Development. All development shall be clustered or concentrated as a Planned Development in the northern portion of the site below an elevation of 400 feet above sea level in accordance with Section IIIA of the Areawide Standards and all applicable standards for Planned Developments in the Coastal Zone Land Use Ordinance. Notwithstanding those standards, at least 60 percent of the site shall be permanently protected as open space for habitat.

F. Southeastern Hillsides ~~Morro Palisades~~. The following standard ~~14~~ applies only to Area A within the Southeastern ~~Morro Palisades~~ Hillsides ~~area~~ as shown in ~~(see~~ Figure 7-64 ~~8-2~~).

1. Building Design. All buildings shall have low profiles that architecturally follow and adapt to the natural slope, using subdued colors that blend with the natural environment.

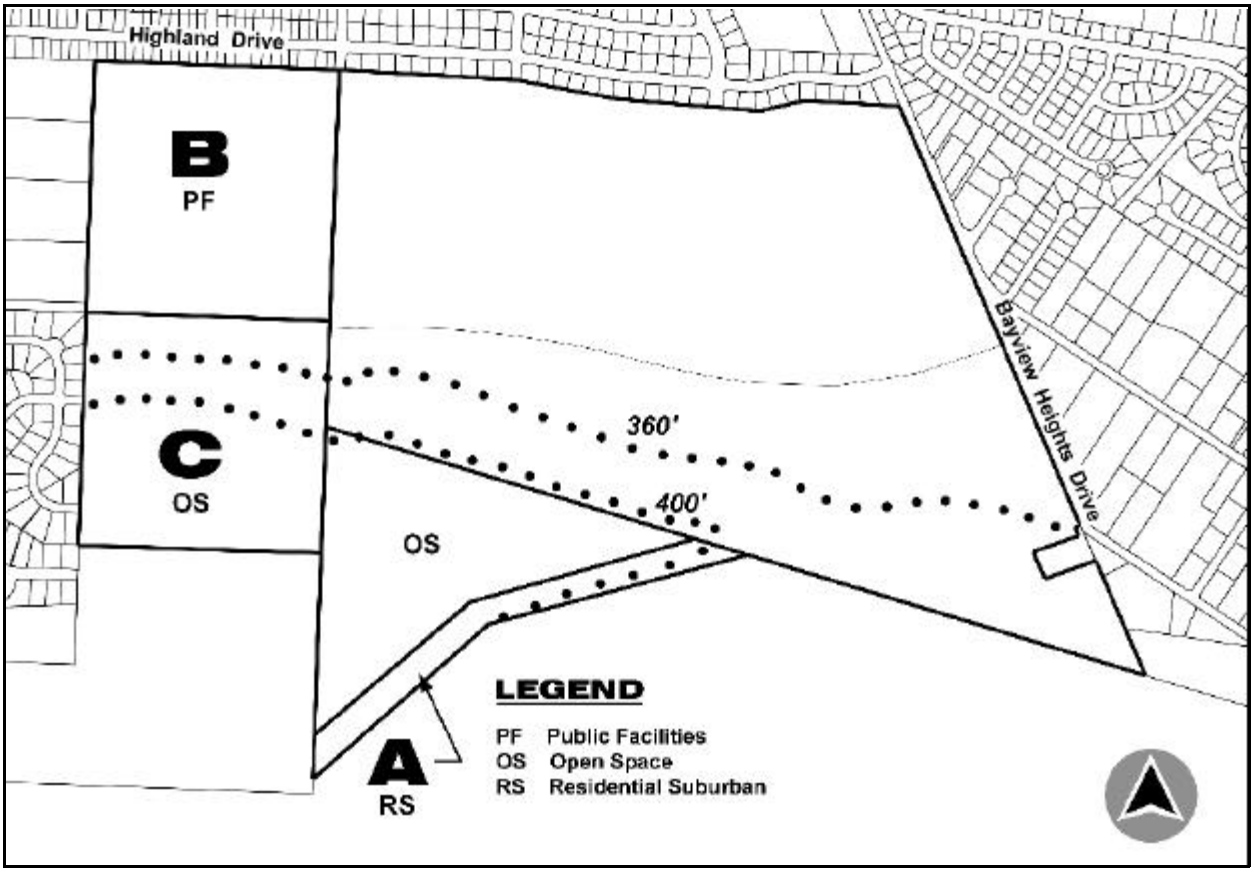

Figure 7-64: Southeastern Hillsides: Subareas

~~**14. Hillside Area.** This area shall be developed as a planned development as follows:~~

~~**a.** 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.~~

~~**b.** Site selection shall be such as to preserve significant areas of ecological importance.~~ **ADDRESSED BY OPEN SPACE STANDARDS IN SECTION C**. ~~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.~~ **ADDRESSED BY OTHER LCP POLICIES STANDARDS**

~~**d.** No development shall be permitted on slopes exceeding 30%.~~ **ADDRESSED BY COASTAL ZONE LAND USE ORDINANCE**

~~**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.~~ **ADDRESSED BY PROPOSED OPEN SPACE STANDARDS IN SECTION C**

G. South of El Moro Ave., East of South Bay Blvd. The following standards apply to the area ~~1995 Assessor Parcel Numbers 038-721-005 and 014~~ located on El Moro Ave., east of South Bay Blvd., as shown in Figure 7-65 ~~8-7~~.

~~**15. 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.~~

1. ~~16.~~ Permit Requirements~~s~~. Minor Use Permit approval is required.

2. Protection of Sensitive Resources. At the time of land use permit application, the applicant shall submit a biological survey/report, a botanical survey/report, and a report on subsurface testing of archaeological resources. The recommendations of those reports shall be implemented as determined appropriate by the Environmental Coordinator, consistent with the Resource Protection standards in Section IIIA of the Areawide Standards.

~~**17. Development Standards.** The following standards apply to all properties shown on Figure 8-7. Land use permit applications shall include:~~

~~**a. 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.~~

~~**b. 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.~~

~~**c. 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.~~

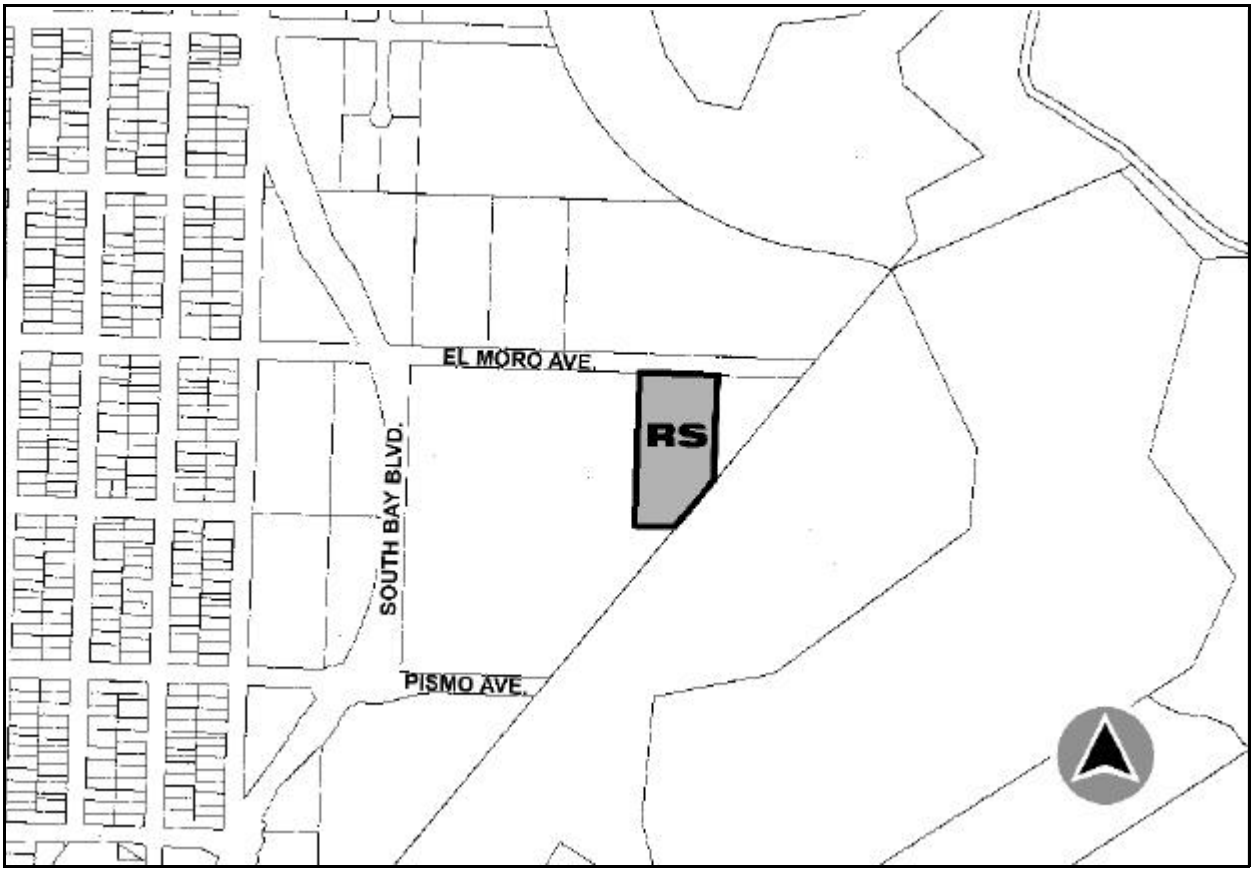

Figure 7-65: East of South Bay Blvd., South of El Moro Ave.

CHAPTER 8: COASTAL ACCESS (ALL NEW)

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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:

Baywood Park

Northern end of 7th Street: develop an overlook that offers vast vistas of the Morro Bay estuary and the sandspit

Street ends between 3rd and 9th Streets: manage to protect, conserve and preserve habitat
~~Southern end of 1st Street: Consider developing a boat launch ramp and access to the bay~~

Tract 40

Bay Street: develop with a bay overlook

Pasadena Drive South of Baywood Way: consider development of neighborhood-scale access

Cuesta-by-the Sea

Mitchell Drive/Doris Avenue: develop a walkway, bicycle racks, bollards, signs, a bay overlook, landscaping, and a possible small boat launch at Cuesta Inlet

Southern terminus of Pecho Road, adjacent to Binscarth Road: develop this well-used access to the shoreline with a bay overlook

Back Bay: acquire and develop a park and boat launch ramp, consistent with protection of sensitive habitat

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

1. Planning Areawide

- ***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) **(NEW GOAL)**

2. Cayucos

- ***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

1. Planning Areawide

- ***Maximize public access to and along the coast by:***

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

  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.

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

  Providing a regional bike path system; and

  Providing conspicuous signs for all public access.

  (Chapter 5: IV., Estero Circulation Policies) **(NEW POLICY)**

- ***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) **(NEW POLICY)**

- ***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) **(NEW POLICY)**

- ***Carefully balance the public's right of access to the sea with constitutionally-protected private property rights.*** (Chapter 8: VI., Goals, Policies and Standards) **(NEW POLICY)**

2. Rural Area: South of Los Osos

- ***Maintain Pecho Valley Road as a two-lane, county-maintained road in its entire length, with operational improvements.*** (Chapter 5: IV., Estero Circulation Policies)

3. Rural Area: Estero Marine Terminal Properties

- ***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)

4. Cayucos

- ***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)

- ***Develop and maintain accepted beach access ways for safe, public use.***
  (Chapter 4: IV., Cayucos Land Use Policies, REC)

- ***Provide additional parking, especially between B and E Streets, using a variety of means.*** (Chapter 4: IV., Cayucos Land Use Policies, CBD)

5. Los Osos

- ***In order to preserve public access to the bayfront and public recreation areas, accept all rights-of-way and offers of dedication for roads, ways, vertical and other accessways. In addition, accept and retain offers of dedication, public streets and other accessways needed to complete and maintain the circulation system.***
  (Chapter 5: IV., Estero Circulation Policies)

6. Los Osos: Baywood Commercial Area

- ***Provide access to the bay, and promote visitor-serving or tourist-oriented recreation focused on the bay.*** (Chapter 4: V., Los Osos Land Use Policies)

C. Standards

1. Cayucos

- **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)

- **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)

2. Los Osos

- **Public Street and Access Connections–Land Divisions and Major Projects.** Except as otherwise specified, these standards apply to applications for new land divisions, and to applications for Minor Use Permits and Development Plans for development of more than one dwelling unit.

  - **Public Streets.** These standards are intended to encourage more efficient circulation and emergency access; to encourage walking, bicycling and other modes of transportation; and to reduce vehicle trip lengths.

  - **Public Access--Morro Shores.** In the Morro Shores area as shown in Figure 7-36, development shall provide public vehicular, bicycle, pedestrian, and equestrian links to adjacent neighborhoods, commercial areas, schools, parks, the bay, and the community center. (Chapter 7: VI., Los Osos Urban Area Standards, Communitywide, E., Streets and Circulation)

- **Fences.** Fences shall not be constructed that would restrict public views of the bay from public roads or preclude lateral public access. Fences on the bayfront side of development shall not interfere with the movement or migration of native wildlife.
  (Chapter 7: VI., Los Osos Urban Area Standards, Communitywide, H., Bayfront Development)

- **Coastal Access and Recreation.** Any existing free public access to public recreational areas shall be maintained. New development in the following areas shall include the specified access and improvements.

  Cuesta Inlet (see Figure 7-36): Provide coastal recreation and public access to and along the shoreline of the Cuesta Inlet, consistent with protection of sensitive habitat.

  Tract 40 Bayfront Development (see Figure 7-36): 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.

  Bayfront From Pecho Road Westward to Urban Reserve Line: New bayfront development from Pecho Road westward to the urban reserve line shall provide an offer to dedicate a lateral easement. An improved lateral pedestrian trail and signs are to be provided consistent with prescriptive rights and protection of wetland habitat.

  (Chapter 7: VI., Los Osos Urban Area Standards, Combining Designations, A., LCP)

- **Cuesta Inlet.** The following standard applies within the Cuesta Inlet area as shown in Figure 7-36. (visitor-serving priority area)

  Public Access. Maximum public access shall be provided to the shoreline in this visitor-serving priority area, consistent with the intent of the Circulation Element maps (see Chapter 5), and consistent with protection of sensitive habitat.

  (Chapter 7: VI., Los Osos Urban Area Standards, Recreation, A., Cuesta Inlet)

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.

1. Planning Areawide

- **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) (NEW PROGRAM)**

- **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) (NEW PROGRAM)**

2. Rural Area

- **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.

  - 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.

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

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

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

  - 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, D., County Parks, Cayucos and Vicinity) **(NEW PROGRAM)**

3. 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.

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

  - 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.

  - 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.

  - 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 5-1).

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

  - 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.

- Creating angled parking areas along the blocks of D Street and E Street that are immediately northeast of Ocean Ave.
- Encouraging businesses with on-site parking to make those spaces available for public parking when the businesses are closed.

(C3) (Chapter 5: IX, Circulation Programs, C., Cayucos)

- **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)

- **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)

- **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)

- **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)

- **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)

- **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)

- **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):

  - **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.

  - **2886 Studio Drive.** Do not develop access at this location.

  - **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)

- **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)

- **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 paved parking area south of Old Creek.

  - Picnic tables and restrooms.

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

  (E3) (Chapter 4: VI, Programs, D., State Parks)

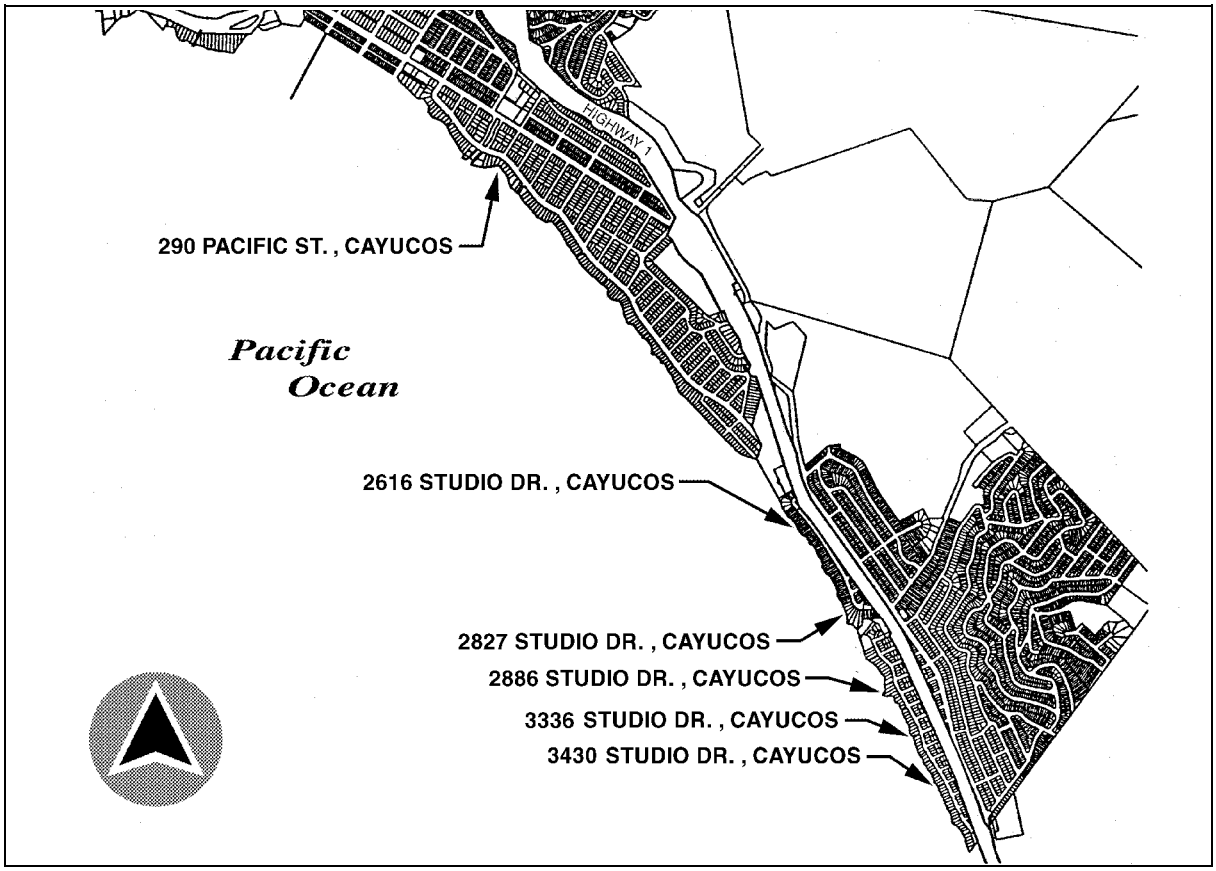

Figure 8-1: Improvement of Coastal Access--Cayucos

- **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:

  - **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.

  - **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)

4. Los Osos

Chapter 5, Circulation Element, proposes the improvement of several street-ends in Los Osos that would enhance coastal access. Chapter 5 also includes a proposed system of riding and hiking trails that would improve pedestrian access within the community and to the coast.

An interconnected system of trails is proposed that provides access to the bay and links public and private recreation facilities in the community with Montaña de Oro State Park. Most of the proposed trails are shown on public property; some are shown crossing private property. A proposed equestrian trail along the extension of South Bay Blvd. is to connect with trail corridors to the east and west, providing an opportunity for a continuous trail(s) between the eastern portion of Los Osos and Montaña de Oro State Park.

- **Access Protection.** The county should accept and retain all public street and other accessways to the bayfront and public recreation areas. In addition, the county should accept and retain offers of dedication, public streets and other accessways identified by the County Public Works Department and the Department of General Services, Parks Division, in consultation with the Department of Planning and Building, that are needed to complete and maintain the circulation system identified in this circulation element. **(D5)** (Chapter 5: IX, Circulation Programs, D., Los Osos)

- **Bayfront Street Ends.** The county should protect or develop street ends along Morro Bay for public access and habitat value, with improvements such as the following (see Figure 8-2 for general locations):

    - **Mitchell Drive/Doris Avenue.** A walkway, bicycle racks, bollards, signs, a bay overlook, landscaping, and a possible small boat launch at Cuesta Inlet.

    - **Butte Drive.** Continue to protect, conserve and preserve habitat.

    - **Street Ends at Bay Street, 7th Street, and Pecho Road.** Bay overlooks.

    - **3rd, 4th, 5th, 6th, 8th, and 9th Street Ends.** Continue to protect, conserve and preserve habitat.

    - ~~**1st Street End. A possible location for a boat launch ramp and access to the bay.**~~

    (D7) (Chapter 5: IX, Circulation Programs, D., Los Osos)

- **Los Osos Park.**

  - **Boat Launch and Park in the Back Bay.** The county should work with the community, the California Department of Fish and Game, and the Coastal Commission to acquire and develop a site for a park and boat launch ramp, consistent with protection of sensitive habitat. **(G1)** (Chapter 4: VI, Programs, F., County Parks, Los Osos and Vicinity)

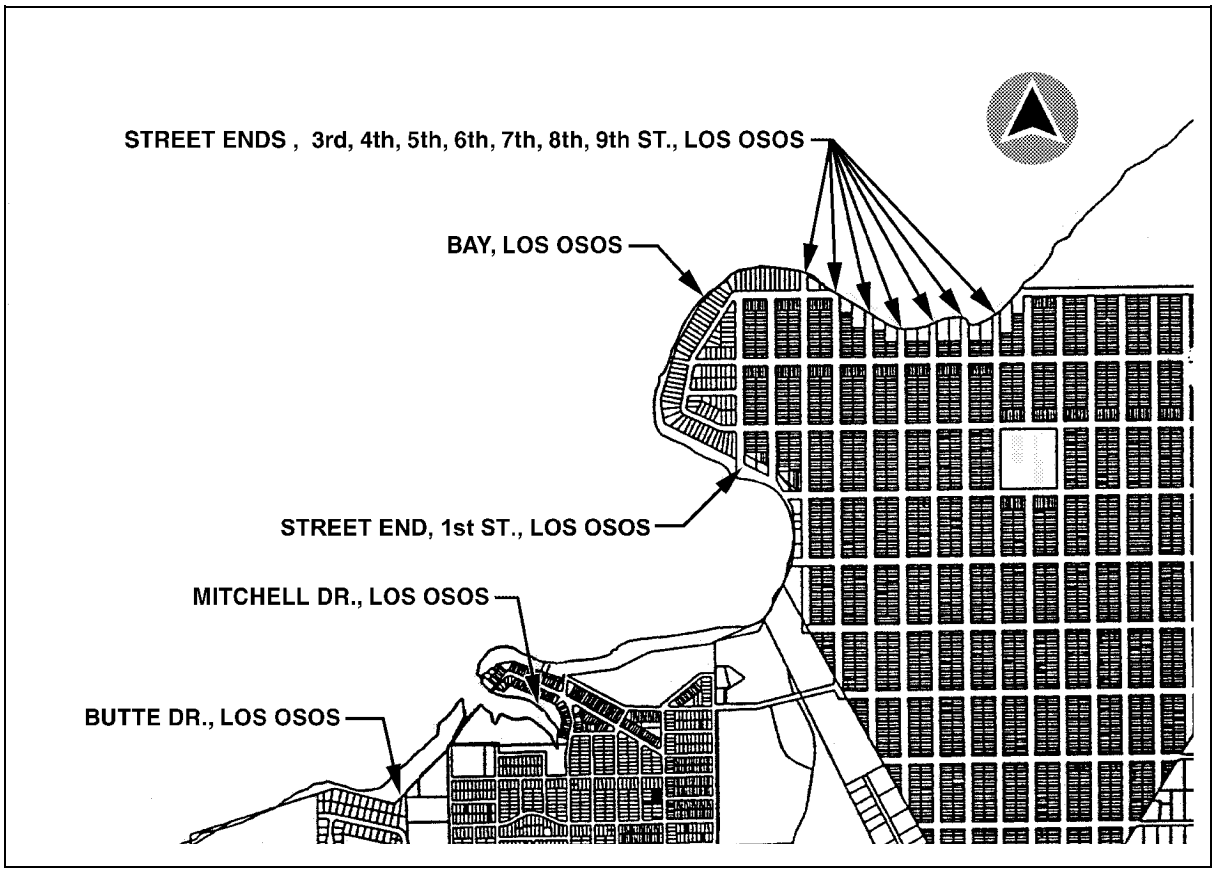

Figure 8-2: Improvement of Coastal Access - Los Osos

SCHEDULE FOR COMPLETING RECOMMENDED PROGRAMS

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

PRO-GRAM NO.	PROGRAM	RESPONSIBLE AGENCIES	POTENTIAL PROGRAM FUNDING	TIME FRAME	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						
E2.	CAYUCOS PARKS	CO. PARKS, STATE PARKS, OTHER APPLICABLE AGENCIES	FACILITIES FEES, GRANTS, DEVELOPER	LONG-TERM	2010+	MEDIUM-HIGH
3. CAYUCOS						
C3.	INCREASED DOWNTOWN PARKING	CO. PLANNING, PUB. WORKS	ASSMT. DST., DEVELOPER	SHORT-MED.-TERM	2005-2010	HIGH
B6.	PARKING AND DOWNTOWN ENHANCEMENT	CO. PLANNING	GRANTS	MED.-TERM	2005-2010+	HIGH
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

Table 8-1 (con't), Schedule for Completing Recommended Programs

PRO-GRAM NO.	PROGRAM	RESPONSIBLE AGENCIES	POTENTIAL PROGRAM FUNDING	TIME FRAME	TARGET DATE	PRIORITY
3. CAYUCOS						
C9.	ACCEPTING BEACH ACCESS DEDICATIONS	BOARD OF SUPERVISORS	NOT APPLICABLE	ON-GOING	ON-GOING	HIGH
C10.	SHORELINE PARKING	PUB. WORKS	COUNTY	LONG-TERM	2010+	MEDIUM
C11.	IMPROVEMENT OF PUBLICLY-OWNED SITES	CO. PARKS	COUNTY	MED.-TERM	2010	MEDIUM
D2.	OLD CREEK AND WILLOW CREEK	STATE PARKS	STATE	LONG-TERM	2010+	MEDIUM
D3.	MORRO STRAND STATE BEACH IMPROVEMENTS	STATE PARKS	STATE	LONG-TERM	2010+	MEDIUM
E2.	CAYUCOS PARKS	CO. PARKS, STATE PARKS, OTHER APPLICABLE AGENCIES	FACILITIES FEES, GRANTS, DEVELOPER	LONG-TERM	2010+	MEDIUM-HIGH
4. LOS OSOS						
D5.	ACCESS PROTECTION	PUB. WORKS, BOARD OF SUPERVISORS, CO. PARKS	COUNTY	ON-GOING	ON-GOING	HIGH
D7.	BAYFRONT STREET ENDS	CO. PARKS	COUNTY	MED.-TERM	2010	MEDIUM
F1.	LOS OSOS PARKS	CO. PARKS	FACILITIES FEES, GRANTS, DEVELOPER	LONG-TERM	2010+	HIGH

CONSERVNCY	STATE COASTAL CONSERVANCY
CITY OF M.B.	CITY OF MORRO BAY
CO. PARKS	COUNTY DEPARTMENT OF GENERAL SERVICES, PARKS DIVISION
CO. PLANNING	COUNTY DEPARTMENT OF PLANNING AND BUILDING
PUB. WORKS	COUNTY DEPARTMENT OF PUBLIC WORKS
STATE PARKS	STATE OF CALIFORNIA DEPARTMENT OF PARKS AND RECREATION

PROPOSED REVISIONS TO THE COASTAL ZONE LAND USE ORDINANCE TO RUN CONCURRENTLY WITH THE ESTERO AREA PLAN UPDATE

Planning Commission-Recommended Plan, July 2004

ORDINANCE NO._____

AN ORDINANCE AMENDING TITLE 23 OF THE SAN LUIS OBISPO COUNTY CODE, THE COASTAL ZONE LAND USE ORDINANCE; SECTIONS 23.04.186, 23.05.050, 23.06.100, 23.06.106, 23.06.108 REGARDING WATER QUALITY AND DRAINAGE; SECTION 23.05.110 REGARDING ROADS AND BRIDGES; SECTIONS 23.04.200 AND 23.07.104 REGARDING ARCHAEOLOGICAL RESOURCES; SECTION 23.04.210 REGARDING VISUAL RESOURCES; SECTION 23.04.220 REGARDING ENERGY CONSERVATION; SECTION 23.04.440 REGARDING A COMMUNITY-BASED TDC PROGRAM FOR LOS OSOS; AND SECTIONS 23.01.043 AND 23.11.030 REGARDING APPEALS WITHIN UNMAPPED ENVIRONMENTALLY SENSITIVE HABITATS

The Board of Supervisors of the County of San Luis Obispo ordains as follows:

SECTION 1: Chapter 23.04 of the Coastal Zone Land Use Ordinance, Title 23 of the San Luis Obispo County Code, is hereby amended by **adding new section 23.04.200** to read as follows:

23.04.200 - Protection of Archaeological Resources Not Within the Archaeologically Sensitive Areas Combining Designation: All development applications that propose development that is not located within the Archaeologically Sensitive Areas combining designation and that meets the following location criteria shall be subject to the standards for the Archaeologically Sensitive Areas combining designation in Chapter 23.07: development that is either within 100 feet of the bank of a coastal stream (as defined in the Coastal Zone Land Use Ordinance), or development that is within 300 feet of such stream where the slope of the site is less than 10 percent.

This amendment treats areas close to streams--that are known to have a higher likelihood of containing archaeological resources--as though they were in the Archaeologically Sensitive combining designation, without actually mapping them. Such areas would be subject to the AS combining designation standards in Chapter 23.07, as revised in the following section. In practice, new development in such areas is typically required to have an archaeological surface survey in connection with environmental review, where required by CEQA.

SECTION 2: Section 23.07.104c [Archaeologically Sensitive Areas: When a mitigation plan is required] of the Coastal Zone Land Use Ordinance, Title 23 of the San Luis Obispo County Code, is hereby **amended** to read as follows:

b. When a mitigation plan is required. If the preliminary site survey determines that proposed development may have significant effects on existing, known or suspected archaeological resources, a plan for mitigation shall be prepared by the archaeologist. The purpose of the plan is to protect the resource. The plan may recommend the need for further study, subsurface testing, monitoring during construction activities, project redesign, or other actions to mitigate the impacts on the resource. Highest priority shall be given to avoiding disturbance of sensitive resources. Lower priority mitigation measures may include use of fill to cap the sensitive resources. As a last resort, the review authority may permit excavation and recovery of those resources. The mitigation plan shall be submitted to and approved by the Environmental Coordinator, and considered in the evaluation of the development request by the review authority ~~applicable approval body~~.

This amendment states the priorities for mitigation of impacts to archaeological resources, with highest priority given to avoidance. This amendment codifies what is already current practice that is consistent with the CEQA Guidelines.

SECTION 3: Chapter 23.04 of the Coastal Zone Land Use Ordinance, Title 23 of the San Luis Obispo County Code, is hereby amended by **adding new section 23.04.210** to read as follows:

23.04.210 - Visual Resources:
The following standards apply within Critical Viewsheds, Scenic Corridors and Sensitive Resource Area (SRA) combining designations that are intended to protect visual resources, as identified in this title, the Official Maps, Part III of the Land Use Element, or the area plans of the Local Coastal Plan.

a. Applicability of standards. The following standards apply to public and private development that consists of the following: proposed land divisions and residential and residential accessory structures (including water tanks), agricultural and agricultural accessory structures, commercial structures, pipelines and transmission lines, public utility facilities, communications facilities, and access roads that are required by the Coastal Zone Land Use Ordinance to have a land use permit, except that the following are exempt from some or all of these standards:

(1) Agricultural accessory structures that are 600 square feet or less in area.

(2) Project not visible. An exemption from the standards in the following subsections c(1), (2), (4), and (5) may be granted if documentation is provided demonstrating that the proposed structures and access roads will not be visible from the ocean, the shoreline, public beaches, the Morro Bay estuary, and any of the roads specified in the applicable area plan planning

area standards for Critical Viewsheds, Scenic Corridors or SRA's that are intended to protect visual resources. Such documentation shall at a minimum provide topographic and building elevations with preliminary grading and building plans. An exemption from the standard in subsection c(6) may be granted if the preceding documentation is provided, and if open space preservation within the Critical Viewshed or SRA is not otherwise needed to protect sensitive habitat or watershed, as identified in the area plans.

b. **Permit requirement.** Minor Use Permit approval, unless Development Plan approval is otherwise required by this title or planning area standards of the area plans. The land use permit or land division application shall include the following:

(1) A landscaping plan and a visual analysis that is prepared by a licensed architect, a licensed landscape architect or other qualified person acceptable to the Director of Planning and Building. The landscaping plan and visual analysis shall be used to determine compliance with the following standards.

c. **Standards for Critical Viewsheds and SRAs for protection of visual resources.** The following standards apply within areas identified as Critical Viewsheds or SRAs in the area plans for protection of visual resources.

(1) **Location of development.** Locate development, including accessory structures, water tanks and access roads, in the least visible portion of the site as viewed from any of the applicable roads or highways described in the applicable planning area standards in the area plans, consistent with protection of other resources. Visible or partially visible development locations shall only be considered if no non-visible development locations are identified, or if such locations would be more environmentally damaging. Visible or partially visible development locations may be approved where visual effects are reduced to an insignificant level, as determined by the review authority. Use topographic features first and vegetation second to screen development from public view.

(2) **Building visibility.** Minimize building height and mass by using low-profile design where applicable, including partially sinking structures below grade. Minimize the visibility of buildings, including water tanks, by using colors to harmonize with the surrounding environment.

(3) **Ridgetop development.** Locate structures so that they are not silhouetted against the sky as viewed from the ocean, the shoreline, public beaches, the Morro Bay estuary, and applicable roads or highways described in the applicable planning area standards in the area plans, unless compliance with this standard is infeasible or results in more environmental damage than an alternative.

(4) **Landscaping for hillside and ridgetop development.** Provide at least 80 percent screening of structures at plant maturity using native or drought-tolerant vegetation (no invasive species) as seen from applicable roads or highways described in the applicable planning area standards in the area plans, but without obstructing major public views (e.g., screening should occur at the building site rather than along a public road). Maximize use of evergreen trees and large-growing shrubs that have shapes similar to existing native vegetation. Alternatives to such screening may be approved if visual effects are otherwise reduced to an insignificant level through use of topographic features or design of structures. Provisions shall be made to maintain and guarantee the survival of required landscape screening for a period of at least five years.

(5) **Residential land divisions - cluster requirement.** Residential land divisions and their building sites shall be clustered in accordance with Chapter 23.04 or otherwise concentrated in order to protect the visual resources as identified in the area plans.

(6) **Open space preservation.** Pursuant to the purpose of the Critical Viewshed or SRA to protect significant visual resources, open space preservation is a compatible measure to support the approval of new development. Approval of an application for any land division, Minor Use Permit or Development Plan (excluding any agricultural accessory building) is contingent upon the applicant executing an agreement with the county to maintain in open space use appropriate portions of the site within the Critical Viewshed or SRA (for visual protection) that are not intended for development. Guarantee of open space preservation may be in the form of public purchase, agreements, easements controls or other appropriate instrument, provided that such guarantee agreements are not to grant public access unless acceptable to the property owner.

d. **Standards for scenic corridors.** The following standards apply within areas identified as Scenic Corridors in the area plans for protection of visual resources.

(1) **Setback.** Where possible, residential buildings, residential accessory structures and agricultural accessory structures shall be set back 100 feet from the edge of the right-of-way of the road along which the Scenic Corridor is established in the area plans, or a distance as otherwise specified in the area plan planning area standards. If there is no feasible development area outside of this setback, the project shall be located on the rear half of the property and shall provide a landscaping screen of moderately fast-growing, drought-tolerant plant material to provide 80 percent view coverage at plant maturity at the building site (not along the public road). A landscaping plan in accordance with the requirements of Chapter 23.04 shall be provided at the time of building permit application submittal.

(2) **Signs.** Locate signs that are required to have a land use permit, especially freestanding signs, so that they do not interfere with vistas from the road along which the Scenic Corridor is established in the area plans.

This amendment establishes a consistent set of standards for projects located within visually sensitive areas, using language taken from existing standards in the area plans. This approach will eliminate the need to establish new, separate visual standards in each area plan and should help eliminate the variations in such standards from one area plan to another.

SECTION 4: Chapter 23.04 of the Coastal Zone Land Use Ordinance, Title 23 of the San Luis Obispo County Code, is hereby amended by **adding new section 23.04.220** to read as follows:

23.04.220 - Energy Conservation, Including Design for Solar Orientation: The policies and guidelines for designing compact communities and energy efficient projects described in the Energy Element of the County General Plan shall be consulted for new land divisions and development.

This amendment encourages project proponents to consider incorporating into project design the energy conservation measures in the Energy Element; however, the amendment in itself does not require any specific measures.

SECTION 5.: Section 23.04.440 of the Coastal Zone Land Use Ordinance, Title 23 of the San Luis Obispo County Code, is hereby amended by **revising and recodifying as subsection a**, and by **adding new subsection b**, to read as follows:

23.04.440 Community-Based Transfer of Development Credits Programs ~~- Cambria~~.

a. Cambria.

The purpose of this subsection is to implement portions of the Cambria/Lodge Hill Community-based Transfer of Development Credits Program (TDC) by providing a procedure to allow simple transfers within the Lodge Hill area of the community of Cambria. Consistent with applicable planning area programs and standards of the Land Use Element, the objective of this subsection is to reduce potential buildout in sensitive areas of Lodge Hill called “Special Project Areas.” Through transfer of development credits, allowable building area (expressed in square footage) for lots within a special project area may be transferred to more suitable sites within Lodge Hill. A lot from which development credits have been transferred is "retired," and loses its building potential through recordation of a permanent conservation easement or other document. A residence on a “receiver” lot may thus be developed with larger dwellings than would otherwise be allowed by planning area standards.

(1) ~~a.~~ **Where allowed.** Development credit transfers shall occur only on parcels located within the Lodge Hill area (east and west) as defined by Figure 3, Cambria Urban Area, Part II of the Land Use Element. Lots being retired for purposes of a transfer shall be located within a special project area as shown on Figure 3. In no case shall a development credit be transferred to a building site within a special project area from outside the area. Lots within a special project area may qualify for additional dwelling square footage only by retiring lots(s) within a special project area.

(2) ~~b.~~ **Permit Requirement.** Minor Use Permit for the proposed dwelling and site receiving the additional allowed square footage. No permit requirement for the lot to be retired into open space.

(3) ~~c.~~ **Required findings.** The review authority ~~Planning Director or applicable appeal body~~ shall not approve a Minor Use Permit for a residence to be constructed with additional square footage gained through TDC until the following findings have been made:

i. ~~(1)~~ Adequate instruments have been executed to assure that lot(s) to be retired will remain in permanent open space and that no development will occur; and

ii. ~~(2)~~ The "receiver" site can accommodate the proposed scale and intensity of development without the need for a variance (23.01.045), exception to height limitations (23.04.124b) or modification to parking standards (23.04.162h); and

iii. ~~(3)~~ The circumstances of the transfer are consistent with the purpose and intent of the applicable planning area programs and standards regarding transfer of development credits.

(4) ~~d.~~ **Eligible purchasers of TDC's.** Owners of small lots within Lodge Hill may be allowed to construct a larger residence than would otherwise be allowed by the planning area standards of the Land Use Element through participation in the TDC program. Larger residences may be constructed on a "receiver" lot through purchase of available square footage from a non-profit corporation organized for conservation purposes.

(5) ~~e.~~ **Application contents.** In addition to meeting the application contents of section 22.02.033 (Minor Use Permit), an applicant proposing a TDC shall submit evidence that a preliminary agreement has been reached between the property owners and a non-profit corporation organized for conservation purposes approved by the Planning Director, including the following:

i. ~~(1)~~ The location of the lot(s) to be retired;

ii. ~~(2)~~ The size and approximate slope of both lots to be retired and lot(s) to receive additional square footage;

iii. ~~(3)~~ The method of permanent disposition of fee title of the lot(s) to be retired;

iv. ~~(4)~~ The type of conservation easement, deed restriction or other instrument utilized to guarantee the permanent open space of the lots(s) to be retired.

(6) ~~f.~~ **Participation of a non-profit corporation required.** A TDC shall not be approved unless a non-profit corporation or public agency, organized for conservation purposes and approved by the Planning Director, participates in the TDC process. The role of the non-profit corporation may include public information and TDC program development, a source of available square footage for purchase, recordation of easements, deed restrictions or other documents, and may be responsible for final disposition of lots to be retired.

b. Los Osos.

The purpose of this subsection is to implement portions of the Los Osos Community-based Transfer of Development Credits (TDC) Program by providing a procedure to allow simple transfers between sending sites (TDCS) and receiving sites (TDCR) that meet the criteria established in the Estero Area Plan of the Land Use Element and Local Coastal Plan. Consistent with applicable planning area programs and standards in the Estero Area Plan, the objectives of this subsection are to help establish a greenbelt around Los Osos, clearly define the urban edge of the community, prevent urban sprawl, discourage conversion of agricultural lands, protect unique and sensitive habitat, and protect scenic qualities. Through transfer of development credits, all or a portion of the allowable density on an identified sending site may be transferred to receiving sites that are suitable for higher intensity development. A sending site or portion thereof from which development credits have been transferred is "retired," and loses its building potential through recordation of a permanent conservation easement or other document. A receiving site to which development credits have been transferred may thus be developed at a higher density or intensity than would otherwise be allowable by the Local Coastal Program.

(1) **Where allowed.** Development credits may be transferred only to properties that are determined by the Planning Director to meet the criteria for transfer of development credits receiving sites (TDCR) described in the text of the Estero Area Plan of the Land Use Element and Local Coastal Plan. Those properties may qualify for additional density or intensity of development only when retiring properties that are determined by the Planning Director to meet the criteria for transfer of development credits sending sites (TDCS) described in the text of the Estero Area Plan.

(2) **Required findings.** The review authority shall not approve a land use permit or tentative map that proposes additional density or intensity of development through use of TDCs until the following findings are made:

i. Adequate instruments have been executed to assure that all property to be retired will permanently remain in open space or in agricultural uses consistent with the Coastal Zone Framework for Planning, Land Use Element and Local Coastal Plan, and that no other development will occur.

ii. The circumstances of the transfer are consistent with the purpose and intent of the applicable planning area programs and standards regarding transfer of development credits.

(3) **Eligible purchasers of TDC's.** Owners of properties that meet the criteria for TDCRs may be allowed to develop at higher densities or intensities than would otherwise be allowable by the Local Coastal Program through participation in the Los Osos Community-based TDC program. Higher density or intensity development may be developed on a TDCR site by purchasing development credits from a site(s) that meets the criteria for TDCS sites through a non-profit corporation or public agency organized for conservation purposes and approved by the **Board of Supervisors** ~~**Planning Director**~~.

(4) **Application contents.** In addition to meeting the application contents of Chapter 23.02 of the Coastal Zone Land Use Ordinance, an applicant proposing TDCs shall submit evidence that a preliminary agreement has been reached between the property owners and a non-profit corporation organized for conservation purposes and approved by the **Board of Supervisors** ~~**Planning Director**~~, including the following:

i. The location of the property, or portion thereof, to be retired.

ii. The number of development credits that are to be retired, and the number of credits, if any, that will remain on the TDCS site.

iii. The method of permanent disposition of fee title of the property to be retired.

iv. The type of conservation easement, deed restriction or other instrument used to guarantee the permanent open space or agricultural use of the property to be retired.

(5) **Participation of a non-profit corporation required.** A TDC shall not be approved unless a non-profit corporation or public agency, organized for conservation purposes and approved by the **Board of Supervisors**

~~Planning Director~~, participates in the TDC process. The non-profit corporation may provide public information; help develop the TDC program; purchase and sell development credits; record easements, deed restrictions or other documents; and manage and otherwise be responsible for the final disposition of properties to be retired.

This amendment is needed to enable implementation of the community-based TDC program established as part of the Estero Area Plan update (in Chapters 6 and 7 of the draft Estero Area Plan).

SECTION 6.: Chapter 23.05 of the Coastal Zone Land Use Ordinance, Title 23 of the San Luis Obispo County Code, is hereby amended by **adding new section 23.05.110** to read as follows:

23.05.110 - Road and Bridge Design, Construction and Maintenance:

Roads and bridges shall be designed, constructed and maintained to protect sensitive resources (such as aquatic habitat and scenic vistas) and prime agricultural soils to the maximum extent feasible; to minimize terrain disturbance, vegetation removal and disturbance of natural drainage courses; to avoid the need for shoreline protective devices; and to provide for bikeways and trails, consistent with the Circulation Element of the County General Plan. In addition, the following measures shall be implemented:

a. Contour slopes to blend in with adjacent natural topography

b. Replant graded areas with native vegetation

c. Include pollution prevention procedures in the operation and maintenance of roads and bridges to reduce pollution of surface waters

d. Apply fertilizers and nutrients at rates that establish and maintain vegetation without causing nutrient runoff to surface waters

e. Give preference to aerial crossings of watercourses

This amendment expands upon a planning area standard in the existing Estero Area Plan by applying the standards to bridges as well as to roads, and by protecting sensitive habitat and prime agricultural soils, as well as visual resources. Additional measures are also included, such as methods to prevent water pollution. This amendment is consistent with another proposed amendment in connection with Periodic Review implementation that would allow for better protection of Environmentally Sensitive Habitat Areas by examining alternatives to locations of permitted roads, bridges and other crossings.

SECTION 7.: Section 23.04.186d(3) [Landscape plan content: Planting plan] of the Coastal Zone Land Use Ordinance, Title 23 of the San Luis Obispo County Code, is hereby **amended by adding new subsection (ix)** to read as follows:

(ix) A note that fertilizers and nutrients are to be applied at rates that establish and maintain vegetation without causing nutrient runoff to surface waters.

SECTION 8.: Section 23.05.050b [Drainage Standards: Natural channels and runoff] of the Coastal Zone Land Use Ordinance, Title 23 of the San Luis Obispo County Code, is hereby **amended** to read as follows:

b. **Natural channels and runoff.** Proposed projects are to include design provisions to retain off-site natural drainage patterns and, when required, limit peak runoff to pre-development levels. To the maximum extent feasible, all drainage courses shall be retained in or enhanced to appear in a natural condition, without channelization for flood control.

SECTION 9.: Section 23.05.050 [Drainage Standards] of the Coastal Zone Land Use Ordinance, Title 23 of the San Luis Obispo County Code, is hereby **amended by revising subsection a** [design and construction]**, and by adding new subsections g, h and i** to read as follows (new subsections e and f regarding best management practices are proposed to be added through Periodic Review implementation):

a. **Design and construction.** Drainage systems and facilities subject to drainage plan review and approval that are to be located in existing or future public rights-of-way are to be designed and constructed as set forth in the County Engineering Department Standard Improvement Specifications and Drawings. Other systems and facilities subject to drainage plan review and approval are to be designed in accordance with good engineering practices. The design of drainage facilities in new land divisions and other new development subject to Minor Use Permit or Development Plan approval shall maximize groundwater recharge through on-site or communitywide stormwater infiltration measures. Examples of such measures include constructed wetlands, vegetated swales or filter strips, small percolation ponds, subsurface infiltration basins, infiltration wells, and recharge basins. Where possible, recharge basins shall be designed to be available for recreational use.

g. **Sensitive habitat and groundwater protection.** Runoff from roads and development shall not adversely affect sensitive habitat, groundwater resources and downstream areas, and shall be treated to remove floatable trash, heavy metals and chemical pollutants as necessary prior to discharge into surface or groundwater.

h. **Impervious surfaces.** New development shall be designed to minimize the amount of impervious surfaces.

SECTION 10.: Section 23.06.100 [Water Quality] of the Coastal Zone Land Use Ordinance, Title 23 of the San Luis Obispo County Code, is hereby amended by **adding new section 23.06.104** to read as follows:

23.06.104 - Municipal Well-head Protection: Referrals:

The purpose of this section is to protect groundwater resources from contamination by proposed development.

Minor Use Permit and Development Plan applications that propose uses within one mile of a municipal well (locations of municipal wells may be shown in the area plans) that have the potential to release toxic or hazardous materials (e.g. gas stations, businesses that handle hazardous wastes) shall be referred to the County Environmental Health Division for review and appropriate recommended measures that assure protection of water quality. Recommended measures may include, but are not limited to the following:

a. Determining the extent of areas that contribute water to municipal wells, and making further recommendations as appropriate

b. Relocating proposed uses relative to municipal wells, especially where such uses involve the manufacture, storage or handling of hazardous materials

c. Concentrating or clustering development relative to the location of municipal wells

d. Reducing the density or intensity of proposed uses

e. Limiting the amounts of potential contaminants that may be stored or handled

SECTION 11.: Section 23.06.100 [Water Quality] of the Coastal Zone Land Use Ordinance, Title 23 of the San Luis Obispo County Code, is hereby amended by **adding new section 23.06.106** to read as follows:

23.06.106 - Wastewater: On-site Sewage Disposal:

Wastewater from on-site sewage disposal systems shall not adversely affect groundwater resources or sensitive habitat.

SECTION 12.: Section 23.06.100 [Water Quality] of the Coastal Zone Land Use Ordinance, Title 23 of the San Luis Obispo County Code, is hereby amended by **adding new section 23.06.108** to read as follows:

23.06.108 - Chemical Control:

Land use permit applications that require discretionary review for projects that have potential to release toxic or hazardous materials (e.g. gas stations, businesses that handle hazardous wastes) shall include measures, and where applicable, Best Management Practices that: a) minimize the amounts of potential contaminants that may be stored or handled; b) assure proper containment and c) prevent release of contaminants into the environment. These measures and practices shall be referred to the County Division of Environmental Health for review and for recommendations that shall be implemented through the land use permit.

In general, preceding Sections 7 through 12 modify existing standards and establish new standards in order to better manage drainage and protect water quality, groundwater recharge and sensitive habitat. These amendments respond to concerns expressed by the Coastal Commission staff about the need to address non-point source pollution from development activities. These standards are in addition to the standards requiring best management practices for residential and non-residential projects that are proposed to be implemented through the Periodic Review process.

SECTION 13.: Section 23.01.043c [Appeals to the Coastal Commission, Appealable Development] of the Coastal Zone Land Use Ordinance, Title 23 of the San Luis Obispo County Code, is hereby **amended** to read as follows:

c. Appealable development. As set forth in Public Resources Code Section 30603(a) and this title, an action ~~a decision~~ by the County on a permit application, including any Variance, Exception, or Adjustment granted, for any of the following projects may be appealed to the California Coastal Commission:

(1) Developments approved between the sea ~~ocean~~ and the first public road parallelling ~~to~~ the sea ~~ocean~~, or within 300 feet of the inland extent of any beach ~~(~~or of the mean high tide line of the ocean where there is no beach~~)~~, whichever is the greater distance, as shown on the adopted post-certification appeals maps.

(2) Approved developments not included in subsection c(1) of this section that are proposed to be located on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, stream, or within 300 feet of the top of the seaward face of any coastal bluff, as shown on the adopted post-certification appeals maps.

(3) Developments approved in areas not ~~identified~~ included in subsections c(1) or c(2) ~~above~~ that are located in a Sensitive Coastal Resource Area, ~~as defined in Chapter 23.11 of this title,~~ which includes:

(i) Special marine and land habitat areas, wetlands, lagoons, and estuaries mapped and designated as Environmentally Sensitive Habitats (ESHA) in the Local Coastal Plan. Does not include resource areas determined by the County to be Unmapped ESHA.

(ii) Areas possessing significant recreational value, including any "V" (Visitor Serving designation) as shown in the Land Use Element and areas in or within 100 feet of any park or recreation area.

(iii) Highly scenic areas which are identified as Sensitive Resource Areas by the Land Use Element.

(iv) Archaeological sites referenced in the California Coastline and Recreation Plan or as designated by the State Historic Preservation Officer.

(v) Special Communities or Small-Scale Neighborhoods which are significant visitor destination areas as defined by Chapter 23.11 of this title.

(vi) Areas that provide existing coastal housing or recreational opportunities for low-and moderate income persons.

(vii) Areas where divisions of land could substantially impair or restrict coastal access.

(4) Any approved development not listed in Coastal Table O, Part I of the Land Use Element as a Principal Permitted (PP) Use.

(5) Any development that constitutes a Major Public Works Project or Major Energy Facility. "Major Public Works Project" or "Major Energy Facility" shall mean any proposed public works project or energy facility exceeding $100,000 in estimated construction cost, pursuant to Section 13012, Title 14 of the California Administrative Code.

The procedures established by Section 23.01.041c. (Rules of Interpretation) shall be used to resolve any questions regarding the location of development within a Sensitive Coastal Resource Area.

SECTION 14.: Section 23.11.030 [Coastal Zone Land Use Ordinance Definitions] of the Coastal Zone Land Use Ordinance, Title 23 of the San Luis Obispo County Code, is hereby **amended** to read as follows:

Environmentally Sensitive Habitat Area (Mapped ESHA). 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 easily be 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 combining designations. Is the same as an Environmentally Sensitive Habitat.

Environmentally Sensitive Habitat Area (Unmapped ESHA). 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 easily be disturbed or degraded by human activities and development. They include, but are not limited to, known wetlands, coastal streams and riparian vegetation, terrestrial and marine habitats that may not be mapped as Land Use Element combining designations. The existence of Unmapped ESHA is determined by the County at or before the time of application acceptance and shall be based on the best available information. Unmapped ESHA includes but is not limited to:

1. Areas containing features or natural resources when identified by the County or County-approved expert as having equivalent characteristics and natural function as mapped other environmentally sensitive habitat areas;

~~**a. Areas known to contain sensitive resources identified by appropriate resource protection agencies, such as the U.S. Fish and Wildlife Service and the State Department of Fish & Game;**~~

b. Areas previously known to the County from environmental experts, documents or recognized studies as containing ESHA resources;

c. Other areas commonly known as habitat for species determined to be threatened, endangered, or otherwise needing protection.

The purpose of preceding Sections 13 and 14 is twofold. Section 14 adds a second type of ESHA that is usually unmapped or poorly defined on County LCP maps. Early recognition of the existence of ESHA, whether it is mapped or unmapped, is important for both proposed development and protection of the resources. This proposed change will allow for better identification and protection of Environmentally Sensitive Habitat Areas and bring the County's LCP into conformance with the Coastal Act.

Section 13 amends the Appeals section to make it clear that development proposed in an Unmapped ESHA is not appealable only because it is ESHA. However, it may be appealable for other reasons consistent with other LCP requirements.

SECTION 15.: That the Board of Supervisors has considered the initial study prepared and conducted with respect to the matter described above. The Board of Supervisors has, as a result of its consideration, and the evidence presented at the hearings on said matter, determined that the proposed negative declaration as heretofore prepared and filed as a result of the said initial study, is appropriate, and has been prepared and is hereby approved in accordance with the California Environmental Quality Act and the County's regulations implementing said Act. The Board of Supervisors, in adopting this ordinance, has taken into account and reviewed and considered the information contained in the negative declaration approved for this project and all comments that were received during the public hearing process. On the basis of the Initial Study and any comments received, there is no substantial evidence that the adoption of this ordinance will have a significant effect on the environment.

SECTION 16.: If any section, subsection, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of a court of competent jurisdiction, such decision shall not affect the validity or constitutionality of the remaining portion of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and each section, subsection, clause, phrase or portion thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or portions be declared invalid or unconstitutional.

SECTION 17.: This ordinance shall become operative only upon approval without any modifications by the California Coastal Commission and upon acknowledgment by the San Luis Obispo County Board of Supervisors of receipt of the Commission's resolution of certification.

SECTION 18.: This ordinance shall take effect and be in full force on and after 30 days from the date of its passage hereof. Before the expiration of 15 days after the adoption of this ordinance, it shall be published once in a newspaper of general circulation published in the County of San Luis Obispo, State of California, together with the names of the members of the Board of Supervisors voting for and against the ordinance.

INTRODUCED at a regular meeting of the Board of Supervisors held on the ____ ____ day of _____, 2004, and PASSED AND ADOPTED by the Board of Supervisors of the County of San Luis Obispo, State of California, on the _____ day of _____, 2004, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAINING:

_____
Chairman of the Board of Supervisors,
County of San Luis Obispo,
State of California

ATTEST:

_____
County Clerk and Ex-Officio Clerk
of the Board of Supervisors
County of San Luis Obispo, State of California

[SEAL]

ORDINANCE CODE PROVISIONS APPROVED
AS TO FORM AND CODIFICATION:

JAMES B. LINDHOLM, JR.
County Counsel

By:_____
Deputy County Counsel

Dated:_____