

**CHAPTER 67: 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).

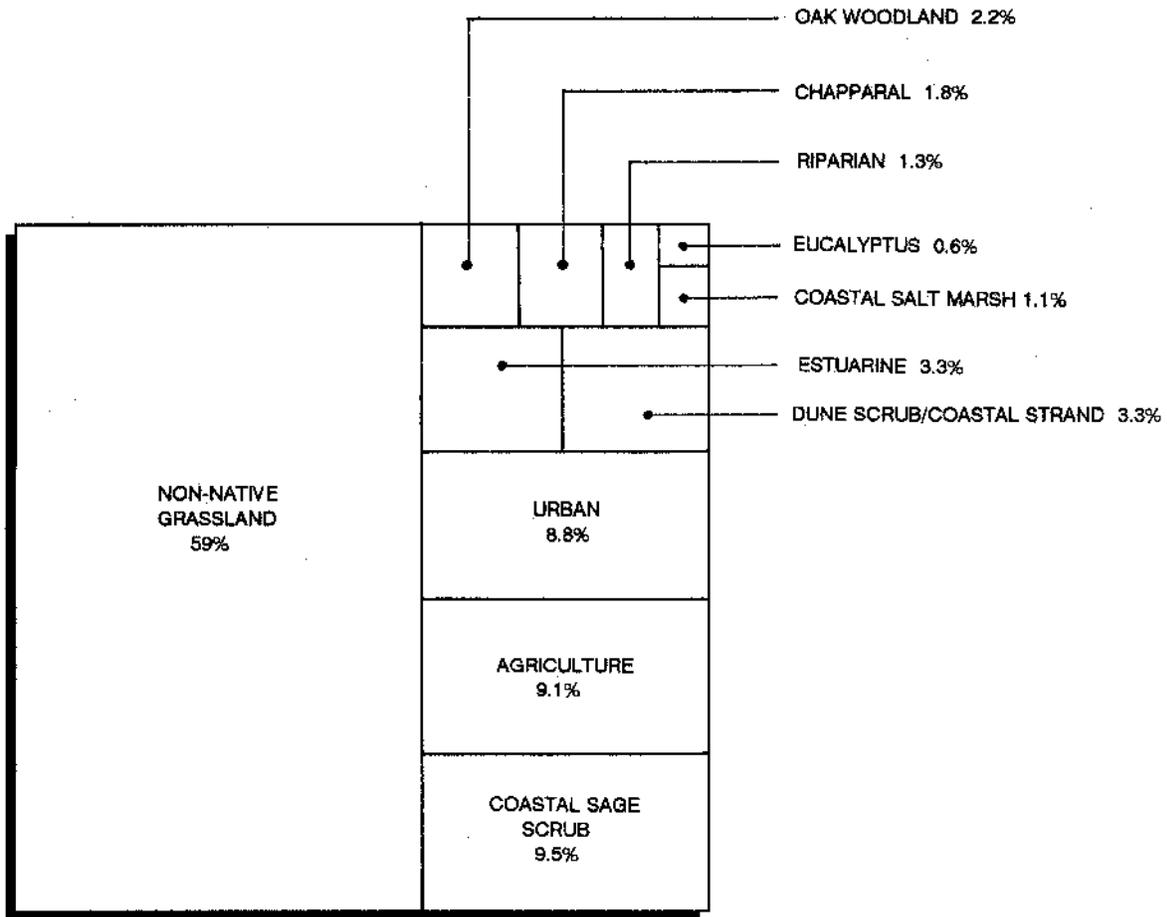
## II. BIOLOGICAL AND GEOLOGICAL RESOURCES

### 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.

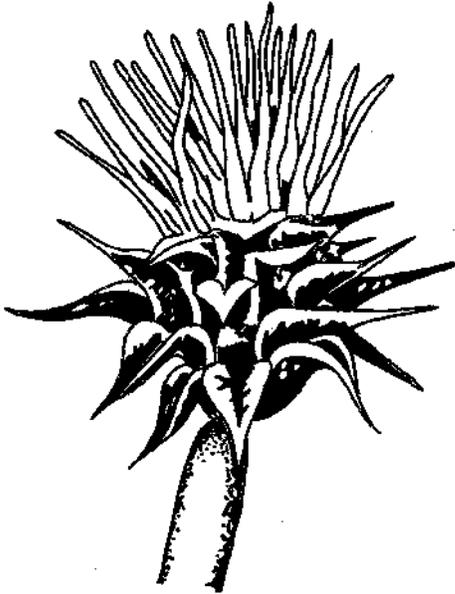
The Estero Planning Area is home to a wide variety of fish, amphibians, reptiles, birds, insects and mammals, including rainbow and steelhead trout; frogs and salamanders; lizards, snakes and turtles; hawks, owls, egrets and blackbirds; and opossums, rabbits, squirrels, coyotes, raccoons, foxes, bobcats, 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.

BIOLOGICAL RESOURCES



**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*

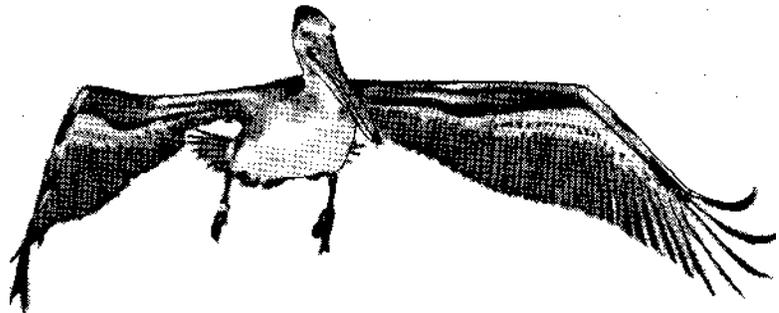


*Chorro Creek Bog Thistle*

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.



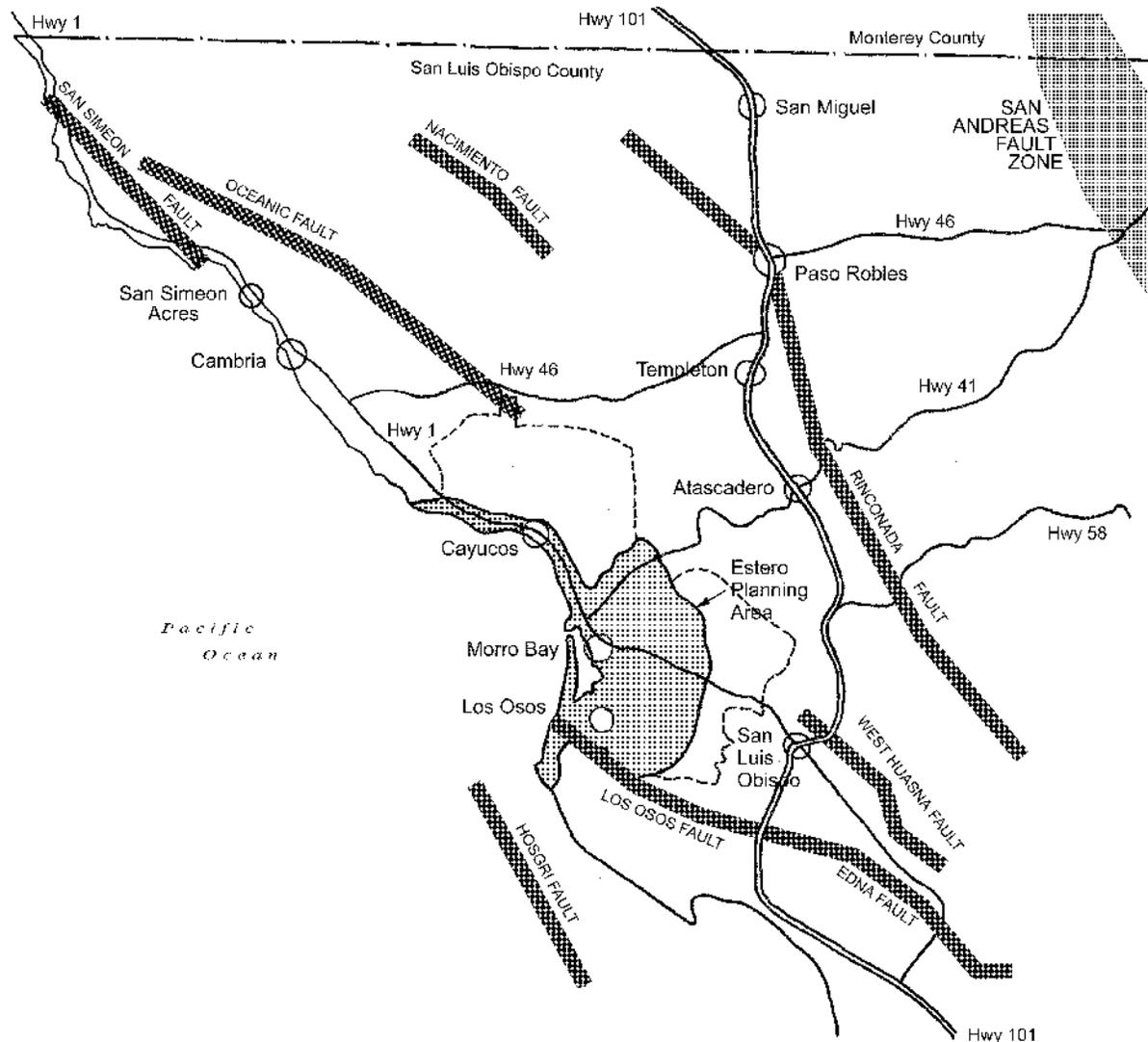
*California Brown Pelican*

## **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

## GEOLOGICAL RESOURCES

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 identify~~ **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.~~ included ~~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 pines trees rising above the bay and providing an exceptional close-hand view of the bay.
- e. Fairbanks 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.

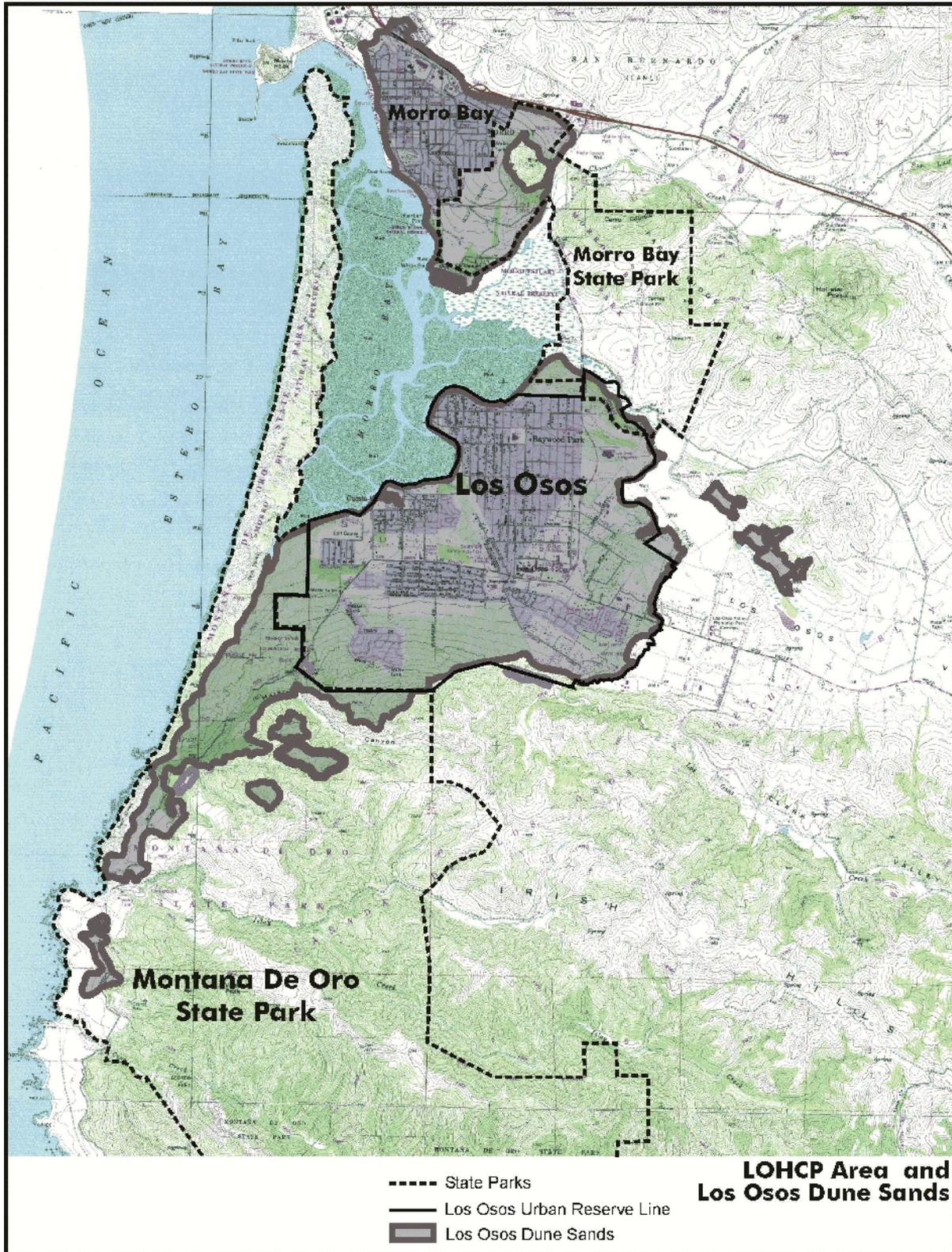
Together, these communities support a diversity of native plant species and a number of rare, endangered or threatened species of plants and animals, including the Morro manzanita, Indian Knob mountainbalm, Morro shoulderband snail, and perhaps the last known population of the endangered Morro Bay kangaroo 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.

COMBINING AND OTHER DESIGNATIONS: SENSITIVE RESOURCE AREA



**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 strips 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 largest conifer forests 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 III E, 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

LOS OSOS HABITAT CONSERVATION: SPECIES OF CONCERN

(*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).

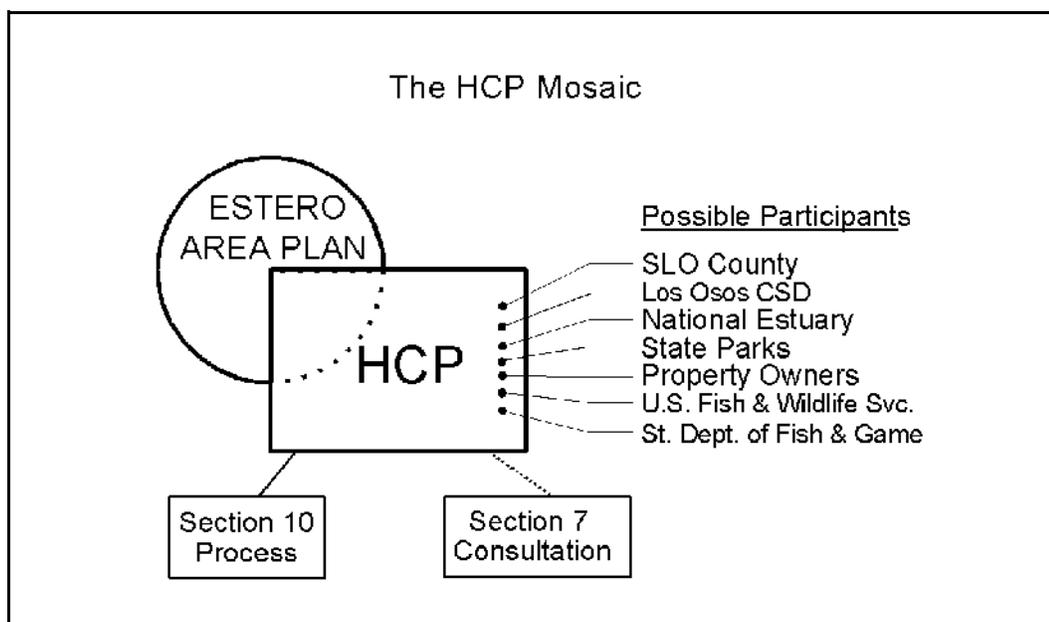


Figure 6-4: The HCP Mosaic

**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.

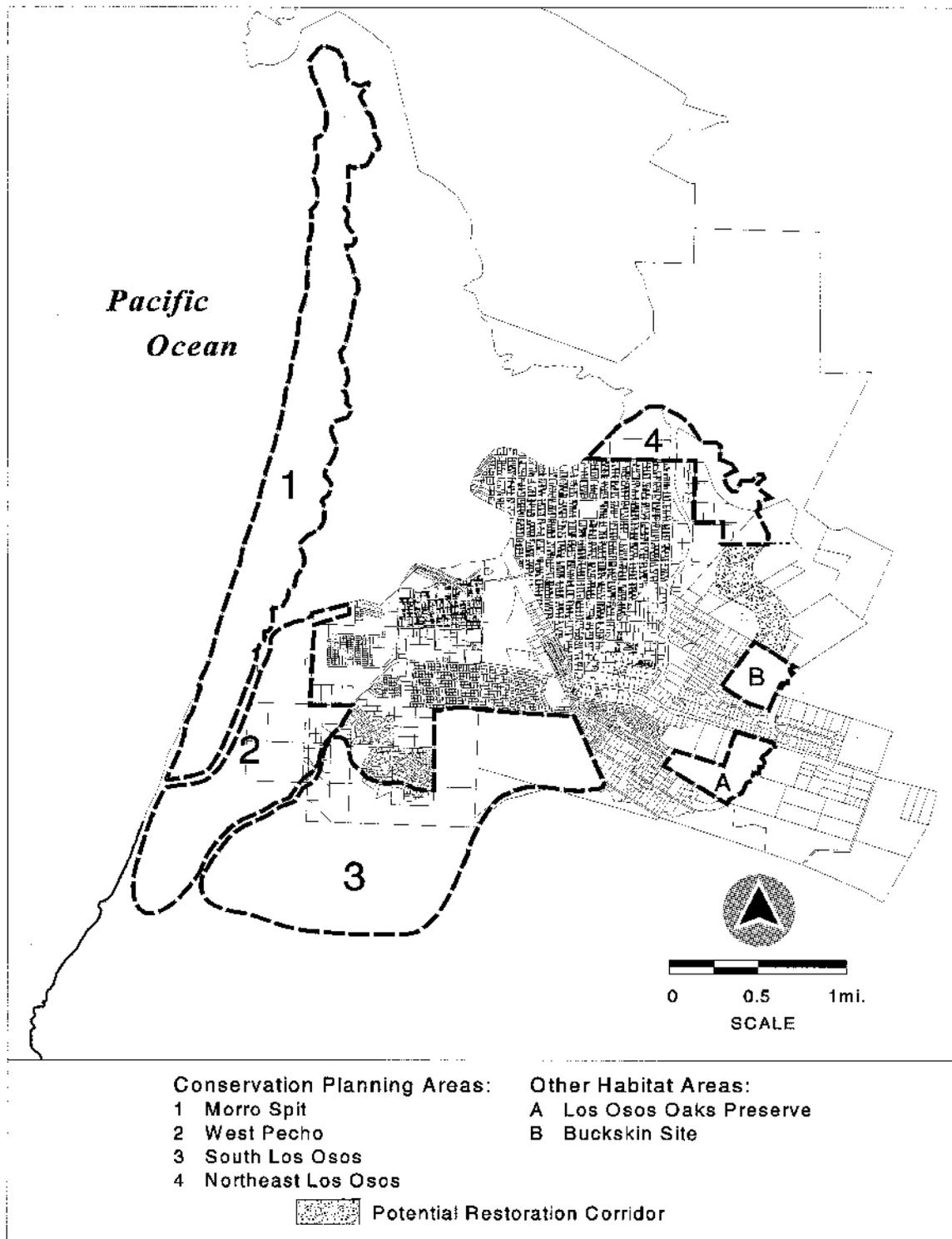
**The County has developed new programs to protect sensitive habitats.** A community-based transfer of development credits program is proposed for the Los Osos area. Parcels that meet specified criteria are eligible to be considered as transfer of development credit sending sites (see Chapter 6, Combining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

Conservation Planning Areas for Morro Bay Species



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

## MORRO BAY ESTUARY AND ITS WATERSHED: BACKGROUND

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).

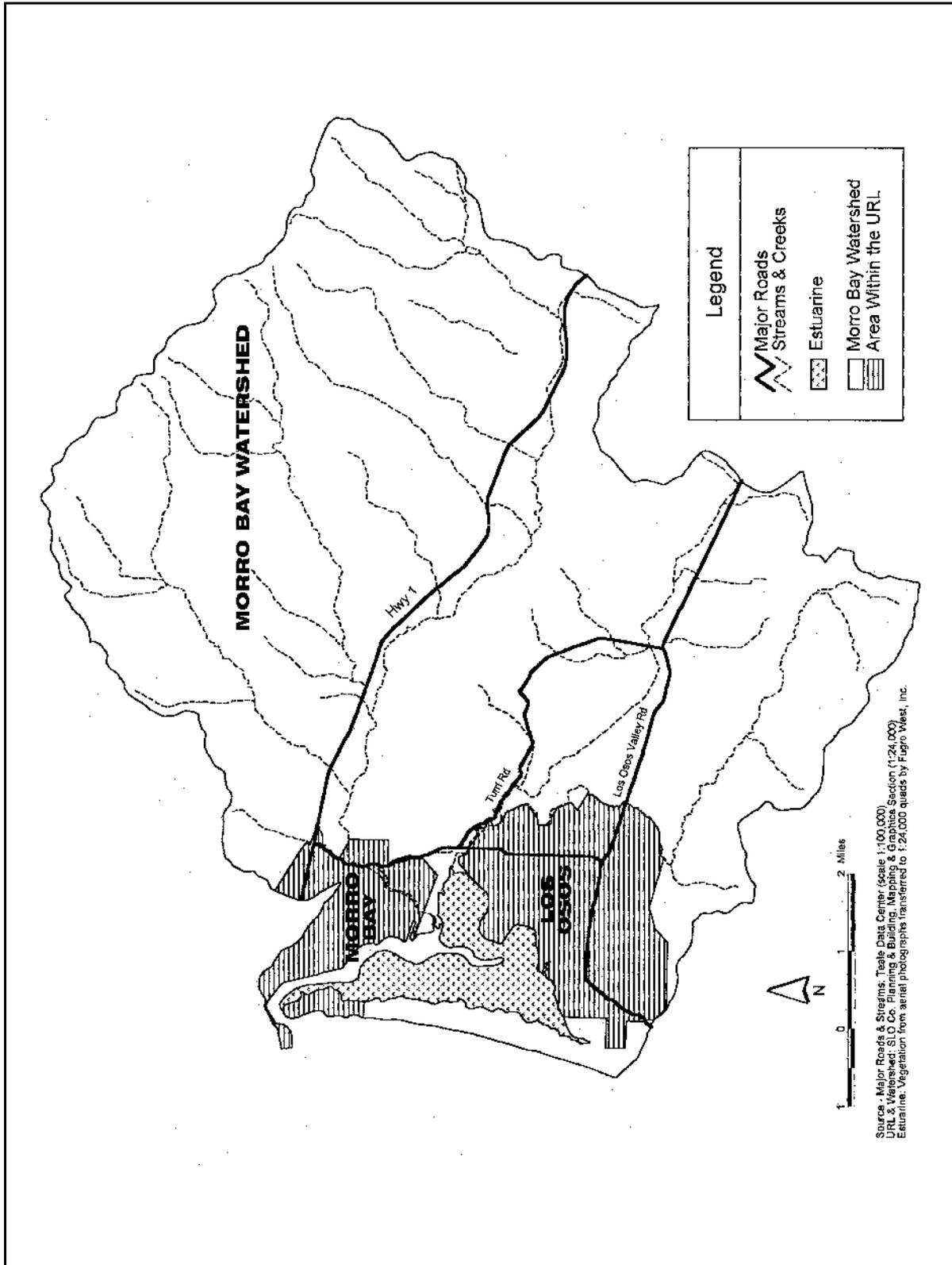
Land use and development activity in the upper portions of the watershed have a great effect on downstream areas within the Estero Planning Area--and ultimately on the Morro Bay estuary. These downstream effects involve water supply, erosion, pollution, and habitat, for example. Accordingly, land use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

MORRO BAY ESTUARY AND ITS WATERSHED: BACKGROUND



**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

PROGRAMS: OTHER SENSITIVE HABITAT

- ! 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

PROGRAMS: AREAWIDE WATER QUALITY

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:

## PROGRAMS: MORRO BAY ESTUARY WATER QUALITY

- ! 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

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- (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

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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**

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**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**

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

**17. 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.~~

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~~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)**~~

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- ~~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.~~

PROGRAMS: 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 6-1, Schedule for Completing Recommended Programs**

PRO-GRAM NO.	PROGRAM	RESPONSIBLE AGENCIES	POTENTIAL PROGRAM FUNDING	TIME FRAME	TARGET DATE	PRIORITY
<b>A. SPECIFIC COMBINING DESIGNATIONS</b>						
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>B. LOS OSOS HABITAT CONSERVATION</b>						
B1.	HABITAT CONSERVATION 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				

PROGRAMS: SCHEDULE FOR COMPLETING RECOMMENDED PROGRAMS

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

PRO-GRAM NO.	PROGRAM	RESPONSIBLE AGENCIES	POTENTIAL FUNDING	TIME FRAME	TARGET DATE	PRIORITY
<b>C. OTHER SENSITIVE HABITAT</b>						
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
<b>D. AREAWIDE WATER QUALITY</b>						
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
<b>E. MORRO BAY ESTUARY WATER QUALITY</b>						
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 PUB. WORKS GEN. SERVICES CO. PARKS LOCSD ENV. HEALTH		COUNTY DEPARTMENT OF PLANNING AND BUILDING COUNTY PUBLIC WORKS DEPARTMENT COUNTY DEPARTMENT OF GENERAL SERVICES COUNTY DEPARTMENT OF GENERAL SERVICES, PARKS DIVISION LOS OSOS COMMUNITY SERVICES DISTRICT COUNTY DIVISION OF ENVIRONMENTAL HEALTH				

PROGRAMS: SCHEDULE FOR COMPLETING RECOMMENDED PROGRAMS

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

PRO-GRAM NO.	PROGRAM	RESPONSIBLE AGENCIES	POTENTIAL FUNDING	TIME FRAME	TARGET DATE	PRIORITY
<b>F. MORRO BAY ESTUARY AND ITS WATERSHED: PROTECTION AND MANAGEMENT</b>						
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
<b>G. LOS OSOS COMMUNITY-BASED TDC PROGRAM</b>						
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 STATE PARKS AUDUBON SOCIETY		COUNTY DEPARTMENT OF PLANNING AND BUILDING STATE OF CALIFORNIA DEPARTMENT OF PARKS AND RECREATION MORRO COAST AUDUBON SOCIETY				