

## 2.0 PROJECT DESCRIPTION

### 2.1 SUMMARY

The Los Osos Community Plan (LOCP) functions as a General Plan and Local Coastal Plan guiding future development within the Los Osos community. The LOCP is part of the Estero Area Plan and located within the Estero Planning Area. The LOCP establishes a vision for the future of Los Osos and defines the nature of future development in the Los Osos planning area, and provides development standards that in many cases are site-specific. The LOCP is facilitated to a large extent by the recently completed sewer project. The sewer project has been a prerequisite to growth in Los Osos, and the effects of that project were examined in a separate certified EIR. At the same time, the County is preparing a communitywide Habitat Conservation Plan (HCP), the permitting requirements of which will potentially affect the nature of future of development in Los Osos. That project is undergoing separate CEQA review, and the applicable prescribed mitigation measures in that effort will be incorporated into the final LOCP as appropriate.

The key components of the draft LOCP include:

- *Updating data and information from the approved Estero Area Plan with respect to the Los Osos urban area;*
- *Incorporating strategic growth policies;*
- *Incorporating conditions of approval from the Coastal Development Permit for the Los Osos Wastewater Project, including*
  - ✓ *Development of a sustainable buildout target supported by the safe yield of the groundwater basin; and*
  - ✓ *Integration of conservation strategies from the HCP currently under preparation*
- *Considering Coastal Commission issues identified during the 2004 and 2009 Estero Area Plan update; and*
- *Developing a Public Facilities Financing Plan for new development.*

As a regulatory document, the draft LOCP is organized as follows:

- *Chapter 1: Introduction*
- *Chapter 2: Community Plan Framework*
- *Chapter 3: Land Use Descriptions and Setting*
- *Chapter 4: Environmental Resources*
- *Chapter 5: Circulation Element*
- *Chapter 6: Coastal Access*
- *Chapter 7: Planning Area Standards*
- *Chapter 8: Public Facilities Financing Plan*

The LOCP also includes several technical appendices that provide information supporting the policy framework of the document. As appropriate, much of this information will be used in the EIR for the LOCP, and critically evaluated as appropriate. The specific characteristics of the proposed Community Plan are described in greater detail below.

## 2.2 PROJECT PROPONENT

San Luis Obispo County  
Department of Planning and Building  
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## 2.3 PROJECT LOCATION

The unincorporated community of Los Osos is located along the coast in the central portion of San Luis Obispo County, generally south of and adjacent to Morro Bay and its associated estuary. Los Osos is approximately 4 miles south of the City of Morro Bay, across the bay/estuary, and approximately 10 miles west of the City of San Luis Obispo, at the western end of Los Osos Valley, a broad, relatively flat agricultural area formed by Los Osos Creek (refer to **Figure 2-1**). However, the Los Osos Community Plan does not include all land or development within the U.S. Census-defined Los Osos (CDP), but only encompasses the land within the identified Urban Reserve Line (URL). The area within the existing URL includes about 3,087 acres (4.8 square miles). The proposed project envisions minor changes to the URL boundary, including 17 acres added along Turri Road beyond the end of the eastern terminus of Santa Ysabel Avenue, but another 65-acre area adjacent to Montana de Oro State Park removed, resulting in a net decrease of about 48 acres overall.

The existing Urban Services Line (USL) is smaller than, and completely within the URL, and with some exceptions, is generally focused on the urbanized portions of the community west of South Bay Boulevard. Under the LOCP, the USL will be contracted to some extent in certain areas, so the proposed USL will be smaller than the existing boundary. **Figures 2-2 and 2-3** show the existing and proposed URL and USL.



Figure 2-1. Los Osos Community Plan Area Location Map



Figure 2-2. Existing and Proposed Urban Reserve Line (URL)

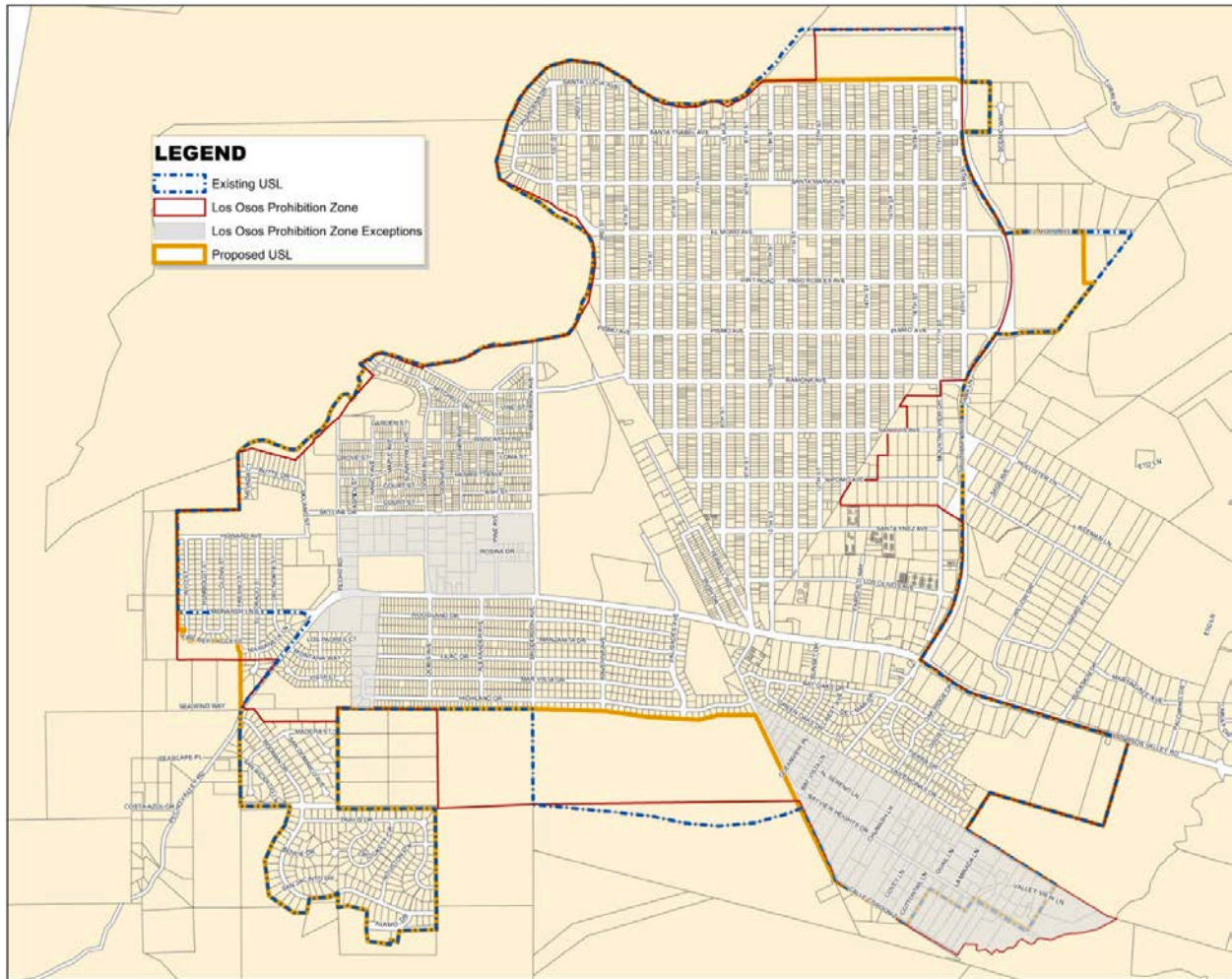


Figure 2-3. Existing and Proposed Urban Services Line (USL)

## 2.4 EXISTING COMMUNITY CHARACTERISTICS

### 2.4.1 Demographics and Development Pattern

The unincorporated community of Los Osos is home to about 14,300 residents (2010 U.S. Census), most of whom live within the community's designated Urban Reserve Line (**Figure 2-2**). As noted above, however, the Los Osos Community Plan area is a subset of the Census-defined CDP, and has an existing population of 13,906 (San Luis Obispo County Department of Planning and Building, 2015). This smaller population figure will be used as the basis of analysis within this EIR. Overall, the community is a semi-urban enclave within a relative rural portion of San Luis Obispo County.

Los Osos is primarily residential in nature, and there are few head-of-household employment opportunities within the community. Population growth has been relatively flat since the early 1990s, primarily due to the fact that there had been a growth moratorium pending resolution of the long-standing need to provide community wastewater treatment service. With the recent approval and construction of the new wastewater facility, this constraint to future development within the community has been removed, and for that reason, the Los Osos Community Plan will be an important tool to guide that future growth. In order to now allow development on presently undeveloped parcels within the Los Osos Wastewater Project service area, the County is required to amend the Estero Area Plan to incorporate a sustainable buildout target that demonstrates there is sufficient water available to support such development without impacts to wetland and habitats (condition number 86 of CDP A-3-SLO-09-055/069).

There are two primary commercial areas, the downtown area or Central Business District centered around Los Osos Valley Road and the Baywood Commercial Area centered along Second Street. These areas are focused either on local community-servicing businesses and office space, or on supporting the regional tourist economy. The downtown area is more locally focused, with grocery stores, restaurants, banks, and offices, while the Baywood community is more tourist-oriented, with some hotels, and recreational businesses along with other businesses that serve the local neighborhoods.

### 2.4.2 Environmental Character

The Los Osos urban area lies at the westerly end of the agriculturally productive Los Osos Valley. The community contains a variety of natural resources and environmental assets that define its character and contribute to its high quality of life.

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 more agriculturally-oriented

Creekside area provides a visual contrast to the more intensively developed areas to the west and forms the urban edge of Los Osos. This neighborhood with larger lot sizes complements the greenbelt, and helps protect the valuable habitat and visual quality of the area.

Local features include the marshes and mud flats of the Morro Bay estuary and freshwater springs and creeks such as Los Osos Creek. Varied topography includes the massive volcanic rock formations of the Morros, the rolling to rugged terrain of the Irish Hills and San Luis Range and the relatively flat terrain of the narrow east-west-trending Los Osos Valley. Los Osos Creek runs south to north across the eastern portion of the community; it enters Morro Bay via the Morro Bay Salt Marsh.

### **2.4.3 Public Services**

**a. Water Service.** Services in Los Osos are provided primarily through two purveyors, the Los Osos Community Services District (LOCSO) and Golden State Water Company. A small mutual water company, S&T Mutual Water Company serves the neighborhood of Sunset Terrace. Some properties in the URL are served by private, individual wells. Irrigated agriculture just outside the URL also use private wells that use the groundwater basin as their source.

**b. Wastewater 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 County of San Luis Obispo recently completed a community sewer system that will serve most of the area within the prohibition zone. It 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 sewer project includes construction and operation of a community sewer, including a treatment plant, collection/disposal/reuse facilities, and all associated development and infrastructure. The treatment plant site, known locally as the Giacomazzi site, is located outside of the Los Osos Urban Reserve Line on Los Osos Valley Road behind the Los Osos Mortuary and Memorial Park. Collection, disposal, and reuse infrastructure is located throughout the community of Los Osos, with the primary effluent disposal leach field located above Highland Drive at the site known as the Broderson site. The project treats wastewater to a tertiary level, and will reuse as much of the treated effluent as possible for urban and agricultural irrigation. Disposal of effluent will be prioritized to reduce seawater intrusion and otherwise improve the health and sustainability of the underlying Los Osos Groundwater Basin.

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 sustainable yield of the groundwater basin, and making recycled water available for irrigation. The 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 18,400 residents within the area to be served by the sewer system. As noted above, the Los Osos planning area has an existing population of 13,906 (San Luis Obispo County Department of Planning and Building, 2015). Therefore, as currently planned, the capacity of the sewer system could accommodate, but not exceed the needs of the projected future population within the sewer service area.

**c. Other Public Services.** Police protection is provided by the County Sheriff and California Highway Patrol. Education is provided by the San Luis Coastal Unified School District, with K-8 schools within the community. High school students attend Morro Bay High School.

## 2.5 PROJECT OBJECTIVES

The primary objective of the Los Osos Community Plan is to establish a framework for the orderly growth and development of Los Osos. Additionally, the plan is intended to be consistent with strategic growth principles and other land use policies established in the County General Plan.

This overall objective is further articulated in Chapter 2 of the draft Community Plan through a series of Community Goals, which are intended to implement the community's vision. These are stated below, following the Community Vision from which they are derived:

***Los Osos Community Vision.*** *All land use policies and plans should be based 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 the water of others to sustain community livelihood.*

### **1. Environment**

- a. *Protect and enhance the Morro Bay Estuary so that it is a clean, healthy, functioning ecosystem that harbors a diversity of wildlife.*
- b. *Promote conservation of natural environment through preservation of the existing flora, fauna, and sensitive habitats.*
- c. *Protect, maintain, enhance, and expand the existing greenbelt.*

- 2. Economy.** *Improve and diversify the local economy by providing more opportunity for local businesses and head of household jobs.*



3. **Air Quality.** *Minimize the amount and length of automobile trips through planning decisions and land use practices.*
4. **Population Growth.** *Establish a maximum rate of growth within the Los Osos Urban Reserve Line, consistent with available resources, services and infrastructure.*
5. **Distribution of Land Uses, Location and Timing of Urban Development.** *Focus on infill and mixed use development consistent with the County's Strategic Growth Policies and Framework for Planning.*
6. **Residential, Commercial and Industrial Land Uses**
  - a. *Maintain a small-town atmosphere.*
  - b. *Provide zoning that enables businesses to expand and remain in the community, and establish incentives to encourage good design of commercial development.*
7. **Visitor-Serving, Recreation and Industrial Land Uses**
  - a. *Encourage improvement of tourist-oriented facilities, with an emphasis on eco-tourism.*
  - b. *Develop additional neighborhood and community parks and recreation facilities for existing and future populations.*
  - c. *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.*
8. **Public Services and Facilities**
  - a. *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.*
  - b. *Carefully manage water resources to provide a clean, sustainable resource for the community.*
  - c. *Provide needed local services, such as urgent care facilities, senior care facilities, etc.*
9. **Circulation**
  - a. *Establish an efficient circulation system and pattern of land uses that minimize the number of automobile trips.*
  - b. *Encourage alternatives to single-occupant and automobile travel, such as pedestrian and bicycle travel, transit, carpooling, and telecommuting.*
  - c. *Complete and pave the community's grid system where feasible.*
10. **Implementation and Administration.** *Promote a high level of community participation and voice in land use planning decisions.*

## 2.6 PROJECT CHARACTERISTICS

### 2.6.1 Land Use and Population

The Los Osos Community Plan Area (also referred to in this document as the “project area”, or “proposed project area”) encompasses roughly 3,469 acres, and includes the anticipated 20-year growth boundary (URL). This area also encompasses the proposed Urban Services Line (USL). **Figures 2-2 and 2-3** show the existing and proposed URL and USL. The Study Area also encompasses some additional surrounding properties in order to provide the context for a comprehensive analysis of potential environmental impacts under the Community Plan.

There are no expansion areas planned outside the URL, although as noted above, there will be minor adjustments to the existing URL, largely for administrative purposes so that certain parcels better coincide with existing property lines and ownership. Although no expansion is anticipated, there are areas within the URL where special planning area standards will apply, which are intended to guide and facilitate future growth in these areas. In general, these areas include the following:

- Central Business District
- Baywood Commercial Area
- West Side of 7<sup>th</sup> Street, between El Moro and Santa Maria Avenue
- Sweet Springs Area
- Broderson Site
- Midtown Site (Los Osos Valley Road at Palisades Avenue)
- Golf Course north of Howard Avenue
- Santa Ysabel Avenue Coastal Access
- Creekside Area (Rural Residential)
- West of Pecho Road Area
- Northwest corner of Mountain View Drive and Santa Ynez Avenue
- Morro Shores Area
- Bayview Heights
- Cuesta-by-the-Sea; Martin Tract
- Baywood Park Area
- Cabrillo Estates
- Highlands Neighborhood
- Los Osos Creek/Eto Lake Corridor
- Southwestern Hillside

Within these areas, most existing land use designations will remain the same as they currently are. In some cases, minor land use designation changes are contemplated. In general, however, future growth will be a function of developing on currently vacant parcels.

Parcels within the proposed project area where existing land use categories would change under the LOCP are listed in **Table 2-1**. In all, these parcels encompass 755 acres, or about 21% of the entire planning area. These parcels are shown on **Figure 2-4**, while **Figure 2-5** identifies the various neighborhoods in Los Osos, providing context for many of the references in **Table 2-1**.

**Figure 2-6** shows the resulting proposed Land Use Plan once the changes identified in **Table 2-1** and **Figure 2-4** are made.

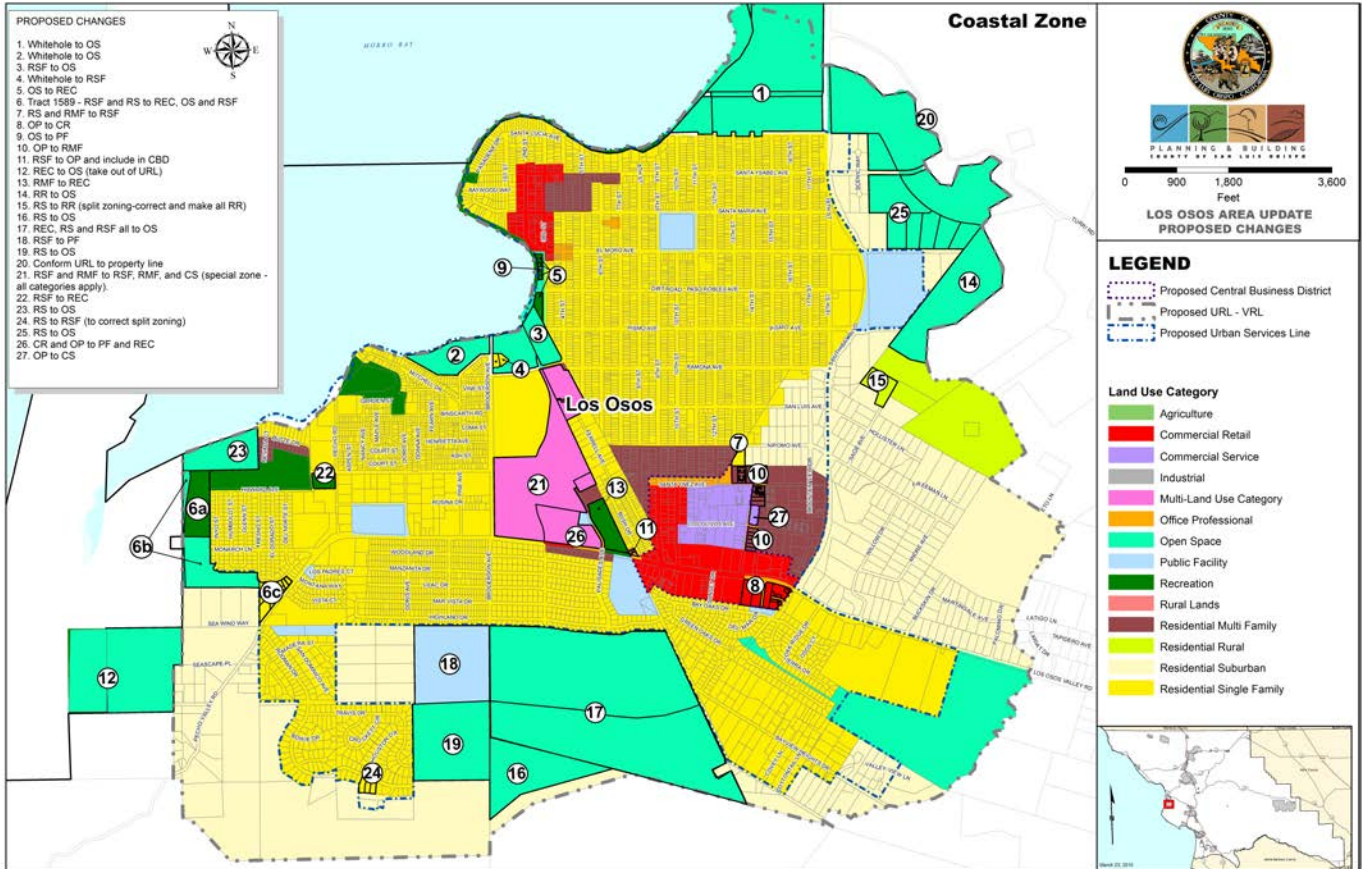
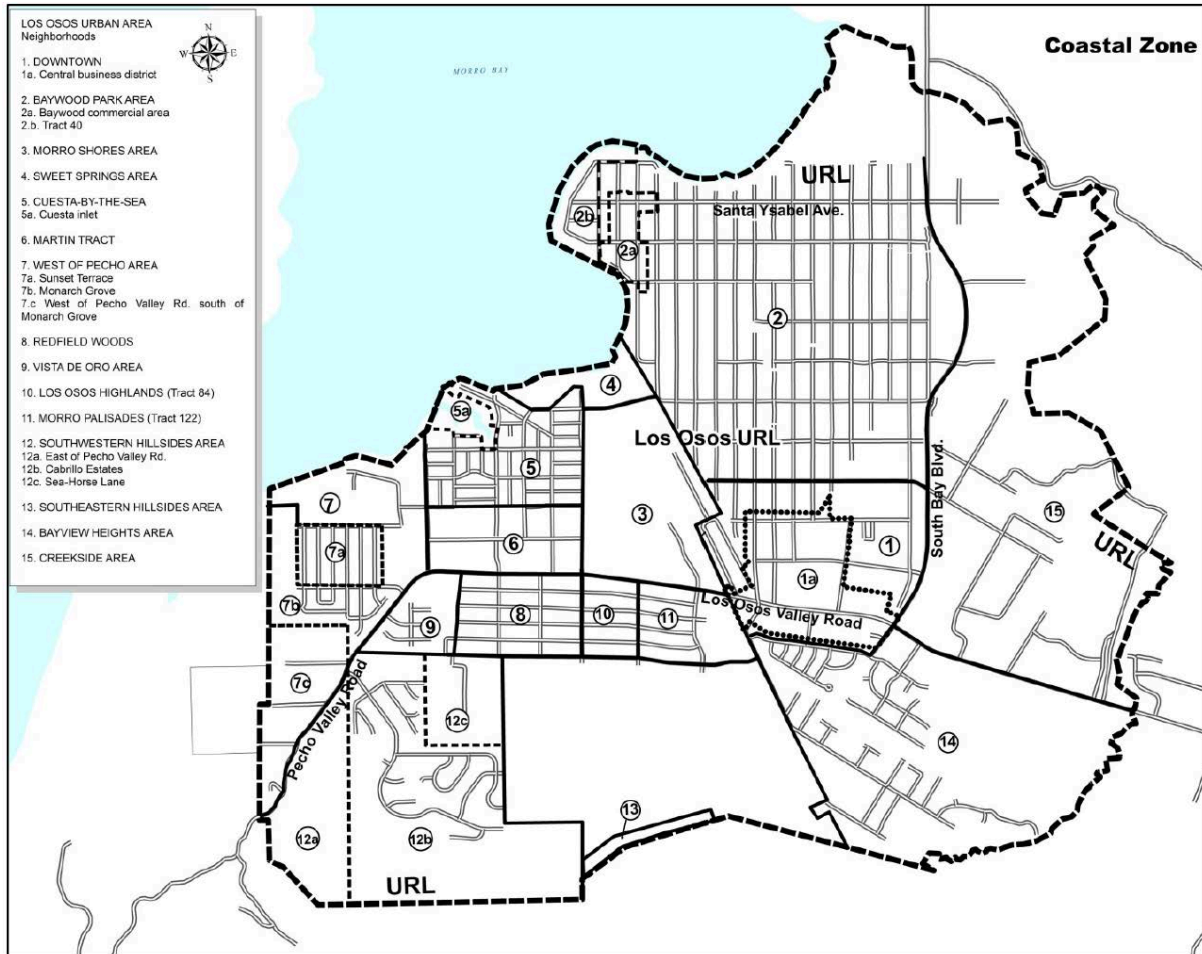
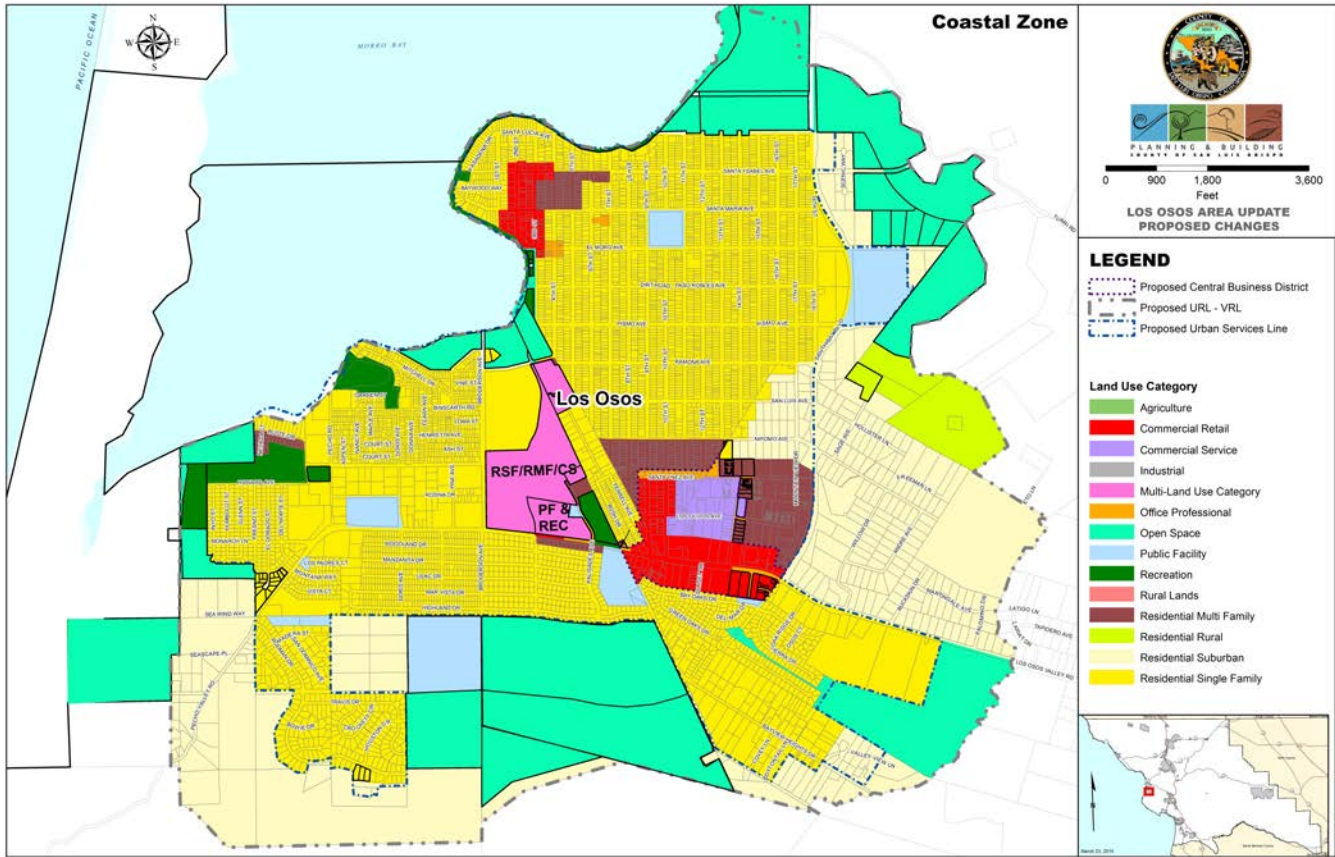


Figure 2-4. Proposed Land Use Changes by Parcel



**Figure 2-5. Los Osos Neighborhoods**



**Figure 2-6. Proposed Land Use Plan**

**Table 2-1. Proposed Land Use Designation Changes**

Reference Code Shown in Figure 2-4	Description of Area	APN	Existing Designation	Proposed Designation	Acreage
1	Elfin Forest	038-701-004, 008, 012, and 016	Uncertified <sup>1</sup>	OS	84.0
2	Sweet Springs	074-229-010 074-101-004	Uncertified	OS	24.9
3	Sweet Springs East	074-229-009	RSF	OS	2.5
4	Sweet Springs (Morro Palisades Co.)	074-229-014 074-229-015	Uncertified	REC	1.15
5	West of 3rd between Pismo and El Moro Aves.	038-262-001, 007, and 004; 038-341-001	OS	REC	3.81
6	Tract 1589 (Monarch Grove)	074-026-002; 074-026-003; 074-029-001 thru 015	RS (4.0 ac) RSF (22.65 ac)	OS (16.31 ac) REC (10.34 ac)	26.65
7	Nipomo/13th (Kesner GPA)	074-273-001 and 038-642-001	RS (1.26 ac) RMF (0.06 ac)	RSF	1.32
8	S/side LOVR from w/o Chaparral to near South Bay Blvd.	074-304-004; 005; and 007; 074-314-015 thru 020	OP	CR	9.2
9	LOCSO well site west of 3rd St., s/o El Moro Ave.	038-262-008	OS	PF	0.19
10	East side Fairchild Way; north side Santa Ynez Ave. west of 12th	074-226-030-039; 074-294-014, 020, 021, 011, 013, 012; 074-223-017, 025; 074-227-001 thru 012 and 015	OP	RMF	8.25
11	Northwest corner Los Osos Valley Rd/Bush Dr.	074-243-013 thru 015	RSF	OP	0.5
12	West of Western Fringe of West of Pecho area and Hotel site (State-owned)	074-011-010 and 074-011-012	REC	OS (Rural Estero)	64.7
13	East side Palisades Ave. adjacent to community park (county)	074-229-027	RMF	REC	1.65
14	Powell Property Adjacent to Los Osos Creek (State owned)	067-012-011	RR	OS	40.0
15	Southerly Ptn. Parcel B, COAL 01-0203 (Powell)	067-012-017	RS	RR	0.83
16	Ptn. former Tr. 1976 (Southeastern Hillside)	067-131-006	RS	OS	30.0
17	Eastern Hillside, Morro Palisades	073-023-004, and 005	REC (32.0 ac) RS (79.0 ac) RSF (109.5 ac)	OS	220.5
18	Upper Broderson	074-022-074	RS	PF	40.0
19	Lower Broderson	074-022-073	RSF	OS	41.5
20	URL to conform to property boundary	038-711-011	OS (Rural Estero)	OS	17.0
21	Morro Shores Mixed Use Area	074-229-024, 026	RSF (23.3 ac) RMF (38.0 ac)	Morro Shores Mixed Use	62.65

Reference Code Shown in Figure 2-4	Description of Area	APN	Existing Designation	Proposed Designation	Acreage
22	Ptn. Tract 1646 west of Pecho Road, s/o Skyline	074-026-010	RSF	REC	2.4
23	Terminus Butte Dr.	074-011-014	RS	OS	15.2
24	Cabrillo RS to RSF correct split zoning	074-457-030, 031, and 032	RS	RSF	1.0
25	Northeast properties RS to OS (State owned)	038-711-004, 041, 015, 016, 035, 036, 037, 038	RS	OS	40.0
26	TRI-W / Midtown	074-229-017	CR/OP	PF/REC	13.7
27	Los Olivos and Fairchild	074-293-015	OP	CS	1.5
<b>TOTAL ACREAGE SUBJECT TO LAND USE REDESIGNATION</b>					<b>755.1</b>
1. "Uncertified" refers to areas where the Coastal Commission currently has retained jurisdiction, because the County and the Coastal Commission could not agree on land use designations and standards. These areas would be redesignated as shown in the table.					

Based on the proposed changes shown above, **Table 2-2** summarizes the existing and proposed land use distribution and development potential within each land use category under the proposed Los Osos Community Plan.

Land Use Category	Existing (2015)		Proposed (2035 Plan Horizon) <sup>7</sup>				
	Acreage (Gross)	Acreage (Net) <sup>4</sup>	Acreage (Gross)	Land Use Distribution (%)	Dwellings at Buildout	Population at Buildout <sup>1</sup>	Maximum Non-Residential Square Feet at Buildout <sup>2</sup>
Residential Rural	107	107	68	2.2	10	22	-
Residential Suburban	1,000	927	789	22.7	279	614	-
Residential Single-Family	1,640	1,640	1,440	41.5	5,806	12,773	-
Residential Multi-Family	135	110	104	3.0	1,430	2,605	-
Commercial Retail	92	77	92	2.6	200	440	668,100
Commercial Service	27	23	29	0.8	23	51	186,600



**Table 2-2. Los Osos Community Plan Land Use and Buildout Potential**

Existing (2015)			Proposed (2035 Plan Horizon) <sup>7</sup>				
Land Use Category	Acreage (Gross)	Acreage (Net) <sup>4</sup>	Acreage (Gross)	Land Use Distribution (%)	Dwellings at Buildout	Population at Buildout <sup>1</sup>	Maximum Non-Residential Square Feet at Buildout <sup>2</sup>
Office and Professional <sup>3</sup>	44	35	9	0.3	10	22	61,600
Open Space	168	168	696	20.1	0	0	-
Recreation	129	129	52	1.5	10	22	10,000
Public Facilities	75	66	115	3.3	0	0	-
Public Facilities and Recreation	0	0	14	0.4	0	0	10,000
Morro Shores Mixed Use (RMF, RSF, CS) <sup>3</sup>	0	0	63	2.1	414	803	98,000
Uncertified <sup>5</sup> (Sweet Springs and Elfin Forest)	110	110	0	0	-	-	-
<b>TOTAL:</b>	<b>3,515</b>	<b>3,392</b>	<b>3,469</b>	<b>100%</b>	<b>8,182</b>	<b>18,000</b>	<b>1,034,300</b>

*Notes:*

- (1) Population estimates are based on 2.2 persons per occupied dwelling unit and 0% vacancy.
- (2) The maximum non-residential floor area is based on floor area averages for each land use category; does not include potential lodging units.
- (3) Morro Shores Mixed Use categories: RMF, RSF, CS: 63 acres
- (4) Existing net acreage excludes road rights-of-way; net acreage unknown for future development, so gross acreage is used.
- (5) Uncertified refers to areas where the Coastal Commission currently has retained jurisdiction, because the County and the Coastal Commission could not agree on land use designations and standards. This would be resolved under the LOCP.

Development under the LOCP could result in an additional 1,861 residential units and up to 364,000 square feet of commercial space, for a total of 8,182 residential units and 1,034,300 square feet of non-residential space (floor area) within the Study Area within the 20-year plan horizon (by 2035).

In general, the LOCP envisions substantial decreases in land designated for residential and non-residential development, and corresponding increases in land designated for Open Space. Overall, the LOCP accommodates the potential for notable residential and non-residential growth, as detailed below. Key findings from the table include the following:

- **Substantial Decrease in Overall Residential Area.** There would be a net decrease in residential land use categories of nearly 419 acres, or about 15% less land area than is currently devoted to these categories. This even accounts for the addition of the 65-acre Morro Shores Mixed Use category. This would result a commensurate decrease in residential development potential compared to the existing land use designations, a concept that is explored in greater detail in the Alternatives section of this EIR. **Figure 2-7** shows proposed residentially-designated areas in Los Osos.
- **Decrease in Overall Non-Residential Area.** There would be a 21-acre (or 14%) net decrease in non-residential (commercial and office) land use categories, although the proposed Morro Shore Mixed Use would provide some non-residential development potential to offset some of this decrease. Overall, this would result a commensurate decrease in non-residential development potential compared to the existing land use designations, a concept that is explored in greater detail in the Alternatives section of this EIR. **Figure 2-8** shows proposed commercially-designated areas in Los Osos.
- **Substantial Increase in Open Space.** The proposed LOCP would include a 418-acre increase in Open Space within the plan area, which is over twice the amount currently designated for that purpose. Most of this change comes from decrease in both residential and non-residential area, and is shown on parcels throughout the community.
- **MSMU Category Provides Mixed Use Potential.** The Morro Shores Mixed Use category converts previously-designed RMF and RSF land into a 63-acre site that can take advantage of potential designs that incorporate a range of residential development, while also allowing a commercial service component. The intent is to allow flexibility in design to achieve a mixed-use community that addresses a variety of regional and County land use, air quality, and transportation goals. **Figure 2-9** shores the Morro Shore Mixed Use area in more detail, while **Figure 2-10** shows all potential mixed use areas in the community.

**Table 2-2** also reflects a proposed land use distribution based on the concept that the LOCP would modify the existing Los Osos Urban Reserve Line (URL) in two places to provide more logical boundaries, resulting in a net decrease of 46 acres within the URL. This includes removing a portion of the URL along the western side of the community abutting Montana de Oro State Park, which is now State-owned and part of the State Park. The other modification would be to add a small area to the URL in the northeastern part of the community (which is also State-owned) in order to have the URL follow an existing property boundary.

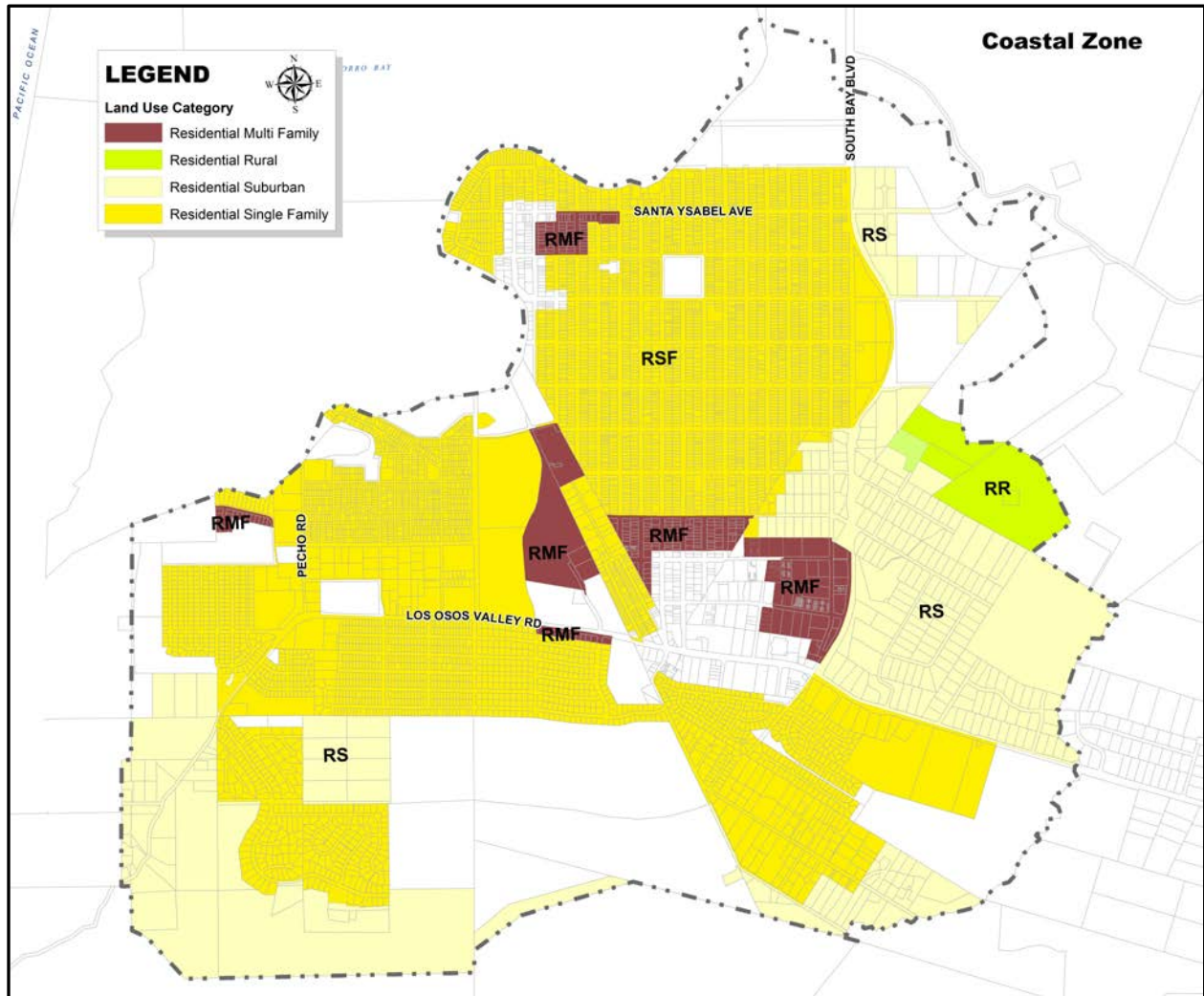


Figure 2-7. Proposed Residentially-Designated Areas

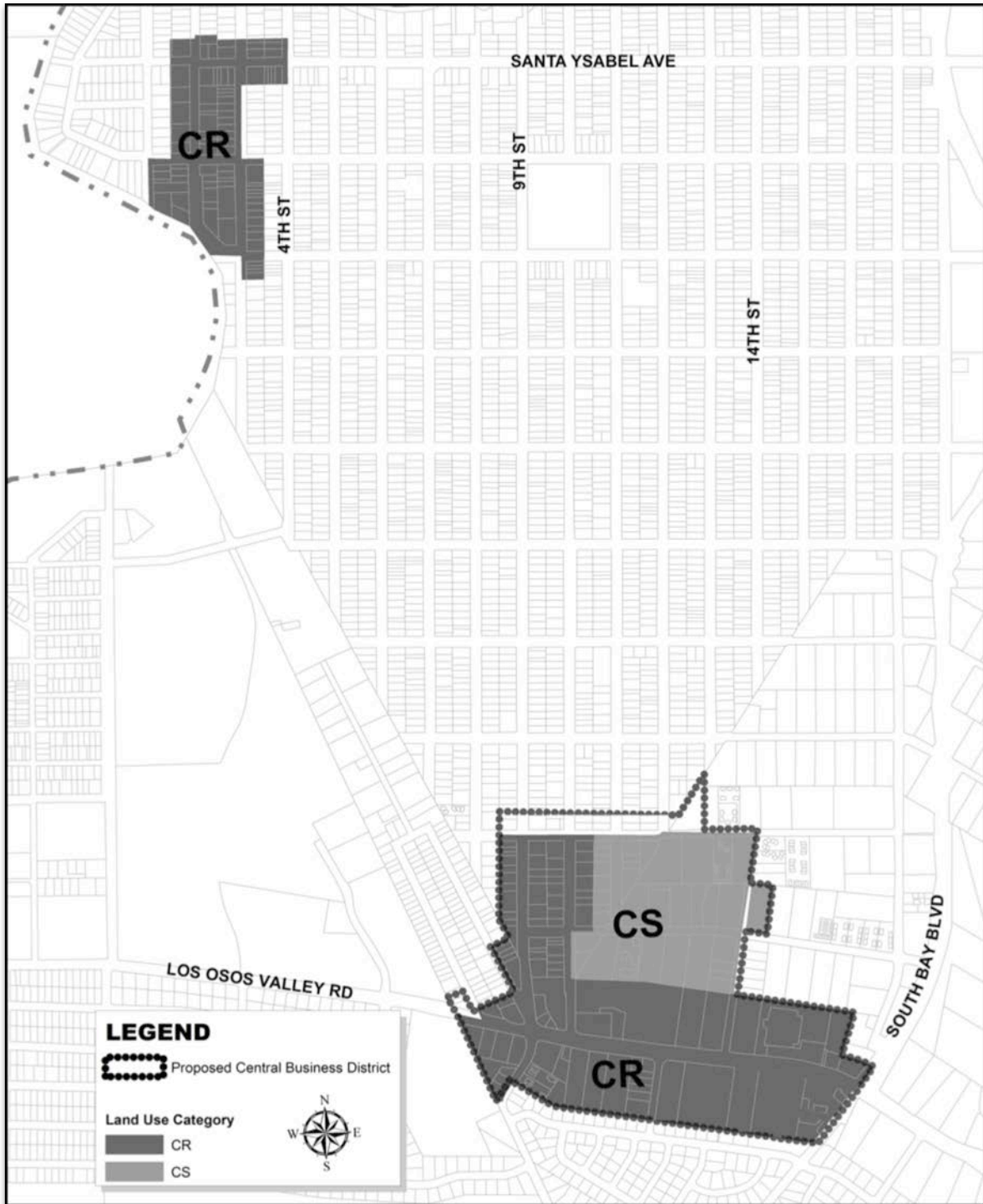


Figure 2-8. Proposed Commercially-Designated Areas



**Figure 2-9. Proposed Morro Shores Mixed Use**

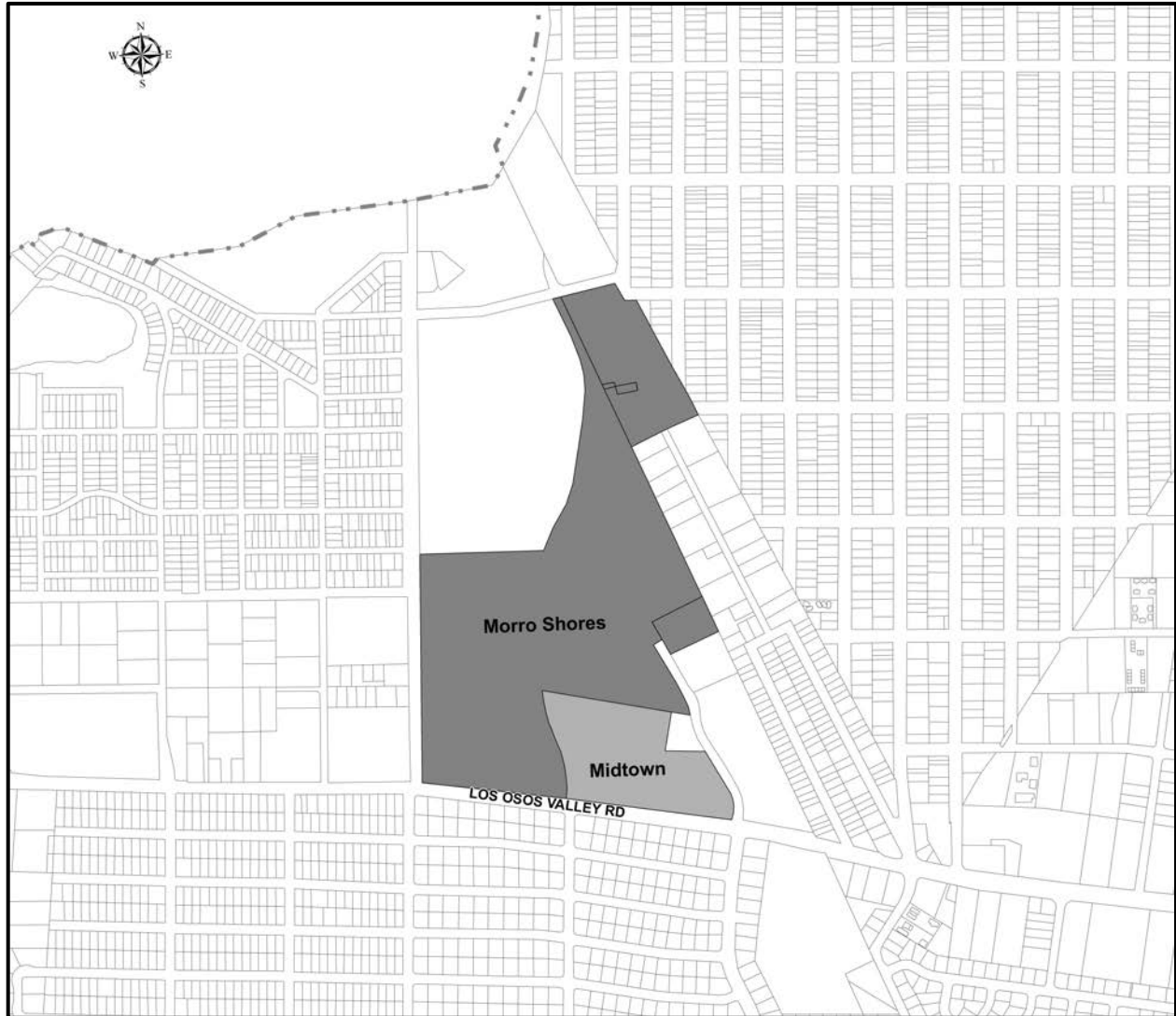


Figure 2-10. Proposed Mixed Use Areas in Los Osos

**a. Summary of Residential Development Potential.** Table 2-3 shows existing and potential residential development and population within the planning area based on the proposed land use designations under the Los Osos Community Plan.

<b>Table 2-3. Residential and Population Buildout Summary</b>			
	<b>Existing</b> <sup>1</sup>	<b>Buildout Capacity</b> <sup>3</sup>	<b>Potential Increase</b>
<b>Dwelling Units</b> <sup>2</sup>			
<i>Single-Family</i>	5,426	6,487	1,061
<i>Multi-Family</i>	895	1,695	800
<b>Total Dwelling Units</b>	<b>6,321</b>	<b>8,182</b>	<b>1,861</b>
<b>Population</b> <sup>4</sup>	<b>13,906</b>	<b>18,000</b>	<b>4,094</b>
<sup>1</sup> County of San Luis Obispo Department of Planning and Building, based on subset of 2010 Census for Los Osos CDP <sup>2</sup> All dwellings in all land use categories <sup>3</sup> Based on County of San Luis Obispo Department of Planning and Building projections summarized in Table 2-2. All projected residential within RSF, RS and RR categories assumed to be single-family. All projected residential within non-residential categories assumed to be multi-family. Morro Shores Mixed Use assumed to include 265 multi-family and 100 single-family homes. <sup>4</sup> Based on 2.2 persons per household, consistent with the 2010 U.S. Census			

Buildout within the community would result in a potential population of 18,000, which is based on a potential capacity of 8,182 dwelling units. This is a 30% increase over the existing population and number of households currently in the planning area. New residential development under the LOCP would be more heavily multi-family oriented than the current mix of development, which is now about 85% single-family residential. New development potential would be about 75% single-family, resulting in an overall mix of 79% single-family communitywide at buildout.

Differences in development potential and resulting impacts between the proposed LOCP and existing land use categories are explored in detail in the Alternatives section of this EIR.

**b. Summary of Non-Residential Development Potential.** Table 2-4 shows existing and potential non-residential development within the planning area based on the proposed land use designations under the Los Osos Community Plan.

<b>Table 2-4. Non-Residential Buildout Summary (in square feet)</b>			
<b>Land Use Category</b>	<b>Existing<sup>1</sup></b>	<b>Buildout Capacity<sup>2</sup></b>	<b>Potential Increase</b>
Commercial Retail	439,200	668,100	228,900
Commercial Service	221,100	284,600 <sup>3</sup>	63,600
Office and Professional	10,100	61,600	51,500
Recreation	0	10,000	10,000
Public Facility/ Recreation	0	10,000	10,000
<b>Total</b>	<b>670,300</b>	<b>1,034,300</b>	<b>364,000</b>
<sup>1</sup> County of San Luis Obispo Department of Planning and Building estimates <sup>2</sup> County of San Luis Obispo Department of Planning and Building projections <sup>3</sup> Assumes 186,600 SF in CS category; 98,000 SF in Morro Shores Mixed Use			

The overall development potential of 364,000 square feet in all categories represents a 54% increase over existing non-residential development in the community. About 63% of non-residential development potential would be in the Commercial Retail category, which is similar to the existing mix of non-residential development within the community.

Differences in development potential and resulting impacts between the proposed LOCP and existing land use categories are explored in detail in the Alternatives section of this EIR.

## 2.6.2 Transportation and Circulation

**a. Roadways.** Chapter 5 of the draft LOCP includes the Circulation Plan for the community. It describes existing deficiencies, future needs and proposed roadway improvements that would be included in the LOCP. The existing deficiencies and future needs were identified by both County staff and the community in general through a series of workshops that led to the creation of the draft Plan. Please refer to Chapter 5 of the draft LOCP for a full discussion of these issues. **Table 2-5** shows the circulation improvements proposed under the Plan that resulted from this needs assessment.

<b>Table 2-5. Proposed Circulation Improvements</b>	
<b>Arterial Roads</b>	
Los Osos Valley Road	
- Corridorwide	<ul style="list-style-type: none"> <li>• Center medians in the downtown corridor</li> <li>• Traffic calming measures</li> </ul>
- Doris Avenue to Palisades Avenue	<ul style="list-style-type: none"> <li>• Widen and provide a continuous center left turn lane</li> <li>• Multi-use trail (north side)</li> </ul>
- Bush Drive to Sunset Drive	<ul style="list-style-type: none"> <li>• Raised median</li> <li>• Right turn deceleration lane at Bush Drive</li> <li>• Traffic median to restrict left turn lanes at Bush Drive</li> <li>• Synchronize traffic signals</li> </ul>



<b>Table 2-5. Proposed Circulation Improvements</b>	
	<ul style="list-style-type: none"> <li>• Pedestrian striping/pavers at Bayview Heights Drive and 10<sup>th</sup> St.</li> </ul>
- <i>Sunset Drive to South Bay Boulevard</i>	<ul style="list-style-type: none"> <li>• Traffic signal and intersection improvements at Fairchild Way</li> <li>• Synchronize traffic signals</li> <li>• Pedestrian striping/pavers at South Bay Boulevard</li> <li>• “Gateway feature” at South Bay Boulevard</li> </ul>
- <i>South Bay Boulevard to Los Osos Creek</i>	<ul style="list-style-type: none"> <li>• Pedestrian trail</li> </ul>
- <i>Within the CBD</i>	<ul style="list-style-type: none"> <li>• Streetscape improvements</li> </ul>
South Bay Boulevard	<ul style="list-style-type: none"> <li>• Intersection improvements at Los Osos Valley Road</li> <li>• Future intersection with Ramona Avenue extension</li> <li>• Multi-use trail (east side)</li> </ul>
<b>Collector Roads</b>	
Ramona Avenue	<ul style="list-style-type: none"> <li>• Realign intersection at 4<sup>th</sup> Street</li> <li>• Complete roadway from 10<sup>th</sup> Street to South Bay Boulevard</li> </ul>
Ravenna Avenue	<ul style="list-style-type: none"> <li>• Extend between Los Osos Valley Road and Ramona as development occurs</li> </ul>
Skyline Drive	<ul style="list-style-type: none"> <li>• Complete roadway between Doris and Pine Avenues</li> <li>• Extend the street eastward to Palisades Avenue</li> <li>• Acquire ROW and extend eastward from Palisades Avenue to Nipomo Avenue (at 7<sup>th</sup> Street) as development occurs</li> </ul>
Doris Avenue	<ul style="list-style-type: none"> <li>• Complete roadway from Rosina Avenue to South Court</li> </ul>
Fairchild Way	<ul style="list-style-type: none"> <li>• Signalize intersection with Los Osos Valley Road</li> <li>• Extend the street northward to Nipomo Avenue</li> </ul>
<b>Local Roads</b>	
Van Beurden Drive	<ul style="list-style-type: none"> <li>• Extend the street westerly to provide access for nearby parcels</li> </ul>
Baywood Park grid	<ul style="list-style-type: none"> <li>• Improve local roads to complete the established grid system</li> </ul>

**Figure 2-11** shows the overall Circulation Plan included in the draft LOCP, which conceptually shows many of the improvements described in **Table 2-5**. **Figure 2-12** shows the conceptual improvements to the Los Osos Valley Road corridor as illustrated in the draft LOCP.



**Figure 2-11. Proposed Circulation Plan**

Western Segment – Bush Drive to Sunset Drive



Eastern Segment – Sunset Drive to South Bay Boulevard



Figure 2-12. Conceptual Improvements to Los Osos Valley Road

**b. Bicycles, Pedestrians, and Equestrians.** The draft LOCP identifies the importance of developing alternatives means of travel as a way of providing “complete streets” for all users of public roadways. To that end, it conceptually discusses potential bikeways, pedestrian facilities, and multi-use trails that could be developed under the Plan. **Figure 2-13** shows the proposed Bikeway Plan under the LOCP, while **Figure 2-14** existing and proposed trails.

**c. Transit.** The draft LOCP identifies that public transit is an essential part of the transportation system, and includes the following recommended improvements to the transit system:

- Increase the frequency and hours of service, areas served and destinations served;
- Provide a more appropriately-located, well-designed and easily accessible park-and-ride lot;
- Improve the performance of transit service, examples of which might include:
  - *Identify key focus points for regional transit access for large buses;*
  - *Provide a permanent park-and-ride lot, mostly for ridesharing;*
  - *Provide a future transfer node between South Bay and Morro Bay Dial-A-Ride vans;*
  - *Integrate local transit with school buses*
- Assure safe and convenient access to ADA-compliant bus stops
- Improve public awareness and education
- Improve passenger comfort and convenience
- Improve reliability

**d. Transportation Demand Management (TDM).** The LOCP identifies several TDM strategies intended to reduce dependency on the automobile. These are summarized below:

- Marketing and consumer information programs
- Transit and ridesharing incentives
- Transit service improvements
- Parking management programs
- Alternative work schedules
- Land use and circulation policies in the LOCP intended to help reduce auto dependency and offer more transportation choices. The LOCP specially identifies the following approaches as worthy of consideration:
  - *Reducing parking requirements and establishing a maximum amount of parking in new developments;*
  - *Increasing opportunities for neighborhood shopping by creating neighborhood-serving retail commercial in convenient locations*

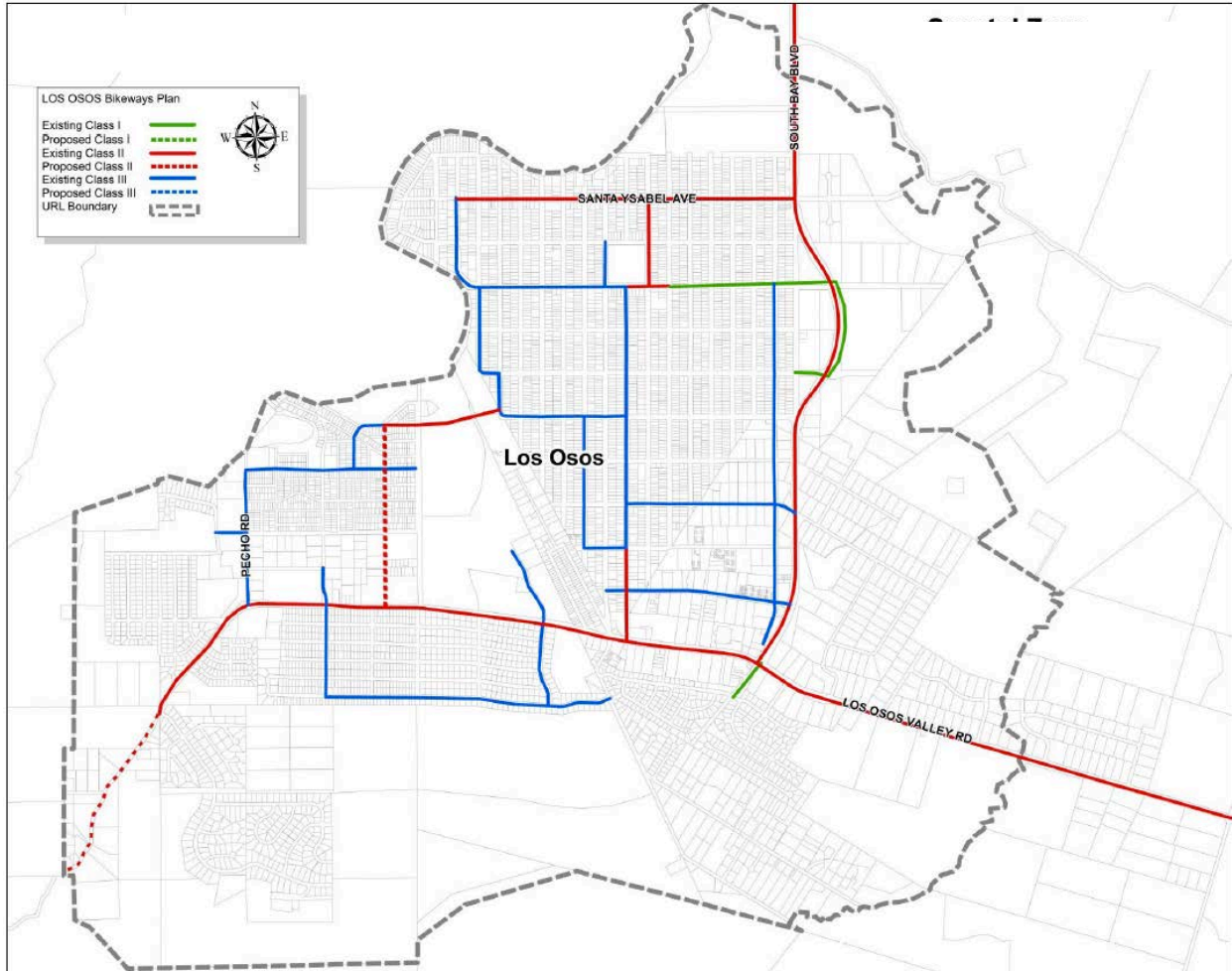
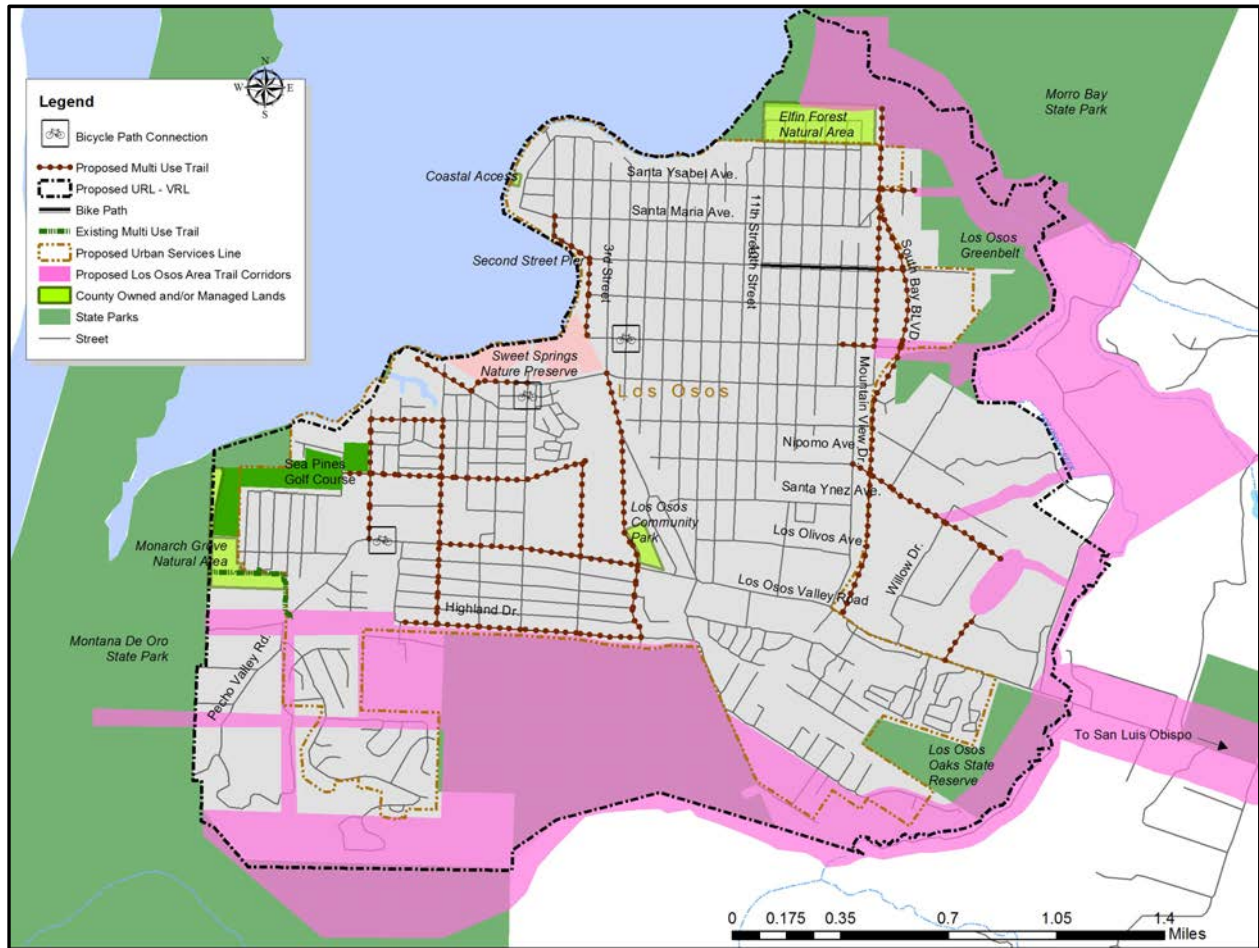


Figure 2-13. Proposed Bikeways Plan

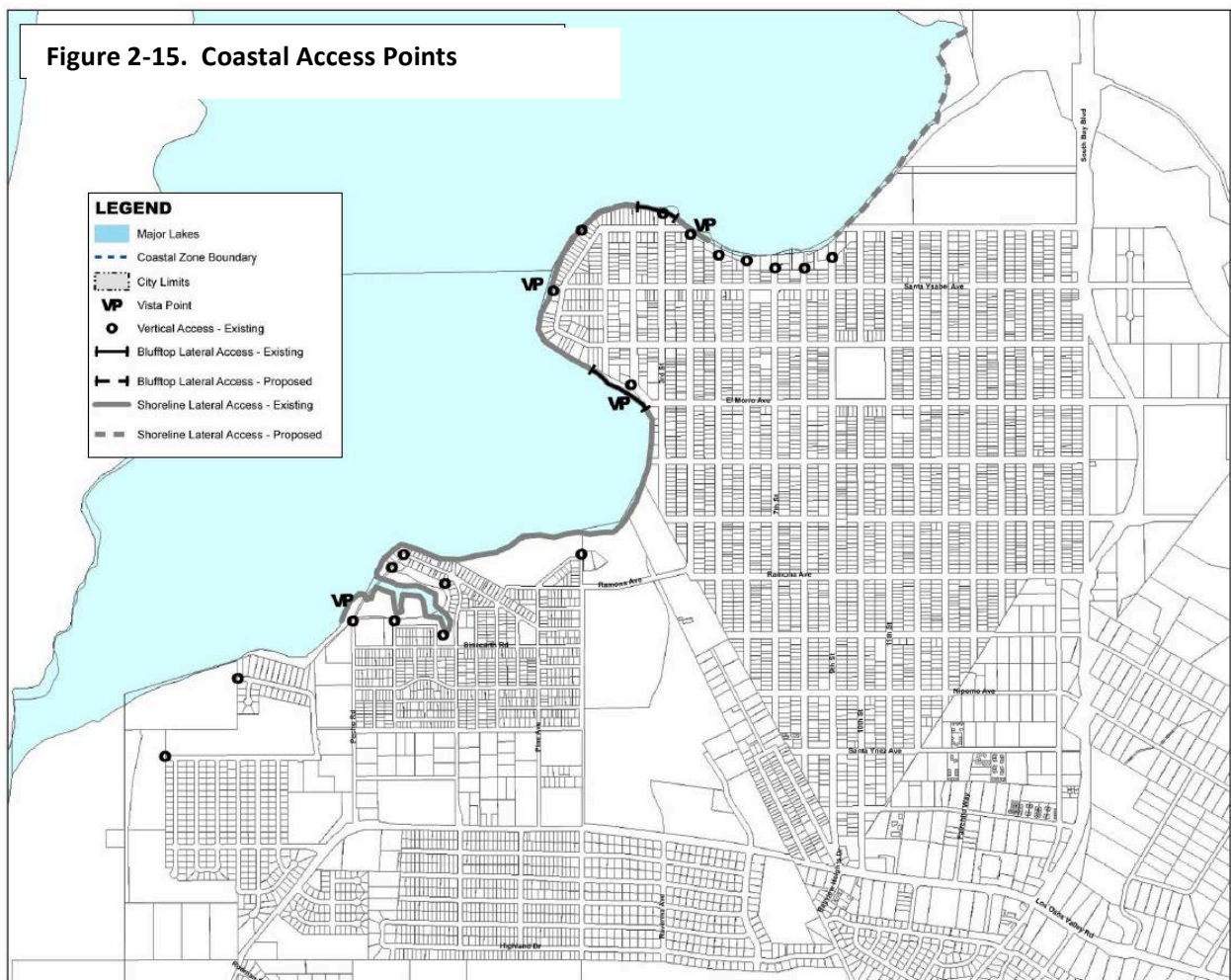


**Figure 2-14. Proposed Trails and Trail Corridors**

### 2.6.3 Coastal Access

Coastal access is recognized as an important consideration under the LOCP. Chapter 6 of the draft Plan describes policies and strategies intended to support this concept, which is consistent with and required by the California Coastal Commission as part of approving a Local Coastal Plan and development within the Coastal Zone.

The LOCP identifies all parcels with the area that have lateral and vertical access to coastal amenities, including the estuary and bay, as well as trails that would facilitate that access. **Figure 2-15** shows proposed coastal access opportunities within the LOCP.



## 2.6.4 Parks, Recreation and Open Space

Los Osos includes a variety of recreational opportunities, which are generally located within areas designated as Recreation or Open Space. In all, there are currently 129 acres within the community designated as Recreation, which includes areas for parks, special recreation activities and lodging facilities. There are an additional 168 acres designated as Open Space. Both designations include environmentally sensitive areas, which in some cases are used for passive recreation. One intent of the LOCP is to protect more environmentally sensitive areas by redesignating such areas to Open Space wherever appropriate. In all, the proposed LOCP would include 695 acres of Open Space, or 427 more than under the current plan. In addition, the Los Osos community has convenient access to the bay as recreational space for small non-motorized watercraft.

Los Osos has one community park, the 6.2-acre Los Osos Community Park. In addition, Los Osos residents have convenient access to Montana de Oro State 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. Public schools augment the community's 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 the school district, school sites are extensively used by local neighborhoods for recreational purposes.

The County's Parks and Recreation Element states that a reasonable goal for the amount of parkland needed is a minimum of three acres of parkland per 1,000 people. Based on this measure, new parkland is needed for the current population of Los Osos. To address this, the LOCP proposes to redesignate a 13.7-acre site in Midtown from Office Professional and Commercial Retail to Public Facilities/Recreation, for the purpose of providing additional parkland (see Item 26 in **Table 2-1**).

## 2.7 REQUIRED APPROVALS

In order for this plan to become effective, the County will need to take the following actions:

- **Certify an Environmental Impact Report.** As lead agency, the County will certify an Environmental Impact Report (EIR) and adopt a mitigation monitoring and reporting program.
- **Adopt the Community Plan.** The County will adopt the Los Osos Community Plan as a component of the Land Use and Circulation Element of the County General Plan.



- **Amend the Estero Area Plan.** Adopting the Los Osos Community Plan as a separate document will necessitate making revisions to the Estero Area Plan, a component of the Land Use and Circulation Element of the County’s General Plan.
- **Amend Official Maps of the Land Use Element.** Land use category maps (i.e. zoning maps) will be amended to reflect changes in land use categories proposed under the Los Osos Community Plan.
- **Coastal Commission Certification.** The California Coastal Commission will certify the Los Osos Community Plan and the amendments to the Estero Area Plan.

The above actions will be taken by the County Board of Supervisors and the California Coastal Commission, based upon a recommendation provided by the County Planning Commission.

In addition to the County actions reference above, a number of other County Departments, and local, state, and federal agencies may have permitting authority over individual development proposals, implementation actions, or mitigation measures prescribed by the Community Plan. These agencies include, but are not limited to, the following:

- **County Public Works Department** – Stormwater drainage, public roads, flood control, assessment districts
- **County Parks** – Parks and trails, including beaches and coastal access points
- **County Central Services** – acquisition of land
- **County Environmental Health Department** – Public health, water systems, wastewater treatment
- **California Department of Fish and Wildlife** – Streambed alteration, special-status species
- **Central Coast Regional Water Quality Control Board (RWQCB)** – Stormwater management, wastewater discharges, site disturbance activities
- **Local Agency Formation Commission (LAFCo)** – Changes to the URL/USL
- **Los Osos Community Services District** – Fire safety, water and sewer service
- **US Army Corps of Engineers** – Wetlands and waterways
- **US Fish and Wildlife Service** – Special-status species

## 2.8 ALTERNATIVES

As required by Section 15126(d) of the State CEQA Guidelines, this EIR examines several alternatives to the proposed Los Osos Community Plan. These alternatives examine a range of buildout scenarios for the community, and are described in **Chapter 6.0 Alternatives**.