

Los Osos

Community Plan

Public Review Draft
January 30, 2015



PLANNING & BUILDING
COUNTY OF SAN LUIS OBISPO

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Los Osos Community Plan

Public Review Draft

January 30, 2015

County of San Luis Obispo

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** Special thanks to Mike Wulkan for all of his dedicated work for the Community of Los Osos and his invaluable input on this plan.*



DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

January 30, 2015

Subject: **Public Review Draft – Los Osos Community Plan**

To Residents of Los Osos and Interested Parties:

The attached document (also available at <http://www.slocounty.ca.gov/planning> under “News and Announcements”) is the **Public Review Draft** of the Los Osos Community Plan. This first draft is being released after careful consideration of public input, local planning policies and state law, local conditions, and expected growth. This draft focuses on planning for infill development, funding for public facilities, and protecting environmental and coastal resources. In addition, following this letter is a map showing a summary of the proposed land use category changes including in the community plan.

We encourage you to review this draft plan and submit comments to the County Department of Planning and Building. Comments may be submitted any time between now and the Public Hearings (anticipated later this year). However, we encourage you to submit your comments early and would appreciate them by April 30, 2015 to help us prepare changes for the **Public Hearing Draft** of the Community Plan.

Before any public hearings are set, the plan will need to undergo revisions. These revisions will include a plan for financing needed improvements to the water systems, roads, and other public facilities. In addition, the plan will be revised to include environmental mitigation measures identified in the Environmental Impact Report (EIR), which is the next major step in the process. The plan will also address input received from the public and from government agencies and local organizations. The resulting document – the **Public Hearing Draft** – is expected to be released later this year, together with the Draft EIR.

Overall community plan process

The process for the Los Osos Community Plan update is as follows:

- General Plan Amendment authorization
- **Public Review Draft released**
- Environmental Scoping Meeting
- Public Hearing Draft/ Draft Environmental Impact Report released
- Planning Commission Hearings
- Board of Supervisors Hearings
- Submittal of Board of Supervisors approved plan to Coastal Commission

Additional opportunities for public comment

The County's aim is for the Los Osos Community Plan Update to be a community-supported plan. There are several opportunities to provide feedback on the plan:

- **Winter 2015 - Release of the Draft Community Plan.** County staff will conduct a workshop to discuss the components and seek comments. The workshop will likely be combined with the EIR Scoping Meeting.
- **Winter 2015- Scoping Meeting.** Once the "Notice of Preparation" for the Environmental Impact Report is ready, a scoping meeting will be held in Los Osos to give residents an opportunity to contribute information about potential environmental impacts and alternative land uses.
- **Participation through LOCAC.** The Board of Supervisors relies on input from the Los Osos Community Advisory Council (LOCAC) in considering plans and policies that affect the town. If you are interested in the future of your town, consider participating in LOCAC meetings, or perhaps volunteer to start a subcommittee focused on a particular topic or issue.
- **Commenting on the Environmental Impact Report.** The Draft Environmental Impact Report (EIR) is expected to be released in Summer 2015. Any written comments submitted on the EIR will receive a written response to be published in the Final EIR.
- **Commenting during the Hearings.** After all the preceding steps are complete and the Community Plan is ready for hearing, you will have opportunities to provide both written and oral comments before the Planning Commission and Board of Supervisors take action.

How can I submit my comments?

LOCACAttend Los Osos Community Advisory Council (LOCAC) meetings. LOCAC generally meets on the third Thursday of every month at 7:00pm at the South Bay Community Center (<http://locac.info>)

By phoneContact Kerry Brown at (805) 781-5713.

By mailSan Luis Obispo County Department of Planning and Building
Attn: Kerry Brown
976 Osos Street, Room 300
San Luis Obispo, Calif. 93408

By emailContact Kerry Brown at kbrown@co.slo.ca.us

We look forward to hearing from you.

Sincerely,

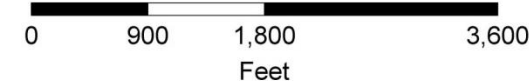
Kerry Brown
Project Manager

PROPOSED CHANGES

1. Whitehole to OS
2. Whitehole to OS
3. RSF to OS
4. Whitehole to RSF
5. OS to REC
6. Tract 1589 - RSF and RS to REC, OS and RSF
7. RS and RMF to RSF
8. OP to CR
9. OS to PF
10. OP to RMF
11. RSF to OP and include in CBD
12. REC to OS (take out of URL)
13. RMF to REC
14. RR to OS
15. RS to RR (split zoning-correct and make all RR)
16. RS to OS
17. REC, RS and RSF all to OS
18. RSF to PF
19. RS to OS
20. Conform URL to property line
21. RSF and RMF to RSF, RMF, and CS (special zone - all categories apply).
22. RSF to REC
23. RS to OS
24. RS to RSF (to correct split zoning)
25. RS to OS
26. CR and OP to REC and PF
27. RSF to REC and RMF



Coastal Zone



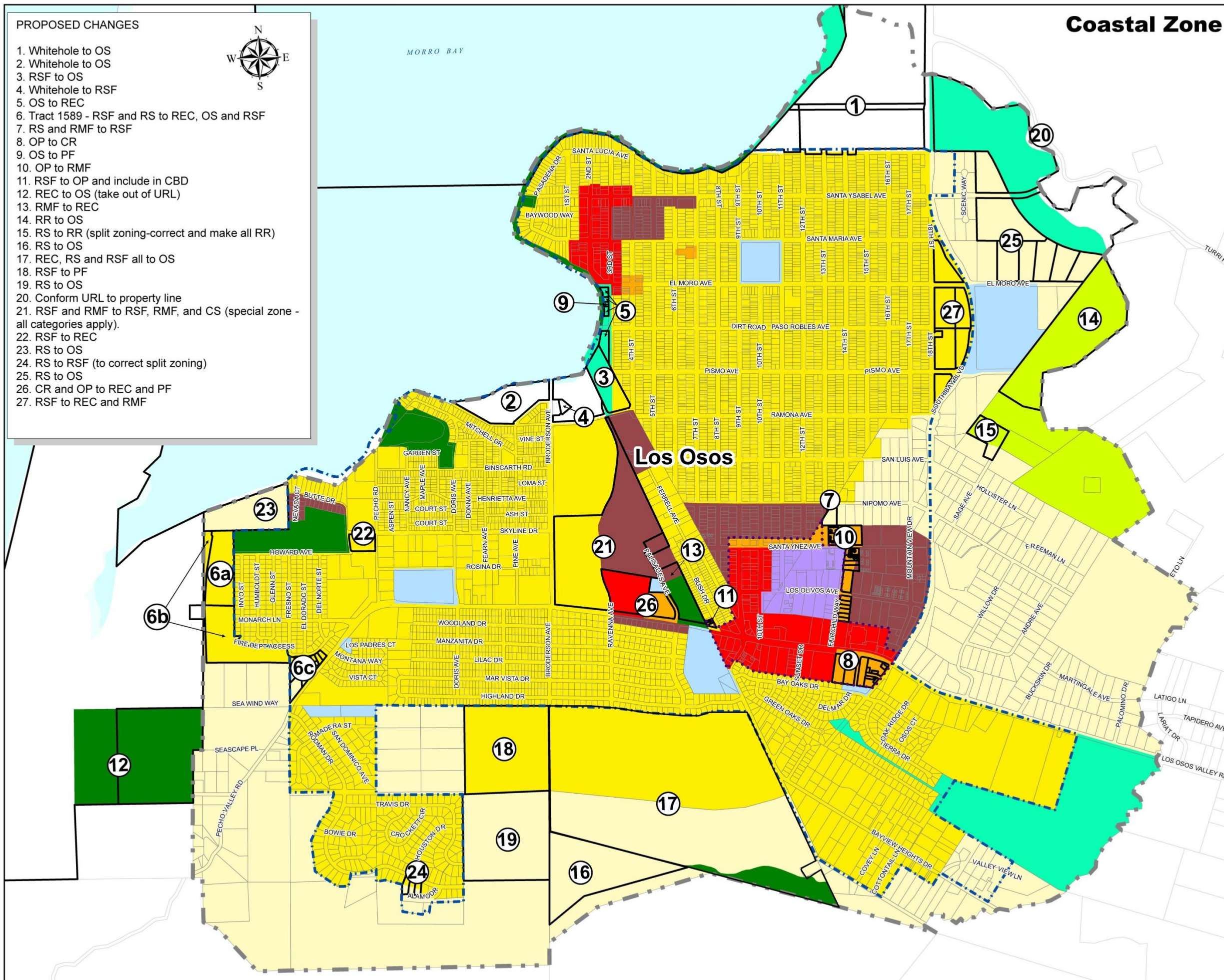
**LOS OSOS AREA UPDATE
PROPOSED CHANGES**

LEGEND

Land Use Category

- Agriculture
- Commercial Retail
- Commercial Service
- Industrial
- Multi-Land Use Category
- Office Professional
- Open Space
- Public Facility
- Recreation
- Rural Lands
- Residential Multi Family
- Residential Rural
- Residential Suburban
- Residential Single Family

- Proposed URL - VRL
- Proposed Urban Services Line
- Proposed Central Business District



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Chapter 1: Introduction



1.1 Purpose

The purpose of this Los Osos Community Plan is to establish a vision for the future of Los Osos that will guide growth and development over the next 20 years. The vision described in this plan reflects the desires of the community, and the plan contains the policies, programs and standards to help achieve that vision. This plan is intended to be the community's plan, and was developed with substantial community participation. Continued community involvement is needed to achieve the vision.

1.2 Organization of the Plan

This plan is part of the County's Local Coastal Plan and General Plan; the Community Plan provides a greater level of specificity for the community of Los Osos. The Community Plan identifies planning issues specific to the community, describes land use and transportation within the plan area (see Figure 1-1), establishes policy direction to address planning issues, and sets specific actions and standards to implement policy direction.

FIGURE 1-1: Los Osos Community Plan Area



The organization of the plan is as follows:

Chapter 1	Introduction. This chapter discusses the setting of the community of Los Osos. It also describes the relationship between the Los Osos Community Plan and the General Plan and Local Coastal Program.
Chapter 2	Community Plan Policies. This chapter contains the community's vision and goals for the future of Los Osos and an analysis of issues to be addressed in the community plan. The chapter concludes with policies and programs.
Chapter 3	Land Use. This chapter discusses land use patterns, with a focus on residential neighborhoods, retail commercial areas, and critical sites for future development.
Chapter 4	Environmental Resources. This chapter discusses important environmental resources including biological resources, cultural resources, and water. This chapter also discusses habitat conservation and combining designations—special overlay categories applied in areas of the county with hazardous conditions or special resources.
Chapter 5	Circulation. This chapter focuses on transportation and circulation. Circulation needs are considered not only for automobiles, but also for pedestrians and bicyclists.
Chapter 6	Coastal Access. This chapter discusses preservation of existing coastal access points and development of new access points and related infrastructure.
Chapter 7	Planning Area Standards. This chapter contains standards that apply to new development projects in the community of Los Osos.
Chapter 8	Public Facility Financing Plan. This chapter identifies tentative costs and specifies financing strategies for major public facilities needed to support the community. [Note: For this draft, this chapter is intentionally left out because public input on this draft plan and potential mitigation measures identified in the Environmental Impact Report will help determine the appropriate facilities to be included.]

1.3 The Planning Process

Planning for the community of Los Osos started in the early 1990s as part of the update to the Estero Area Plan for the communities of Los Osos and Cayucos and outlying rural areas. Before a draft plan was prepared, several background reports and issues reports were prepared by staff and reviewed by the Los Osos Community Advisory Council (LOCAC). The reports included numerous responses to comments.

An integral part of the update process was involvement by LOCAC, the original purpose of which was to advise the County on preparation of the Los Osos portion of the area plan update. The importance of LOCAC's role in the update was underscored by the Board of Supervisors, who directed that staff achieve consensus with the advisory council on the update's recommendations before bringing the update to the Planning Commission for public hearings. There was extensive participation by LOCAC in the update process since the official start of the update, including review of several draft versions of the update, as well as review of many background reports and issues papers.

The Estero Area Plan was approved by the Board of Supervisors on November 2, 2004 for submittal to the California Coastal Commission. However, the County subsequently modified the submittal of the area plan update to the Coastal Commission by removing the Los Osos urban area from the update. This was due to lack of an approved communitywide Habitat Conservation Plan for Los Osos to deal with widespread environmentally sensitive habitat,

uncertainty about whether the projected build-out would be in line with long-term groundwater supply, and at that time (mid 2000's), uncertainty about a communitywide sewer system.

Construction of the communitywide sewer project began in 2012. Additionally, efforts toward a communitywide Habitat Conservation Plan and a Basin Plan for groundwater are well underway. The County re-started efforts to update the Los Osos Urban area of the Estero Area Plan, now known as the Los Osos Community Plan, in late 2012. The previous efforts to update the Estero Area Plan (Los Osos urban area) are the foundation of this update to the Community Plan.

Community meetings were held from June 2013 through January 2015 to solicit input from the community and determine if the past efforts still reflect the community's desires. In addition, a community survey was released in February 2014 to gain more insight into the community's needs. Understandably, the community is still mostly concerned about water and growth, given the current constraints on water resources.

1.4 Community Plan Area and Setting

The unincorporated community of Los Osos is home to about 14,300 residents (2010 U.S. Census). The natural setting of Los Osos is a place of unique beauty. The Los Osos urban area lies at the westerly end of the picturesque and agriculturally productive Los Osos Valley. Los Osos is bounded by the Los Osos Creek riparian corridor to the east and southeast, and the older coastal dunes to the north, south, and southwest. The Morro Bay estuary, one of the largest and most important wetland systems in the Central Coast, bounds the community on the northwest. The community contains a wealth of natural resources and environmental assets that define its character and contribute to its high quality of life; they are vital to the local economy.

In addition to the area's valuable natural resources, its human resources are essential to its future. The community of Los Osos is fortunate to have an active and effective community advisory committee, as well as many involved and talented people who care deeply about the future of their community.

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

Following are examples of some opportunities for the future:

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

1.5 Relationship to Local Coastal Program and General Plan

The Los Osos Community Plan is a component of both the San Luis Obispo County General Plan and Local Coastal Program (LCP). These relationships are illustrated in Figure 1-2 and Figure 1-3, respectively. This plan is consistent with the intent and policies of the California Coastal Act and the San Luis Obispo County Local Coastal Program (LCP). All other County plans, policies and programs that involve Los Osos and are subject to the LCP are to be consistent with and implement this plan. In addition, where applicable, all public and private development in Los Osos is to be consistent with this plan. It should be recognized, however, that this plan is also subject to other authority, for example, federal and state statutes, case law, and regulations.

The following table (Table 1-1) summarizes the relationship of the Los Osos Community Plan to the San Luis Obispo County General Plan and Local Coastal Program.

Table 1-1: General Plan Components	
Document or Plan	Relationship to Los Osos Community Plan
San Luis Obispo County General Plan	The General Plan contains several parts known as “elements.” The Los Osos Community Plan is a portion of the Land Use and Circulation Elements of the General Plan. Each element of the General Plan must be consistent with one another.
San Luis Obispo County Local Coastal Program	Within California’s Coastal Zone, a jurisdiction may only issue Coastal Development Permits if it has prepared a Local Coastal Program for certification by the California Coastal Commission. A Local Coastal Program includes both a land use plan (e.g. the Land Use and Circulation Element) and an implementation plan (e.g. Planning Area Standards and the Coastal Zone Land Use Ordinance). The Los Osos Community Plan is a component of the Local Coastal Program.
Coastal Zone Framework for Planning	The Coastal Zone Framework for Planning document is part of both the General Plan and Local Coastal Program. It contains general land use and circulation policies that are applicable throughout the County’s Coastal Zone. The Los Osos Community Plan must be consistent with the Coastal Zone Framework.
Coastal Plan Policies	The Coastal Plan Policies document is part of both the General Plan and the Local Coastal Program. It contains policies to ensure that the County’s Local Coastal Program will be consistent with the California Coastal Act. The Los Osos Community Plan must be consistent with the Coastal Plan Policies.
Estero Area Plan	The Coastal Zone portion of the County is broken down into four regional areas: South County, San Luis Bay, Estero, and North Coast. Each area has an Area Plan that addresses land use and circulation issues unique to that area. The community of Los Osos is part of the larger Estero Planning Area and its Estero Area Plan. The Area Plan deals with the communities of Los Osos and Cayucos and the rural areas outside of the Los Osos and Cayucos Urban Reserve Lines. While the Los Osos Community Plan is considered part of the Estero Area Plan, they are two separate documents.

FIGURE 1-2: Relationship of the Los Osos Community Plan to the General Plan

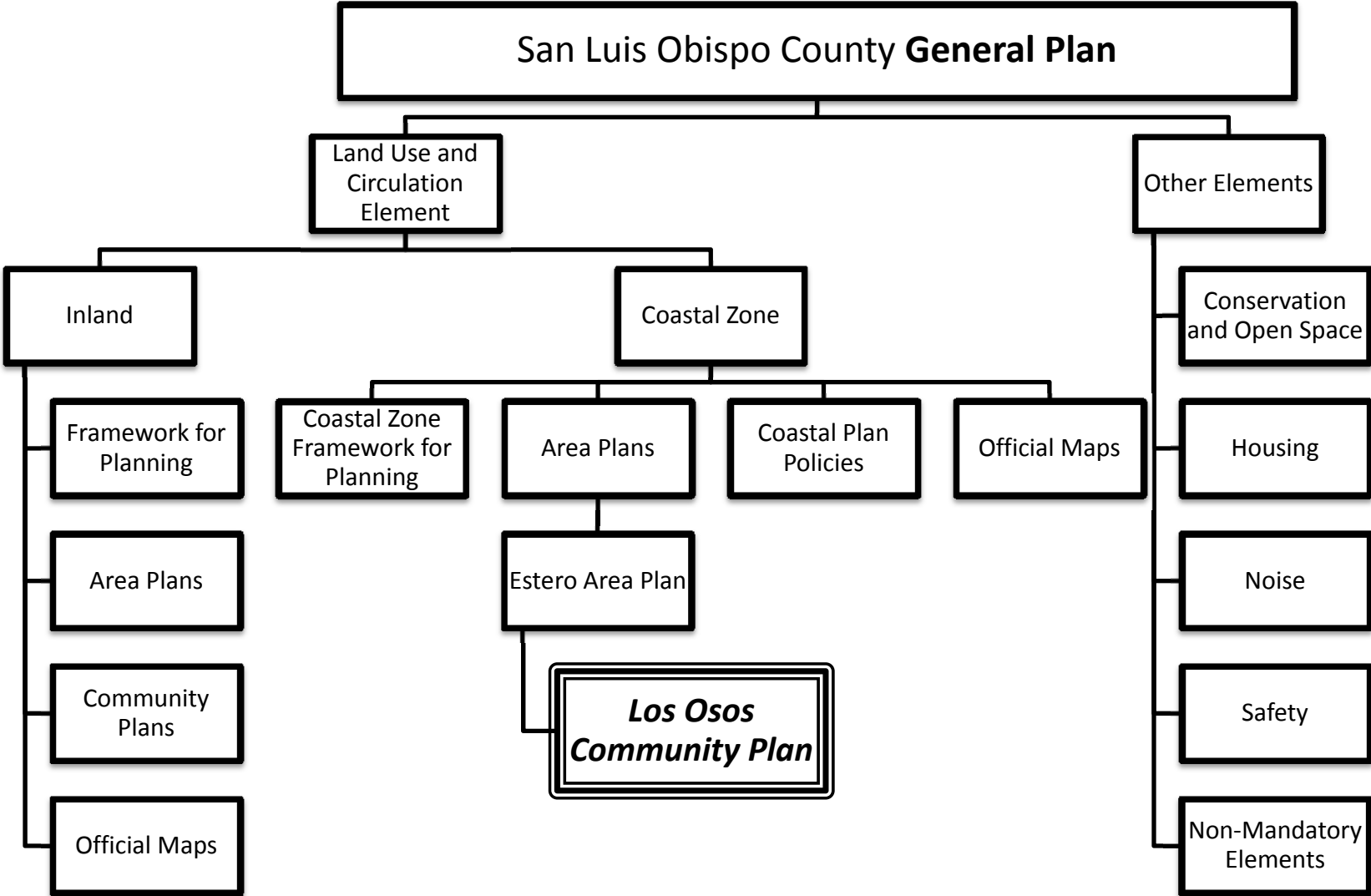
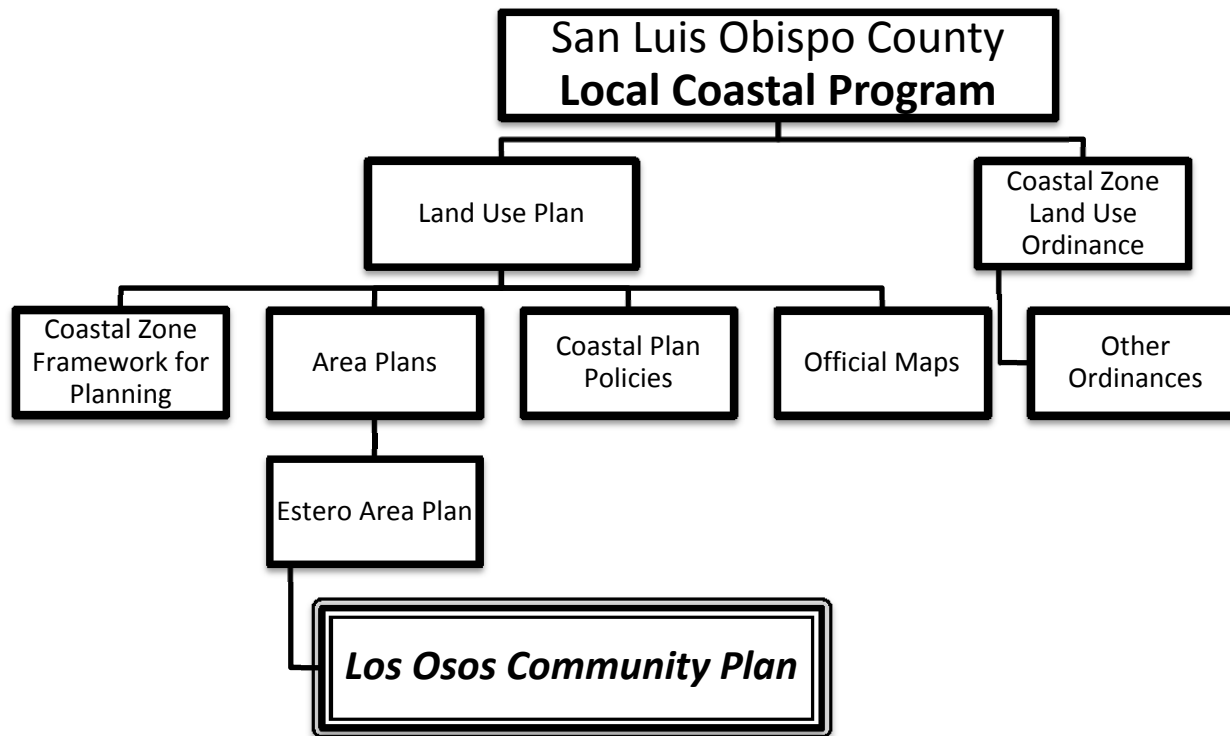


FIGURE 1-3: Relationship of the Los Osos Community Plan to the Local Coastal Program



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Chapter 2: Community Plan Policies



2.1 Community Vision

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

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

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

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

2.2 Community Planning Issues

To achieve the community’s vision, certain planning issues must be addressed. The following discussion focuses on issues identified by the Los Osos community as part of the community plan update. Table 2-1 summarizes the issues and the community’s desired approach.

Table 2-1: Community Planning Issues	
Issue	Community Desire
Growth and Development →	<ul style="list-style-type: none"> • Maintain the small-town atmosphere. • Preserve the eclectic nature of the various neighborhoods. • Focus on infill and mixed use development. • Improve the jobs/housing balance. • Plan for development of tourist-oriented facilities. • Ensure that community growth doesn’t exceed available resources.
Water Resources →	<ul style="list-style-type: none"> • Maintain, manage, and recharge the aquifer.
Environmental Resources →	<ul style="list-style-type: none"> • Appropriately manage the Morro Bay estuary. • Minimize vehicle miles travelled. • Preserve important agricultural soils. • Preserve a greenbelt to provide a clearly defined “green edge.”
Community Facilities and Infrastructure →	<ul style="list-style-type: none"> • Complete the circulation system, including logical street connections. • Promote walking and biking. • Increase parks and recreational facilities.

2.2.1. Growth and Development

Part of the charm of Los Osos is the variety of neighborhoods and building styles. The community hopes to preserve and maintain the “small-town” atmosphere. Rather than expanding the Urban Reserve and Urban Services Lines, the community seeks to focus on infill development. While new infill development should be designed to fit in with and complement the surrounding neighborhood, variety is encouraged. Mass-produced “cookie-cutter” designs do not fit in with Los Osos’ character.

Focusing on infill development is also a strategy for protecting important community resources. Lands of the fringe of Los Osos generally have substantial environmental constraints. The community’s vision is for new development to protect the watershed, avoid steep slopes, protect sensitive habitats, and preserve viewsheds. A primary strategy for achieving this vision is to surround Los Osos with a greenbelt and focus new development towards the center of the community and within the Urban Services Line.

Los Osos is a largely residential community. There are presently few opportunities for head-of-household employment in town. In order to improve the jobs/housing balance, there must be adequate land designated for tourist-oriented development and business park development. Nonetheless, development of new job opportunities must not compromise the aesthetic character of the community. This can be achieved through performance-based standards. New commercial, retail, office, and multi-residential developments should be designed to be pedestrian-oriented and fully integrated into the community. Existing commercial centers may also be redeveloped to reduce automobile dominance.

According to the *San Luis Obispo County Economic Strategy*, developed by the Economic Vitality Corporation, tourism is considered a major potential growth sector in the County’s economy. Los Osos is poised to take advantage of increased tourism. Its scenic location on the Morro Bay estuary, abundance of public lands, and proximity to coastal tourist destinations would make Los Osos an appropriate place for businesses, including lodging, restaurants, and retreats. Continued expansion of the community’s trail system and bay-oriented recreation (e.g. kayaking, canoeing, sailing, etc.) could further promote establishment of Los Osos as a tourist destination.

Perhaps the biggest constraint facing new development in Los Osos is the availability of resources. New growth must only occur when the community has sufficient capacity in its water supply and sewage disposal systems. Additionally, new development should not be allowed to create significant impacts upon the community’s road system, local schools, parks, or libraries. To accommodate growth, the community must have a plan to finance and build needed infrastructure.

2.2.2. Water Resources

All of the domestic drinking water in Los Osos is extracted from the Los Osos Groundwater Basin. Through the Resource Management System (RMS), the County has certified this basin to have a Level of Severity III. This means that the basin is at or approaching overdraft conditions. Water quality issues facing the basin include nitrate contamination in the upper aquifer from septic systems and seawater intrusion due to over-extraction from the lower aquifer.

The basin is subject to adjudication by the San Luis Obispo Superior Court in the case of *Los Osos Community Services District v. Golden State Water Company et al.* The adjudication resulted in the Interlocutory Stipulated Judgment (ISJ), which required the County and three community water purveyors to cooperate on the development of a Basin Plan. The Basin Plan calls for a series of water conservation, water reuse, management, and infrastructure programs to be implemented to ensure a long-term sustainable supply of water for Los Osos. The community supports an intensive water conservation program. Such a program would include greywater reclamation, reuse of treated wastewater, and stormwater retention and infiltration.

In order to ensure that growth does not result in further impacts upon the basin, the County proposes to use the Growth Management Ordinance as a tool for metering out construction permits.

2.2.3. Environmental Resources

Los Osos is located along the south shore of Morro Bay. The Morro Bay estuary is a nationally significant resource that supports wildlife and recreational opportunities. Management of this resource is paramount. Appropriate management techniques should include control of runoff entering the bay and restoration of the Los Osos and Chorro Creek watersheds to ensure fresh, uncontaminated water flows into the estuary. Because of the environmental significance, the community considers fossil fuel transport and hunting to be inappropriate uses for the estuary.

Another major threat to the estuary is climate change. Climate change is anticipated to result in rising sea levels. In addition to affecting biodiversity and water quality in the bay, rising sea levels could also impact residences and businesses along the bay. It can also affect community infrastructure along the bayshore, such as drainage facilities, roads, and wells.

While climate change is a global issue, action to address it must be taken locally. To that extent, Los Osos wishes to reduce its dependence on the automobile in addition to planning for climate change resilience along the bayshore. To achieve reduction in automobile dependence, the community envisions the development of an integrated circulation system that accommodates safe use not only by motorists, but also by pedestrians and bicyclists. Additionally, land use strategies, such as focusing development around the central business district and encouraging mixed-use development, help to reduce the overall amount of vehicle trips.

Agricultural production is predominant throughout the Los Osos Valley, especially east of town. The valley floor consists of alluvial soils that are considered highly agriculturally productive. Maintaining commercially productive farmlands boosts the local economy, ensures availability of locally-produced foods, and is a cost-effective solution for preserving scenic open-space. Expansion of urbanized development into prime farmland should be prevented.

Los Osos' community greenbelt system is one way of preventing urban expansion onto farmland or environmentally sensitive habitats. Many of the lands surrounding the community are already publicly owned and preserved from development. The greenbelt effectively creates a physical separation between the community of Los Osos and adjacent rural development. Establishing a "hard edge" around a community is one way to reduce sprawl and focus development in appropriate areas within the community. This plan seeks to build upon existing efforts to acquire and manage lands surrounding Los Osos.

2.2.4. Community Facilities and Infrastructure

The community envisions Los Osos having a complete and integrated circulation system. Planning for “complete streets” will be essential to this effort. While historically, circulation system design was focused on efficiencies for automobile travel, the complete streets movement instead promotes efficient design for all users, including bicyclists and pedestrians. To achieve this, the community supports reduced paving widths for new roads. Reducing widths helps to calm and slow vehicular traffic, while allowing sufficient right-of-way to accommodate bicycle and pedestrian facilities. Additional amenities such as trees and benches can also help encourage walking and biking.

The community also desires more “active” recreational facilities such as sports facilities for larger groups of people. Los Osos is rich with “passive recreation” opportunities, such as hiking and birdwatching. Trails are available throughout the community in preserved open space areas. Additionally, nearby state parks also support passive recreation. There is little active parkland, however, available in the community. The community desires a larger community center, additional sports fields, and an aquatic center. Funding and financing these facilities will likely require additional sources of revenue, such as a benefit assessment district.

2.2.5. Healthy Communities

Although it was not specifically identified by the community as a key issue during the Community Plan update, public health ties in with several of the preceding issues of concern to the community. For example, the community’s desire for new infrastructure is closely related to public health issues. Providing complete streets with bike lanes and pedestrian paths helps to encourage an active lifestyle. Similarly, ensuring adequate recreational facilities also supports healthy community activities like youth sports. By ensuring opportunities for physical activity as part of the built environment, we can ensure that future residents of Los Osos will have better public health outcomes.

2.3 Community Goals

The following general goals express the community’s vision and provide direction for the future of the community of Los Osos. These goals, together with policies, programs, standards, and other parts of the Land Use Element (LUE) and Local Coastal Program (LCP), constitute the Community Plan for Los Osos for the next 20 years.

The goals are specific to Los Osos and were developed by the community. They are expanded on and implemented by the policies, programs and standards in this plan. The goals are consistent with the countywide general goals and objectives of the Land Use Element found in Coastal Zone Framework for Planning, and they further refine and elaborate on those countywide goals.

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

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 opportunities 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 the 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 Resort Development

- 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.

2.4 Goals and Policies from the San Luis Obispo County General Plan

As discussed in Chapter 1, the San Luis Obispo County General Plan is a compilation of several different policy documents. These include:

- The *Coastal Zone Framework for Planning*, which provides general policy language concerning land use and circulation throughout the Coastal Zone portions of the county.
- *Coastal Plan Policies* which link general plan policies within the Coastal Zone to the California Coastal Act.
- Various area plans that address regional issues. For example, the community of Los Osos is also covered in the more regional *Estero Area Plan*.
- General Plan elements that are distinct from the County's Local Coastal Program and Land Use and Circulation Elements. These include the *Agriculture Element*, the *Conservation and Open Space Element*, and the *Parks and Recreation Element*.

The following tables summarize existing policy language in the Local Coastal Program that is applicable to the community of Los Osos. Please note, however, that this list is not exhaustive. Each document should still be consulted for the background and intent of each policy.

2.4.1. Environment, Open Space, and Agriculture Policies

Policies concerning the Environment, Open Space, and Agriculture	
<i>Coastal Zone Framework for Planning</i>	
Strategic Growth Goal 1	Preserve open space, scenic natural beauty, and natural resources. Conserve energy resources. Protect agricultural land and resources.
<i>Coastal Plan Policies</i>	
Environmentally Sensitive Habitats Policy 1	New development within or adjacent to locations of environmentally sensitive habitats shall not significantly disrupt the resource.

Policies concerning the Environment, Open Space, and Agriculture	
Environmentally Sensitive Habitats Policy 4	No division of parcels having environmentally sensitive habitats within them shall be permitted unless it can be found that the buildable area(s) are entirely outside the maximum standard setback required for that habitat.
Environmentally Sensitive Habitats Policy 5	The County shall continue programs and policies that support greenbelt and open space areas on the urban fringe of coastal communities.
Environmentally Sensitive Habitats Policy 6	The County shall participate in creating a program that would allow development to occur on sites in urban areas that contain sensitive species habitat, but do not represent long-term viable habitat, in exchange for participation in an off-site mitigation program.
Coastal Watersheds Policy 1	The long-term integrity of groundwater basins within the coastal zone shall be protected.
Coastal Watersheds Policy 3	In basins where extractions are approaching groundwater limitations, the County shall require applicants to install monitoring devices and participate in water monitoring management programs.
Coastal Watersheds Policy 5	The County Planning and Building, and Public Works Departments should work with communities, property owners, and the Regional Water Quality Control Board to develop and implement a basin-wide water management program for the Los Osos Groundwater Basin.
<i>Estero Area Plan</i>	
Chapter 4, I.C.1	Make every effort to secure permanent protection and management of the County's significant marine resources using programs and legislation such as the National Marine Sanctuary programs and other methods.
Chapter 6, V.A.1	Slow the process of bay sedimentation. Keep Chorro and Los Osos Creeks and other watercourses free of excessive sediment.
Chapter 6, V.A.2	Implement provisions of the Total Maximum Daily Levels (TMDLs) as they are developed for Chorro Creek, Los Osos Creek, and the Morro Bay estuary consistent with Regional Board requirements.
Chapter 6, V.A.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.
Chapter 6, V.A.4	Promote a voluntary, cooperative, educational, and incentive-based approach to protect Morro Bay and its watershed.

Policies concerning the Environment, Open Space, and Agriculture	
Chapter 6, V.A.5	Where feasible, implement applicable provisions of the Comprehensive Conservation and Management Plan for Morro Bay published by the Morro Bay National Estuary Program through special programs, land use planning strategies, review of development proposals, and public education.
Chapter 6, V.A.6	Where appropriate, continue to obtain open space easements for sensitive wetlands and bayfront areas, and encourage other agencies and conservation organizations to obtain open space and conservation easements and fee title to these areas.
Chapter 6, V.A.7	Support efforts to find a consensus-based resolution to the conflicts between hunting and other human uses of and adjacent to the bay.
Chapter 6, V.A.8	Use a watershed approach to land use planning, such as initiating a change to the planning area boundaries of the Estero and adjacent planning areas to make them correspond to the boundaries of the Morro Bay watershed.
Chapter 6, V.A.9	Reduce bay sedimentation by reducing the potential for a large, damaging fire through good fuel management practices such as livestock grazing and prescribed fire. Land use should be consistent with the ability to implement those practices.
<i>Agriculture Element</i>	
Policy 11	Maintain water resources for production of agriculture.
Policy 24	Discourage the conversion of agricultural lands to non-agricultural uses.
<i>Conservation and Open Space Element</i>	
Policy BR 1.1	Protect sensitive biological resources such as wetlands and wildlife movement corridors.
Policy E 2.3	Promote water conservation for all water users in the county to reduce the amount of energy used to pump and treat water and wastewater at public water and wastewater treatment and distribution facilities.
Policy WR 1.12	Accurately assess and mitigate the impacts of new development on water supply.
Policy WR 1.14	Avoid a net increase in water use.

2.4.2. Population and Growth Policies

Policies concerning Population and Growth	
<i>Coastal Zone Framework for Planning</i>	
Strategic Growth Goal 2	Strengthen and direct development toward existing and strategically planned communities.
<i>Coastal Plan Policies</i>	
Agriculture Policy 5	To minimize conflicts between agricultural and urban land uses, the Urban Service Line shall be designated the urban-rural boundary. Land divisions or development requiring new service extensions beyond this boundary shall not be approved.
Public Works Policy 1	New development shall demonstrate that adequate public or private service capacities are available to serve the proposed development.
Public Works Policy 2	New or expanded public works facilities shall be designed to accommodate but not exceed the needs generated by projected development within the designated Urban Reserve Lines.
Public Works Policy 6	The County will implement the Resource Management System to consider where the necessary resources exist or can be readily developed to support new land uses.
<i>Estero Area Plan</i>	
Chapter 3, II.A.1	Monitor water demand through the Resource Management System to assure that new development can be supported by available water supplies without depleting groundwater supplies and/or degrading water quality.
Chapter 3, II.B	Monitor sewage flows through the Resource Management System to assure that new development can be accommodated by sewage disposal capacities.
<i>Conservation and Open Space Element</i>	
Policy AQ 1.1	Encourage compact land development by concentrating new growth within existing communities and ensuring complete services to meet local needs.
Policy OS 1.7	Protect open space resources by guiding development away from rural areas to more suitable areas.
<i>Economic Element</i>	
Policy EE 1.2	Maintain and enhance the quality of life for county residents by pursuing economic development activities.

Policies concerning Population and Growth	
Policy EE 1.3	Balance the capacity for growth with the efficient use or reuse of available resources (energy, land, water, infrastructure) and reasonable acquisition of new resources.

2.4.3. Land Use and Community Design Policies

Policies concerning Land Use and Community Design	
<i>Coastal Zone Framework for Planning</i>	
Strategic Growth Goal 3	Foster distinctive, attractive communities with a strong sense of place.
Strategic Growth Goal 6	Create a range of housing opportunities and choices.
Strategic Growth Goal 7	Encourage mixed land uses.
Strategic Growth Goal 8	Take advantage of compact building design.
<i>Coastal Plan Policies</i>	
Visual and Scenic Resources Policy 1	Unique and attractive features on the landscape, including but not limited to unusual landforms, scenic vistas, and sensitive habitats are to be preserved, protected, and in visually degraded areas, restored, where feasible.
Visual and Scenic Resources Policy 6	Within the urbanized areas defined as small-scale neighborhoods or special communities, new development shall be designed and sited to complement and be visually compatible with existing characteristics of the community.
<i>Conservation and Open Space Element</i>	
Policy VR 6.1	Ensure that new multi-family residential, mixed-use, and commercial or other non-residential development in the urban and village areas is consistent with local character, identity, and sense of place.
<i>Housing Element</i>	
Policy 1.1	Designate a sufficient supply of land for housing that will facilitate balanced communities, including a variety of housing types, tenures, price, and neighborhood character.
<i>Parks and Recreation Element</i>	
Policy 2.1	Provide parks which are aesthetic and consistent with community needs.

2.4.4. Health and Quality of Life Policies

Policies concerning Health and Quality of Life	
<i>Coastal Zone Framework for Planning (Strategic Growth Goals and Objectives)</i>	
Goal 1, Objective 1	Maintain and protect a living environment that is safe, healthful, and pleasant for all residents.
Goal 2, Objective 11	Provide adequate community amenities, parks, natural areas, and trails in support of new development, which will support a high quality of life and compact form of community development.
Goal 4, Objective 1	Plan communities with schools, parks, public spaces, transit stops, and commercial districts located as focal points within convenient walking distances of neighborhoods.
Goal 4, Objective 4	Provide parks, natural areas, and recreational facilities with new urban development to enhance a community's quality of life and improve health.
Goal 5, Objective 5	Make communities more bicycle- and pedestrian-friendly with safe and attractive routes.
<i>Coastal Plan Policies</i>	
Recreation Policy 1	Coastal recreational and visitor-serving facilities, especially lower-cost facilities, shall be protected, encouraged, and where feasible, provided by both public and private means.
<i>Parks and Recreation Element</i>	
Policy 3.2	Provide recreation at the County's parks consistent with community needs.

2.4.5. Transportation and Circulation Goals

Goals concerning Transportation and Circulation	
<i>Coastal Zone Framework for Planning</i>	
Strategic Growth Goal 4	Create walkable neighborhoods and towns.
Strategic Growth Goal 5	Provide a variety of transportation choices.
Circulation Goal 1	Provide for a land use pattern and rate of population growth that will not exceed the financial ability of the County and its residents to expand and maintain the circulation system.

Goals concerning Transportation and Circulation	
Circulation Goal 2	Plan transportation system improvements to provide for, but not exceed, the demand of visitors and permanent residents under build-out conditions. These improvements should be consistent with the land use patterns allowed by this plan, so that growth is not facilitated or induced in inappropriate amounts or locations.
Circulation Goal 3	Coordinate the transportation systems between different modes of travel, sensitive to the needs and desires of citizens in a manner that will provide optimum benefit for the investment of public funds.
Circulation Goal 4	Recognize public transit and carpooling as very important components of the county's strategy to provide adequate circulation and to reduce dependency on the automobile.
Circulation Goal 5	Develop and coordinate transportation programs that reinforce federal, state, regional, and local agency goals.
Circulation Goal 6	Design a transportation system that provides for safe travel within attainable, feasible economic and technical means.
Circulation Goal 7	Design transportation facilities with the intent to preserve important natural resources and features, promote the aesthetic quality of the region, and minimize environmental changes.
Circulation Goal 8	Develop and enhance a system of scenic roads and highways through areas of scenic beauty without imposing undue restrictions on private property, or unnecessarily restricting the placement of agricultural support facilities.
Circulation Goal 9	Encourage policies for new development to finance adequate additional circulation and access as a result of increased traffic it will cause.
Circulation Goal 10	Encourage policies for new development to finance adequate additional circulation and access as a result of increased traffic it will cause.

2.4.6. Administration Policies

Policies concerning Administration	
<i>Coastal Zone Framework for Planning</i>	
Strategic Growth Goal 9	Make development decisions predictable, fair, and cost-effective.

Policies concerning Administration	
Strategic Growth Goal 10	Encourage community and stakeholder collaboration.
Strategic Growth Goal 11	Strengthen regional cooperation.

2.5 Community Plan Policies and Programs

In addition to those policies identified in Section 2.4, this Community Plan also introduces additional policies and programs that are specific to the community of Los Osos. Table 2-2 summarizes policies specific to Los Osos. A full discussion of these policies follows.

2.5.1 Population and Economy

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

- Employment opportunities should focus on non-polluting businesses that do not result in changes to the small-town character of Los Osos.
- Provide sufficient areas for a variety of commercial, tourist-serving and employment-generating businesses.
- Concentrate a variety of retail trade, non-government office, professional, service, and residential uses in the central business district. Offer flexibility in the types of uses that are allowable.

Program EC-1.1: Identify target businesses. Identify the types of existing and potential businesses that can succeed in Los Osos. Some businesses should provide goods or services to the local population, while others could serve a much wider geographic area (possibly even international), bringing income into the county.

Program EC-1.2: Conduct targeted marketing. Working with key industries, conduct targeted marketing to retain or expand existing businesses and attract new ones. Identify underrepresented industries that may be attracted to Los Osos and actively recruit them.

Program EC-1.3: Promote tourist-oriented development. Encourage development of tourist-oriented facilities and activities such as:

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

EC-2. Provide flexible zoning that enables businesses to expand and remain in the community, and establish incentives to encourage good design of commercial development.

A. Provide sufficient areas for a variety of commercial, tourist-serving and employment-generating businesses. Concentrate a variety of retail trade, non-government office, professional, service, and residential uses in the central business district. Offer flexibility in the types of uses that are allowable.

EC-3. Improve commercial areas by making them more attractive and pedestrian friendly in order to attract shoppers.

Program EC-3.1: Business Improvement District. Assist local merchants and business organizations interested in forming a business improvement district (BID) to promote a definable identity for Los Osos' commercial areas through coordinated signage and landscaping. Ultimately, a BID could be responsible for on-going maintenance of landscaping, lighting, street furniture, and other amenities, as well as for other business district functions.

2.5.2 Public Services and Facilities

PS-1. Monitor water demand through the Resource Management System to assure that new development can be supported by available water supplies without depleting groundwater supplies and/or degrading water quality. Continue to monitor the capacity of public facilities and services through the Resource Management System, and recommend adjustments to growth and development policies as needed.

Program PS-1.1: Water - Allocations for new development.

- A. Recommend an annual amendment to Title 26 (Growth Management Ordinance) to establish allocations for new development within the entire Los Osos Groundwater Basin area rather than only the Los Osos Prohibition Zone).
- B. When updating the Growth Management Ordinance annually, consider data collected from the Groundwater Monitoring Program (Program M in the Basin Plan) to ensure that the program is successfully achieving the goals.
- C. As each additional program in the Basin Plan is successfully implemented, recommend modifications to the Growth Management Ordinance to allow the construction of additional dwelling units up to a Basin Yield Metric of 80 percent as identified in the Basin Plan.

PS-2. Implement the provisions of an adopted Basin Plan for the Los Osos Groundwater Basin.

Program PS-2.1: Water - Groundwater management. The Los Osos Groundwater Basin Watermaster, the County, and the Water Purveyors should work cooperatively to reduce water demands in the Los Osos Groundwater Basin. Actions should include, but not be limited to, the following programs identified in the Basin Plan:

- A. Groundwater Monitoring Program (M)
- B. Urban Water Efficiency Program (E)
- C. Urban Water Reinvestment Program (U)
- D. Wellhead Protection (P)
- E. Infrastructure Program A (A)
- F. Infrastructure Program C (C)

PS-3. Continue to work cooperatively with other local government agencies to coordinate location of new facilities and shared use of existing facilities.

- A. Concentrate government functions in Los Osos into a centrally located, user-friendly services center near the community park. The center should include a community hall, sheriff's substation, and medical and social services.

2.5.3 Land Use

LU-1. Maintain a hard urban edge around the community of Los Osos, surrounded by a well-managed community greenbelt.

- A. Do not expand the Urban Reserve Line (URL) beyond what has been delineated in this plan.
- B. Do not expand existing Residential land use categories or increase residential densities outside of the Urban Service Line that is delineated in this plan.

Program LU-1.1: Los Osos Greenbelt. The County should support expansion, conservation, maintenance, and enhancement of the greenbelt as shown on Figure 4-1. The County should support efforts of public agencies, conservation organizations, and others to acquire easements and properties in fee within and outside of the Urban Reserve line to expand the greenbelt along the eastern and southern fringe of the community. Easements could be acquired through means such as purchase, approval of land use permits for development projects, and mitigation banking.

LU-2. Concentrate or cluster development to protect contiguous environmentally sensitive areas, including the habitat of rare, endangered and other sensitive species, and other biologically important communities.

LU-3. Maintain a small-town atmosphere, while increasing opportunities for business and employment.

- A. Encourage new development to provide variety in the appearance of housing in new neighborhoods and street-facing entrances that are less dominated by garages.
- B. Street trees and landscaping. Require street tree planting and substantial native, drought tolerant landscaping with new development.
- C. Consider neighborhood compatibility when reviewing discretionary development proposals. In particular, ensure consistency with the following principles:
- Integrate new development with the adjacent neighborhood.
 - Prevent development that is isolated by perimeter walls and fences.
 - Design new development to conserve energy and consider use of passive solar energy design.
 - Protect sensitive habitats by locating development away from environmentally sensitive areas. Provide options, incentives and flexibility to accomplish this.

Program LU-3.1: Gateways. The County should work with the community to enhance and landscape entryways to the community along Los Osos Valley Road and South Bay Boulevard in a way that reflects community identity. One preferred location for an entryway is a portion of the right-of-way at the northeast corner of Los Osos Valley Road and South Bay Boulevard.

Program LU-3.2: CBD design and enhancement. If there is property owner interest, the County should facilitate development of a design plan and possible accompanying standards and guidelines for the central business district that implement the following design principles, in addition to design standards and guidelines listed for the central business district in Chapter 7, Planning Area Standards:

- A. Design streets, streetscapes, landscaping, parking lots, and buildings to encourage pedestrian use and activities.
- B. Promote a mixture of commercial and residential uses.
- C. Emphasize the importance of public spaces.

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

- LU-4. Promote pedestrian travel and activities so that commercial areas become pedestrian-oriented rather than automobile-oriented.
 - A. Concentrate a variety of retail trade, office and professional, service, and residential uses in the central business district. Offer flexibility in the types of uses that are allowable.
 - B. In the central business district and the Baywood commercial area, encourage shared or common off-site parking accompanied by reduced parking requirements.
 - C. Direct new commercial development towards the central business district and the Baywood commercial area. Do not establish new, competing commercial areas other than possible neighborhood-serving commercial areas.
- LU-5. Plan for a flexible combination of residential, service, office, and lodging uses at the Morro Shores Mixed Use Area (See Figure 7-24).
 - A. Emphasize development of higher intensity residential development and encourage development of a multi-use business or commerce park.
 - B. Require new development to provide convenient street, pedestrian and bicycle links to surrounding neighborhoods, commercial areas, the community center, schools, parks, and the bay.
- LU-6. Maintain and enhance the unique character of the Baywood Commercial Area (See Figure 3-1)

Program LU-6.1: Baywood Commercial Area design and enhancement. If there is property owner interest, the County should facilitate development of a design plan and possible accompanying standards and guidelines that implement the following design principles for the Baywood Commercial area, in addition to the design guidelines listed for the Baywood Commercial Area in Chapter 7, Planning Area Standards:

- A. Design streets, streetscapes, landscaping, parking lots, and buildings to encourage pedestrian use and activities.
- B. Emphasize the importance of public spaces.
- C. Provide landscaped pedestrian spaces that are inter-connected by a network of walkways and plazas.

- D. Provide traffic calming measures on 2nd Street.
- E. Provide for a balance of neighborhood and visitor-serving uses.
- F. Provide access to the bay, and promote visitor-serving or tourist-oriented recreation focused on the bay.
- G. Encourage use of sidewalks and public spaces for restaurant seating, arts and crafts displays and other uses that encourage pedestrian activity.
- H. Encourage mixed residential and commercial/office uses throughout the Baywood Commercial area, as well as bed and breakfast accommodations on 3rd Street.

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

- LU-7. Provide opportunities for a variety of housing types that are affordable to people of different income levels.
 - A. Provide incentives for senior housing that is located close to the central business district.
 - B. Establish minimum residential densities in order to maintain opportunities for multi-family housing, and assure that compact housing is compatible with existing neighborhoods.
- LU-8. Maintain a suburban character for specific Residential Single Family neighborhoods that will not be served by the communitywide wastewater project.
 - A. Retain a more suburban character in the Martin Tract (see Figure 7-27) and minimize removal of trees in the eucalyptus grove.
 - B. Maintain a more suburban character in a portion of the Vista de Oro Area (see Figure 7-31) between the Vista de Oro development and Redfield Woods.
- LU-9. Provide adequate parkland, open space, and recreation areas to accommodate Los Osos' anticipated population in 2035.

Program LU-9.1: New parks and recreation Facilities. Develop new active parks and recreation facilities to accommodate the needs of existing and future populations.

- A. **Expand Los Osos Community Park.** County Parks should look into options for expanding Los Osos Community Park to accommodate sports fields, a playground, and a group picnic area.
- B. **Funding and financing.** If there is substantial community support for additional parks and recreational opportunities, the LOCSD should consider funding parks and recreational services through a benefit assessment and Proposition 218 vote.
- C. **Additional parks and recreational projects.** As funding becomes available (e.g. through a benefit assessment), the LOCSD and/or County Parks should pursue the development of desired parks and recreational facilities. The community has identified the following desired improvements:
 - A boat launch and park in the Back Bay or Cuesta Inlet areas

- Additional sports fields
- A new community park along the planned extension of Skyline Drive between Ravenna and Broderson Avenues
- A new community or neighborhood park in the Baywood Park area
- An aquatic center
- An off-leash dog park
- A series of “pocket parks” throughout the Baywood Park area

Program LU-9.2: Multiple use of drainage basins. The County should consider using existing and planned drainage basins for recreational purposes where feasible and if maintenance can be provided through a joint agreement between appropriate agencies/entities.

Program LU-9.3: Joint use of school facilities. The County and the San Luis Coastal Unified School District should develop joint powers agreements that provide additional opportunities for public use of existing school facilities, as well as construction of new facilities.

Program LU-9.4: Recreation program.

- A comprehensive recreation program and facilities should be established that targets children and young adults. A recreation coordinator could be hired, and recreation facilities could be built where needed. A joint use agreement between the San Luis Coastal Unified School District, the city of Morro Bay, the County, or the Los Osos Community Services District could help make recreation facilities available.
- A recreation assessment could fund recreation and sports programs by a service charge through the Los Osos Community Services District. As an alternative, consider establishing a recreation district that includes the City of Morro Bay.

2.5.4 Circulation

CIR-1. Maximize public access to and along the coast.

- Develop all feasible pedestrian access to and along the shoreline, consistent with public access goals and policies of this plan.
- Develop a coastal trail from Los Osos to Cayucos, consistent with the County Trails Plan.
- Provide a regional bikeway system in accordance with the County's Bikeway Plan.
- Provide conspicuous signs for all public access.

Program CIR-1.1: Accept and retain coastal access offers. In order to preserve public access to the bay front and public recreation areas, accept offers of dedication for road easements, trails and other accessways where appropriate. In addition, accept and retain offers of dedication for public road easements and other public accessways as needed to complete and maintain the circulation system.

Program CIR-1.2: Abandonments and quiet title actions. The County Planning and Building Department should refer all requests for road abandonments to County Parks, the Los Osos Community Services District and the Los Osos Community Advisory Council for review and comment. The County should refer all quiet title actions to those groups for review and comment.

Program CIR-1.3: Protect existing access points. The County should continue to protect, conserve, and preserve habitat at the Butte Drive access point and at the access points along the street ends of 3rd, 4th, 5th, 6th, 8th, and 9th Streets.

Program CIR-1.4: Develop access improvements. The County should protect or develop street ends along Morro Bay for public access and habitat value, with improvements such as the following:

- A. **Mitchell Drive/Doris Avenue:** A walkway, bicycle racks, bollards, signs, a bay overlook, landscaping, and a possible small boat launch at Cuesta Inlet
- B. **Bay Street, 7th Street, and Pecho Road:** Bay overlooks

CIR-2. Provide safe, convenient access to multiple transportation modes from shopping areas, schools, residential areas, and recreation facilities.

- A. Plan new development to provide public transit access and pedestrian and bicycle pathways from residential areas to shopping areas, businesses and public facilities.
- B. Link bicycle and pedestrian routes between residential areas, schools and commercial areas.

Program CIR-2.1: Transit system. Improve the public transit system to provide routes located within convenient walking distance of residences. Establish a local transit loop that connects with a regional transit system that provides frequent, fast and convenient connections to major employment centers. Work with the Regional Transportation Authority (RTA) to make its designated bus stops ADA-compliant as part of its overall plan and meet encroachment permit requirements.

Program CIR-2.2: Transportation Demand Management (TDM). The San Luis Obispo Council of Governments, in consultation with the County Public Works and Planning and Building Departments, should develop and implement a transportation demand program that includes measures such as: marketing and commuter information programs, transit and ridesharing incentives, transit service improvements, parking management programs, and alternative work schedules.

CIR-3. Responsibly finance and administer the community circulation system in Los Osos.

- A. Follow the priority order of recommended transportation improvements listed in the Los Osos Circulation Study to the maximum extent possible given availability of funding. Where deviations from the priority list are proposed, obtain recommendations from the appropriate local advisory committee(s).
- B. Coordinate street and utility improvements in order to complete multiple improvements during one construction process.

CIR-4. Design the Los Osos community circulation system to be compatible with the community's character and responsive to local environmental needs.

- A. Allow use of permeable and environmentally-friendly surfaces, where appropriate, as an alternative to conventional pavement. On proposed local residential streets in new land divisions, encourage alternative walkways for pedestrian use.
- B. Provide logical street connections between neighborhoods to encourage an efficient, interconnected circulation system, and to reduce vehicular travel.
- C. Develop new streets using minimum street widths, consistent with traffic volumes that provide maximum safety and reasonable traffic flow and use by emergency vehicles. Using narrow streets can result in several benefits, for example, more efficient use of land, reduced amounts of impervious surfaces, slower traffic, increased safety, increased livability, and a greater sense of community.

Program CIR-4.1: Narrow streets. The County Planning and Building, and Public Works Departments should collaborate to encourage, on a trial basis, construction of public or private streets having widths less than those specified in the Standard Improvement Specifications in new land divisions.

Program CIR-4.2: Trees. Take the following actions to increase the presence of trees in Los Osos:

- A. **New development.** Require tree planting on the property frontage of new development and subdivisions at a scale consistent with the roadway classification. An encroachment permit is required to plant trees within the public road right-of-way.
- B. **Tree Master Plan.** The County Planning and Building Department, in consultation with the County Public Works Department and County Parks, should work with the community to create a tree master plan that defines areas to be planted, any key corridors or locations to have special treatment, a list of appropriate trees, planting requirements, planting and maintenance information, and ways to provide and pay for trees in existing neighborhoods.
- C. **Tree Funding.** The County should assist in efforts to obtain funding to plant trees in existing neighborhoods through grants and other sources.

Program CIR-4.3: Commercial streetscape. In commercial areas, require curbs, gutters, wide sidewalks, street lights, gathering areas, and undergrounded utilities. Maintenance responsibilities for improvements in gathering areas, including tree planters, street lights and pedestrian amenities, rest with the fronting property owner, an established maintenance entity or as defined with the encroachment permit.

Program CIR-4.4: Traffic calming. Give full consideration to traffic calming measures in the design of street and intersection improvements. Incorporate traffic calming measures, where appropriate, in order to achieve target speeds.

2.5.5 Environmental Resources

EN-1. Effectively manage endangered, threatened, and sensitive biological resources in and around the community of Los Osos.

- A. 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 cannot 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.
- B. 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, such as dune scrub, coastal sage scrub, and maritime chaparral.
- C. Encourage acquisition, preservation and management of lands in the Sensitive Resource Area combining designation, as well as other sensitive habitat areas. Allow passive recreation where compatible with habitat and resource protection. Following acquisition, change the land use categories of these areas to Open Space.
- D. Pursue protection and management of a greenbelt on either side of Los Osos Creek.

Program EN-1.1: Habitat Conservation Plan. The County should coordinate with the U.S. Fish and Wildlife Service, the California Department of Fish and Wildlife, and the public to finalize the Habitat Conservation Plan (HCP) for the Los Osos area. The HCP will preserve sensitive habitats in the Los Osos area using an ecosystem approach, while easing the regulatory burden on private landowners.

- A. **Section 10 Permit.** Under Section 10 of the federal Endangered Species Act, the incidental take of a species (that is, species impacts that occurs as a by-product of another activity), may be allowed if a permit is obtained and a 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.
- 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 create a streamlined permitting procedure for properties that lie within the Los Osos Ecosystem 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.

Program EN-1.2: Recovery Plan. Facilitate implementation of 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.

Program EN-1.3: Habitat monitoring. The County or another organization 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. 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:

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

Program EN-1.4: Protection and management of sensitive habitats. The County should work closely with public agencies and conservation organizations to protect and manage sensitive habitat 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 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
 - Ecologically significant areas containing riparian habitat, oak woodland, coastal sage scrub, dune scrub, coastal strand, or maritime chaparral communities and
 - Areas adjoining the Los Osos Oaks State Reserve that contain outstanding examples of pygmy oaks.
- C. **Characteristics of sensitive habitat.** Where feasible, the County should seek to protect contiguous areas of sensitive habitat that:
 - Support or could support rare, threatened or endangered species
 - Include a range of vegetation types and slopes to provide heterogeneity
 - Are sufficiently large to support ecosystem processes
 - Include buffer areas that separate habitat from incompatible uses, and
 - Include continuous wildlife corridors

Program EN-1.5: Support conservation organizations. Support efforts of conservation organizations to protect sensitive habitats by means such as acquiring land or purchasing development rights.

Program EN-1.6: 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.

- EN-2. Manage urban runoff to reduce discharge of pollutants from the community of Los Osos into Morro Bay.

NOTE: Regional goals and policies concerning the protection of the Morro Bay watershed are contained in Chapter 6, Section V of the Estero Area Plan.

Program EN-2.1: 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.

Program EN-2.2: Los Osos urban watershed management. To facilitate a communitywide drainage system that allows for off-site treatment and retention of stormwater consistent with Central Coast Post Construction Requirements, the Los Osos Community Services District, the County Public Works Department and/or the County Flood Control and Water Conservation District should prepare an urban watershed management 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; and
- Provide opportunities for recreation and environmental enhancement.

These goals should be accomplished through measures such as:

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

After completion of the urban watershed management plan, the County should amend this plan for new development.

2.6 Policy Implementation Summary

The following tables identify how the policies and programs in Section 2.5 will be implemented. Table 2-3 identifies each policy and links them with programs, standards, and other means of implementation. Table 2-4 identifies each program, the responsible party, funding source, and timing.

Table 2-2: Summary of Los Osos Community Plan Policies and their Implementation

#	Summarized Policy	Implementation
EC-1	Encourage economic development that will make Los Osos more economically self-sufficient.	Program EC-1.1: Identify target businesses. Program EC-1.2: Conduct targeted marketing. Program EC-1.3: Promote tourist-oriented development.
EC-2	Provide flexible zoning that enables businesses to expand and remain in the community.	Land use plan
EC-3	Improve commercial areas by making them more attractive and pedestrian-friendly.	Program EC-3.1: Business Improvement District.
PS-1	Monitor water demand through the Resource Management System to ensure that new development can be supported by available water supplies.	Program PS-1.1: Water-Allocations for new development. Estero Area Plan, Chapter 7, Standard III.J
PS-2	Implement the provisions of an adopted Basin Plan for the Los Osos Groundwater Basin.	Program PS-2.1: Water – Groundwater management.
PS-3	Continue to work cooperatively with local government agencies to coordinate location of new facilities and shared use of existing facilities.	Implemented as a policy.
LU-1	Maintain a hard urban edge around Los Osos, surrounded by a well-managed greenbelt.	Land use plan Program LU-1.1 Los Osos Greenbelt
LU-2	Concentrate or cluster development to protection contiguous environmentally sensitive areas.	Land use plan Planning Area Standards: ■ Section 7.3 – Subsection E
LU-3	Maintain a small-town atmosphere, while increasing opportunities for business and employment.	Land use plan Planning Area Standards: ■ Section 7.3 – Subsections B.2, E, L.3, N, and P. Program LU-3.1: Gateways. Program LU-3.2: CBD design and enhancement.
LU-4	Promote pedestrian travel and activities so that commercial areas become pedestrian- rather than automobile-oriented.	Land use plan Circulation plan Planning Area Standards: ■ Section 7.5 – Subsection A.3
LU-5	Plan for a flexible combination of residential, service, office, and lodging uses at the Morro Shores Mixed Use Area.	Planning Area Standards: ■ Section 7.5 – Subsection J
LU-6	Maintain and enhance the unique character of the Baywood Commercial Area.	Program LU-6.1: Baywood Commercial Area design and enhancement. Planning Area Standards: ■ Section 7.5 – Subsection A.5

LU-7	Provide opportunities for a variety of housing types that are affordable to people of different income levels.	Planning Area Standards: <ul style="list-style-type: none"> ■ Section 7.3 – Subsection O ■ Section 7.5 – Subsections I.1.b and J.4.c
LU-8	Maintain a suburban character in Residential Single Family neighborhoods that will not be served by the wastewater project.	Planning Area Standards: <ul style="list-style-type: none"> ■ Section 7.5 – Subsections L.3 and L.11
LU-9	Provide adequate parkland, open space, and recreation areas to accommodate Los Osos’ anticipated population in 2035.	Land use plan Program LU-9.1: New parks and recreation facilities. Program LU-9.2: Multiple use of drainage basins. Program LU-9.3: Joint use of school facilities. Program LU-9.4: Recreation program.
CIR-1	Maximize public access to and along the coast.	Circulation plan Program CIR-1.1: Accept and retain coastal access offers Program CIR-1.2: Abandonments and quiet title action. Program CIR-1.3: Protect existing access points. Program CIR-1.4: Develop access improvements.
CIR-2	Provide safe, convenient access to multiple transportation modes from shopping centers, schools, residential areas, and recreation facilities.	Circulation plan Program CIR-2.1: Transit system. Program CIR-2.2: Transportation Demand Management.
CIR-3	Responsibly finance and administer the community circulation system.	Implemented as a policy.
CIR-4	Design the circulation system to be compatible with the community’s character and responsive to local environmental needs.	Circulation plan Program CIR-4.1: Narrow streets. Program CIR-4.2: Trees. Program CIR-4.3: Commercial streetscape. Program CIR-4.4: Traffic calming.
EN-1	Effectively manage endangered and threatened biological resources in and around Los Osos.	Program EN-1.1: Habitat Conservation Plan. Program EN-1.2: Recovery Plan. Program EN-1.3: Habitat monitoring. Program EN-1.4: Protection and management of sensitive habitats. Program EN-1.5: Support conservation organizations. Program EN-1.6: Morro Bay shoreline wetlands mapping.
EN-2	Manage urban runoff to reduce discharge of pollutants into Morro Bay.	Program EN-2.1: Los Osos runoff control. Program EN-2.2: Los Osos urban watershed management.

Table 2-3: Program Implementation

Program	Description	Responsible Agency*	Other Participants*	Funding Source	Timing
EC-1.1	Identify target businesses.	LOBPCC	EVC, non-profits	Private	When funded.
EC-1.2	Conduct targeted marketing.	LOBPCC	EVC, non-profits	Private	When funded.
EC-1.3	Promote tourist-oriented development.	LOBPCC	EVC, non-profits	Private	When funded.
EC-3.1	Business Improvement District.	LOBPCC	PLAN, ADMIN	Assessments	Based on local interest.
PS-1.1	Water – Allocations for new development.	PLAN	LOWM, PW, LOCSO, GSWC, S&T MWC	General fund	Per Basin Plan
PS-2.1	Water – Groundwater management.	LOWM	PW, LOCSO, GSWC, S&T MWC	Assessments, user fees, grants, bonds, etc.	Per Basin Plan
LU-1.1	Los Osos Greenbelt.	PLAN	USFWS, CDFW, non-profits	Development fees, grants	Achieved incrementally.
LU-3.1	Gateways.	PW	PLAN, SLOCOG	Grants	When funded.
LU-3.2	CBD design and enhancement.	PLAN	LOCAC	General fund, grants, etc.	Based on local interest.
LU-6.1	Baywood Commercial Area design and enhancement.	PLAN	LOCAC	General fund, grants, etc.	Based on local interest.
LU-9.1A	Expand Los Osos Community Park.	PARKS	PLAN, LOCSO	Quimby fees, grants, etc.	When funded.
LU-9.1B	Funding and financing	LOCSO	PLAN, LAFCO	Assessments	Based on local interest.
LU-9.1C	Additional parks and recreational projects.	PARKS or LOCSO	PLAN, LAFCO	Assessments, Quimby fees, grants, etc.	When funded.
LU-9.2	Multiple use of drainage basins.	PLAN	PARKS, LOCSO, PW	General fund, Quimby fees, grants, etc.	Based on local interest.
LU-9.3	Joint use of school facilities.	PARKS	SLCUSD, PLAN	General fund	Based on local interest.
LU-9.4	Recreation program.	PARKS or LOCSO	SLCUSD, MB	Assessments, user fees, etc.	Based on funding and local interest.
CIR-1.1	Accept and retain coastal access offers.	PARKS	PW, PLAN	General fund.	Ongoing.

* Please refer to the Key to Agencies at the end of the table.

Table 2-3: Program Implementation

Program	Description	Responsible Agency*	Other Participants*	Funding Source	Timing
CIR-1.2	Abandonments and quiet title actions.	PLAN	PARKS, LOCSD, LOCAC	General fund.	As abandonments, quiet title actions occur.
CIR-1.3	Protect existing access points.	PARKS	PW, PLAN	General fund.	Ongoing.
CIR-1.4A	Access Improvements: Mitchell Drive / Doris Avenue.	PARKS	PW, PLAN	Assessments, Quimby fees, grants, etc.	When funded.
CIR-1.4B	Access Improvements: Bay Street, 7th Street, and Pecho Road.	PARKS	PW, PLAN	Assessments, Quimby fees, grants, etc.	When funded.
CIR-2.1	Transit system.	SLORTA	SLOCOG, PLAN, PW	Grants, user fees.	When funded.
CIR-2.2	Transportation Demand Management (TDM).	SLOCOG	APCD, PW, PLAN	Grants, project mitigation, private sources.	When funded.
CIR-4.1	Narrow streets	PW	PLAN	Condition of development approval.	With new subdivisions.
CIR-4.2A	Trees: New development.	PLAN	PW	Condition of development approval.	With new development.
CIR-4.2B	Trees: Tree Master Plan.	PLAN	PW, LOCAC	General fund, grants, etc.	When funded.
CIR-4.2C	Trees: Tree funding.	PLAN	Non-profits	Grants	Based on local interest.
CIR-4.3	Commercial streetscape.	PLAN	PW	Condition of development approval.	With new development.
CIR-4.4	Traffic calming.	PW	LOCAC	General fund, road fees, project mitigation, grants	When funded.
EN-1.1A	Habitat Conservation Plan: Section 10 Permit	PLAN	USFWS	General fund, grants	Implemented with HCP.
EN-1.1B	Habitat Conservation Plan: Streamlined permitting.	PLAN	USFWS	General fund.	Implemented with HCP.
EN-1.2	Recovery Plan.	USFWS	CDFW, PLAN, PW	Unknown.	Ongoing.

* Please refer to the Key to Agencies at the end of the table.

Table 2-3: Program Implementation

Program	Description	Responsible Agency*	Other Participants*	Funding Source	Timing
EN-1.3	Habitat monitoring.	USFWS or CDFW	PLAN	Unknown.	Based on local interest.
EN-1.4	Protection and management of sensitive habitats.	PLAN	USFWS, CDFW, non-profits	General fund, grants, mitigation fees, etc.	Based on local interest and funding.
EN-1.5	Support conservation organizations.	Non-profits	PLAN, USFWS, CDFW, LOCAC	General fund, grants, mitigation fees, etc.	Based on local interest and funding.
EN-1.6	Morro Bay shoreline wetlands mapping.	PLAN	CCC	Grants	When funded.
EN-2.1	Los Osos runoff control.	PW	LOCSO, PLAN	General fund, stormwater assessment	When funded.
EN-2.2	Los Osos urban watershed management.	PLAN	PW, LOCSO, RWQCB	General fund, stormwater assessment, grants	When funded.

* Please refer to the Key to Agencies below.

Key to Agencies referenced in Table 2-4

ADMIN	SLO County Administration
APCD	San Luis Obispo County Air Pollution Control District
CCC	California Coastal Commission
CDFW	California Department of Fish and Wildlife
EVC	San Luis Obispo County Economic Vitality Corporation
GSWC	Golden State Water Company
LAFCO	Local Agency Formation Commission
LOBPCC	Los Osos Baywood Park Chamber of Commerce
LOCAC	Los Osos Community Advisory Council
LOCSO	Los Osos Community Services District
LOWM	Los Osos Watermaster
MB	City of Morro Bay
PARKS	County Parks

PLAN	County Planning
PW	County Public Works
RWQCB	Central Coast Regional Water Quality Control Board
S&T MWC	S&T Mutual Water Company
SLCUSD	San Luis Coastal Unified School District
SLOCOG	San Luis Obispo Council of Governments
SLORTA	SLO Regional Transit Authority
USFWS	US Fish and Wildlife Service

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Chapter 3: Land Use Descriptions and Setting



3.1 Land Uses in the Community

The Los Osos Community consists mostly of residential neighborhoods. Serving these residential areas are two commercial areas, the downtown area or Central Business District centered around Los Osos Valley Road and the Baywood commercial area centered around Second Street.

The primary method of allocating land use within the community is through mapping of 13 land use categories. The uses that are allowed within each category are shown in Table O in Coastal Zone Framework for Planning. Further limitations on allowable uses may be set by planning area standards in Chapter 7. Land use policies and programs are located in Chapter 2.

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

Table 3-1: Land Use Summary

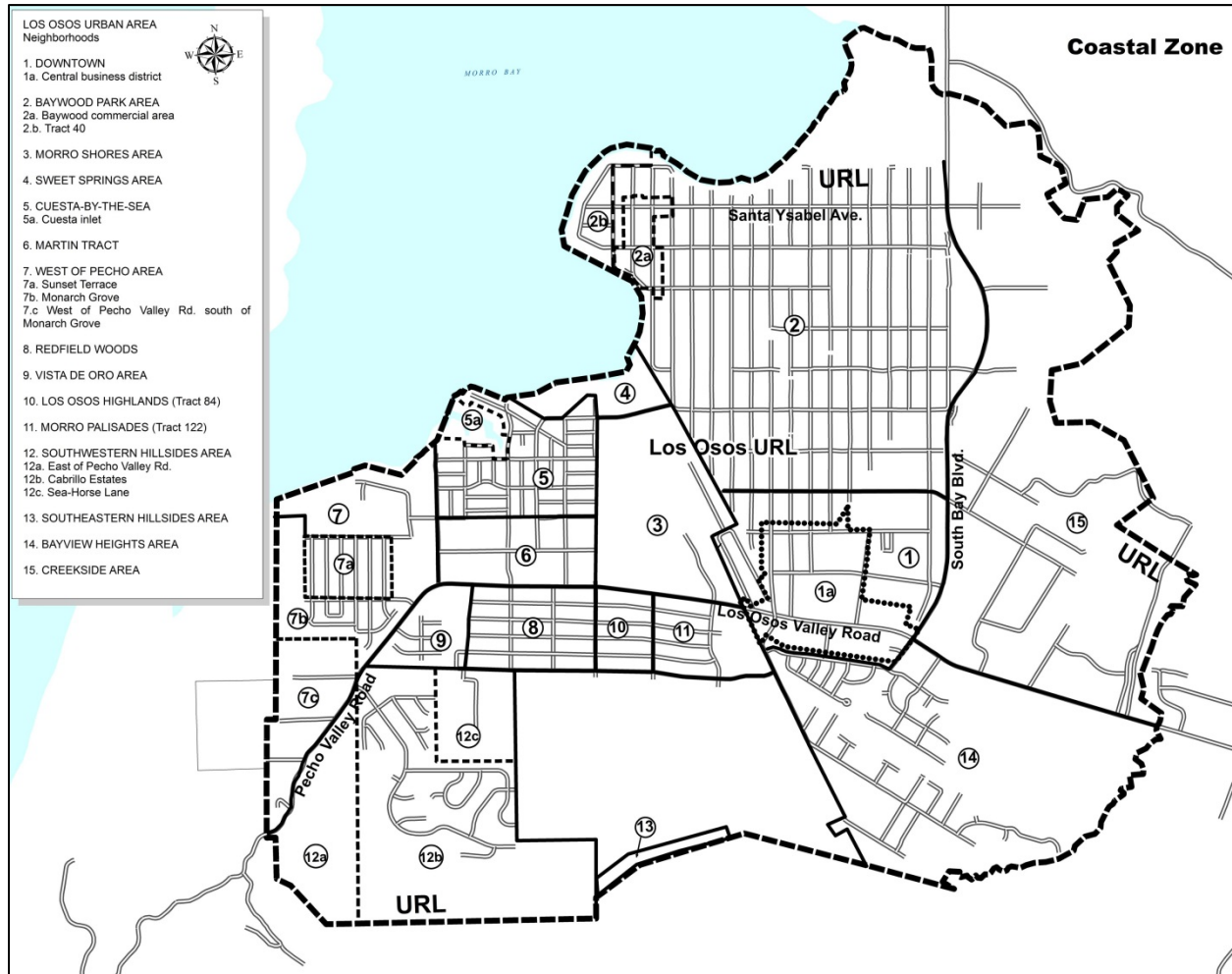
Land Use Category	Acreage	Land Use Distribution (%)	Dwellings at Buildout	Population at Buildout ¹	Maximum Non-Residential Square Feet at Buildout ²
Residential Multi-Family	104	2.9	1,272	3,053	-
Residential Single Family	1422	40	5,493	13,183	-
Residential Suburban	780	22	222	533	-
Residential Rural	69	1.9	10	24	-
Commercial Retail	92	2.6	175	420	668,100
Commercial Service	27	0.76	23	55	186,600
Office and Professional	12	0.34	35	84	61,600
Open Space	775	22	0	0	-
Recreation	41	1.2	39	94	10,000
Public Facilities	116	3.3	0	0	-
Morro Shores Mixed Use (RMF, RSF, CS ³)	63	1.8	414	994	98,000
West of South Bay Boulevard Mixed Use (RMF, REC)	19	0.54	128	307	3,000
Midtown Mixed Use (PF, REC)	12	0.34	0	0	-
TOTAL	2,974 (net) 3,539 (gross)⁴	100%	7,811	18,747	1,014,300

Notes:

- (1) Population estimates are based on 2.4 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) Gross acreage includes road rights-of-way

Table 3-1 shows a summary of the different land use categories, the approximate acreage of each category and its relative distribution as a percentage of the total net acreage. For residential land use categories, the table identifies the buildout (the theoretical maximum amount of development that could likely result under this plan) in terms of dwelling units and population. In the Commercial Retail, Commercial Service and Office and Professional categories, non-residential buildout is shown in terms of potential floor area expressed in square footage. The total figures are the maximum at buildout of this plan.

FIGURE 3-1: Los Osos Urban Area – Neighborhoods



The community is divided into neighborhoods for easy reference in this plan (see Figure 3-1). These neighborhoods are referenced in the following discussion of residential, commercial and mixed use land uses.

3.2 Residential

3.2.1 Residential Single Family

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

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

New discretionary projects should be designed to maximize energy conservation, including solar access, consistent with the Conservation and Open Space Element of the county General Plan and the EnergyWise Plan.

While much of the residential development in Los Osos is on smaller lots, parcel sizes of one acre or more are appropriate in neighborhoods that will not be served by the community wastewater system (see Figure 3-2). The larger lots could help retain a more suburban character in these neighborhoods with large stands of trees and open areas. As these neighborhoods develop, adequate circulation that connects to adjacent areas must be provided.

3.2.2 Residential Rural and Residential Suburban

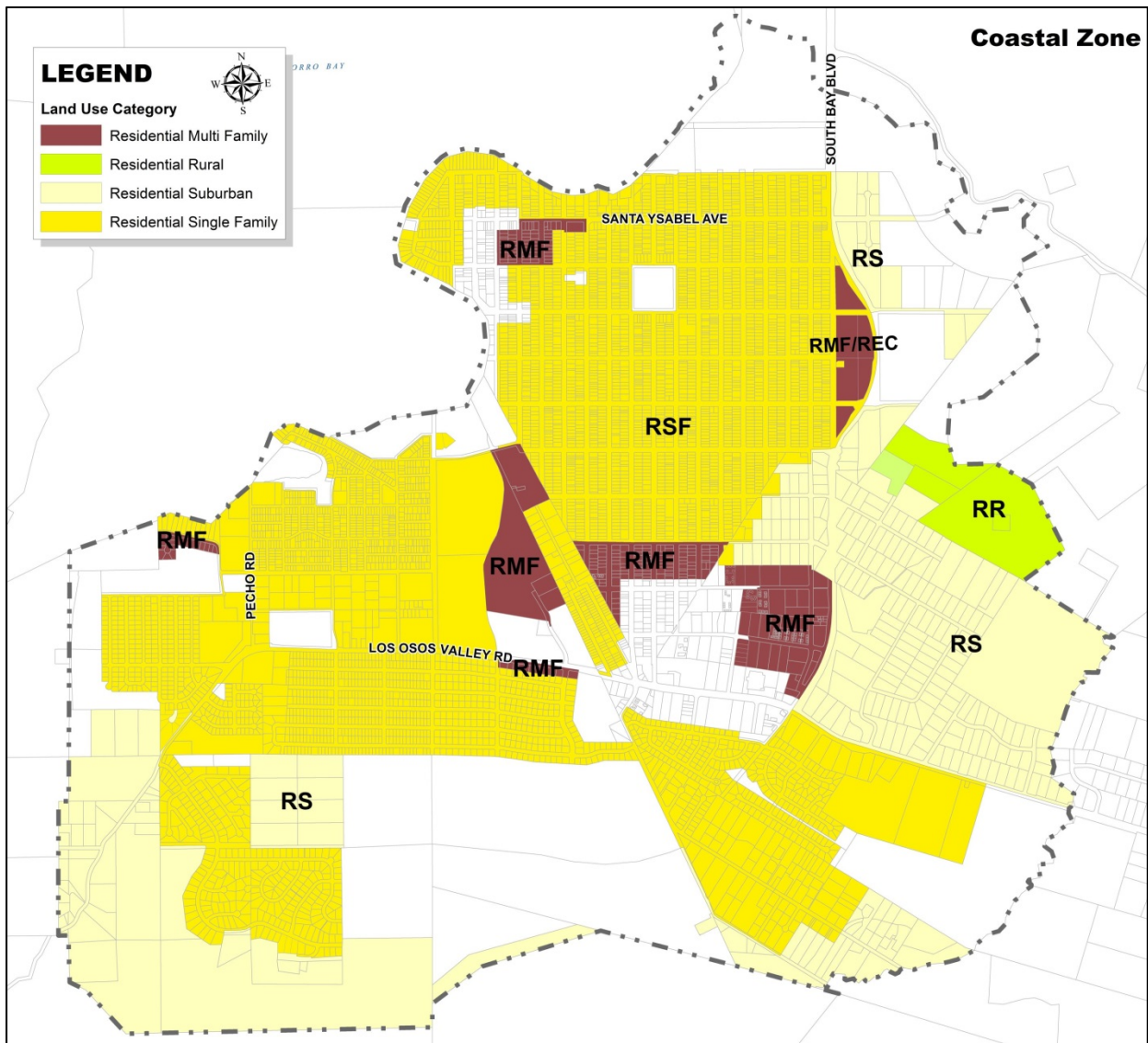
The eastern fringe of Los Osos near Los Osos Creek is an environmentally sensitive area. The creek and its riparian corridor are habitat to rare and endangered species, and land uses next to the creek affect the Morro Bay Estuary. Pygmy oak groves are also found here. The Creekside area (see Figure 3-1), where agricultural uses also occur, provides a visual contrast to the more intensively developed areas to the west and forms the urban edge of Los Osos. This neighborhood with larger lot sizes complements the greenbelt, and helps protect the valuable habitat and visual quality of the area.

3.2.3 Residential Multi Family

The Residential Multi Family (RMF) category allows for a broad range of housing types that can include apartments, condominiums, small-lot detached units, and senior housing. It is important that multi-family development be visually and functionally compatible with the existing pattern of residential development, reflecting the neighborhood character, streetscape and scale. Senior housing and projects with higher density should be encouraged close to the Central Business District.

Minimum densities are established in most multi-family areas in order to prevent lower-density single family development from reducing opportunities for multi-family housing. However, the Housing Element goals for providing increased opportunities for multi-family housing must be balanced with Coastal Act goals and policies to assure that the future population of Los Osos can be accommodated by the available water supply.

FIGURE 3-2: Residential Areas in Los Osos



3.3 Commercial

Los Osos has two primary commercial areas which serve the community: the Central Business District and the Baywood Commercial Area (see Figure 3-3). The community's vision for these areas includes: attractive streets, streetscapes, and parking lots; buildings which encourage pedestrian use and activity; and site design that emphasizes the importance of public spaces.

3.3.1 Central Business District

The central business district is envisioned as a lively hub of commercial activity for the entire community. It should offer a variety of retail, office and professional, service, entertainment, and other uses, including mixed residential and commercial uses. A wide variety of uses are allowable.

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

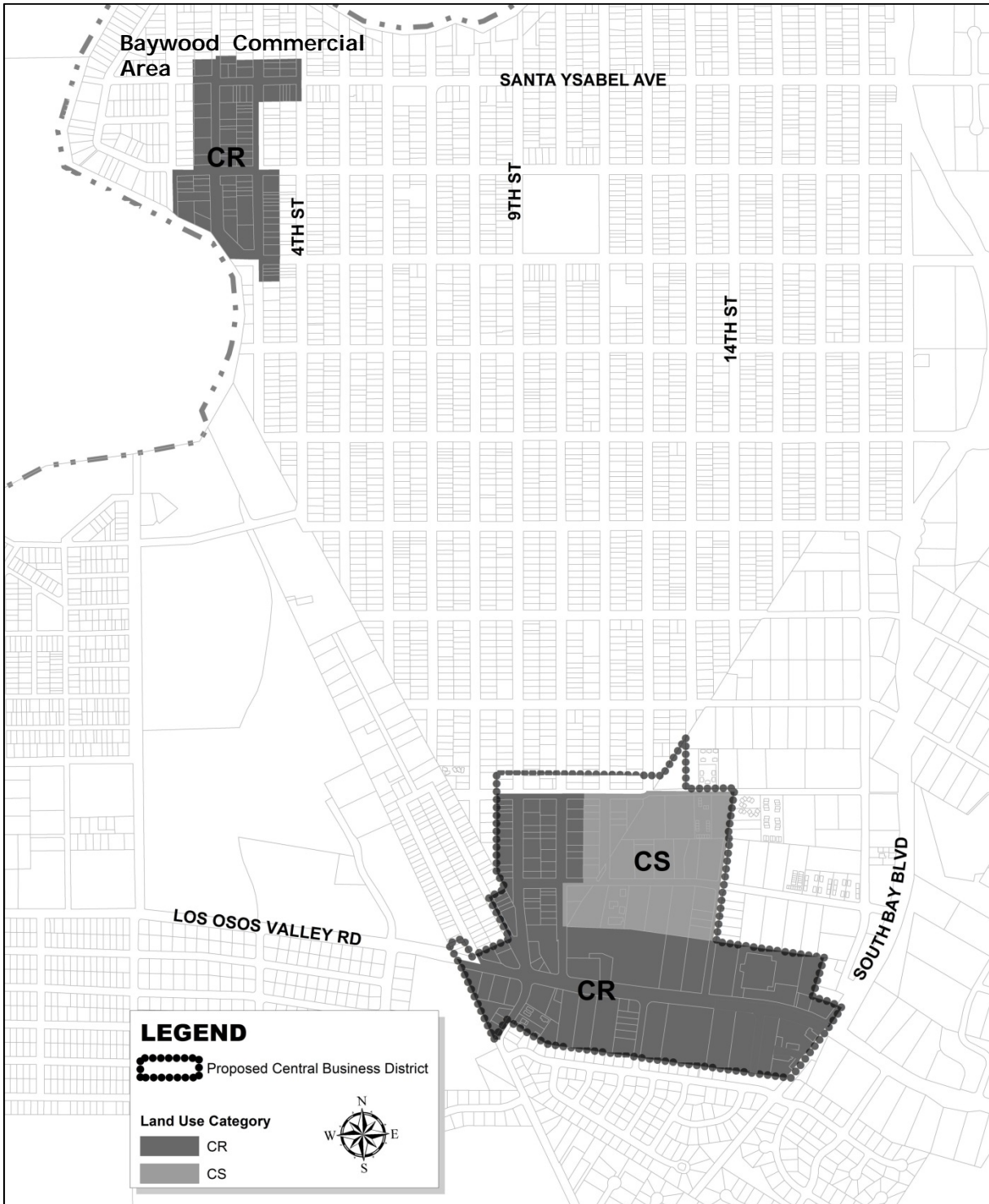
3.3.2 Baywood Commercial Area

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

3.3.3 Commercial Service within the Central Business District

This 24-acre area, located along Los Olivos Avenue and the south side of Santa Ynez Avenue (primarily between 10th Street and Fairchild Way) is home to a variety of existing businesses, but also contains several vacant or under-utilized parcels. This land use category provides an opportunity to attract more businesses that provide head-of-household jobs. However, the size, scale, and design of such facilities must be consistent with the existing small-town character of Los Osos and compatible with adjacent residential and retail development.

FIGURE 3-3: Commercial Areas in Los Osos



3.4 Mixed Use

There are three areas in the community which feature multiple land use categories (see Figure 3-4):

3.4.1 Morro Shores Mixed Use Area (RMF, RSF, CS)

Much of the Morro Shores Area is designated as the Morro Shores Mixed Use Area that is included in the RMF, RSF and CS land use categories (see Figures 3-4 and 7-24). It occupies a key, central location in the community where a combination of multi-family and single family residential, commercial service and lodging uses can be developed as part of an overall plan. Higher intensity residential uses are encouraged in order to provide opportunities for a variety of housing types for different income levels, including senior housing. A multi-use business or commerce park is desirable in order to offer opportunities for local employment. These uses would be included in a master Development Plan or a specific plan that determines the precise location and extent of development.

New development should include efficient pedestrian, bicycle and vehicular connections to other neighborhoods and important activity centers within the community.

3.4.2 Midtown Area (PF, REC)

This is the site of a previously proposed wastewater treatment plant. The County now owns this site and has restored the site as part of the community wastewater project (a condition of the Coastal Development Permit issued by the Coastal Commission). The site is next to the Los Osos Community Park and the community library and would be an appropriate site for additional park and community facilities. However, the County would need to amend the Coastal Development Permit for the wastewater project in order to allow other community uses on this site. Such uses could include outdoor sports and recreation, public assembly and entertainment, temporary events, water wells and impoundments, outdoor retail sales, and offices.

3.4.3 West of South Bay Boulevard. Mixed Use Area (RMF, REC)

The West of South Bay area is made up of a group of vacant parcels west of South Bay Boulevard in close proximity to the Los Osos Middle School. This area is ideal for a mix of residential and neighborhood serving uses. The overall density is proposed at seven units per acre; however, some portions may support up to 15 units per acre for multi-family housing and 26 units per acre for senior citizen housing. Additionally, park and recreational uses are encouraged. Neighborhood commercial uses are limited to food and beverage retail sales, general merchandise, and personal care uses.

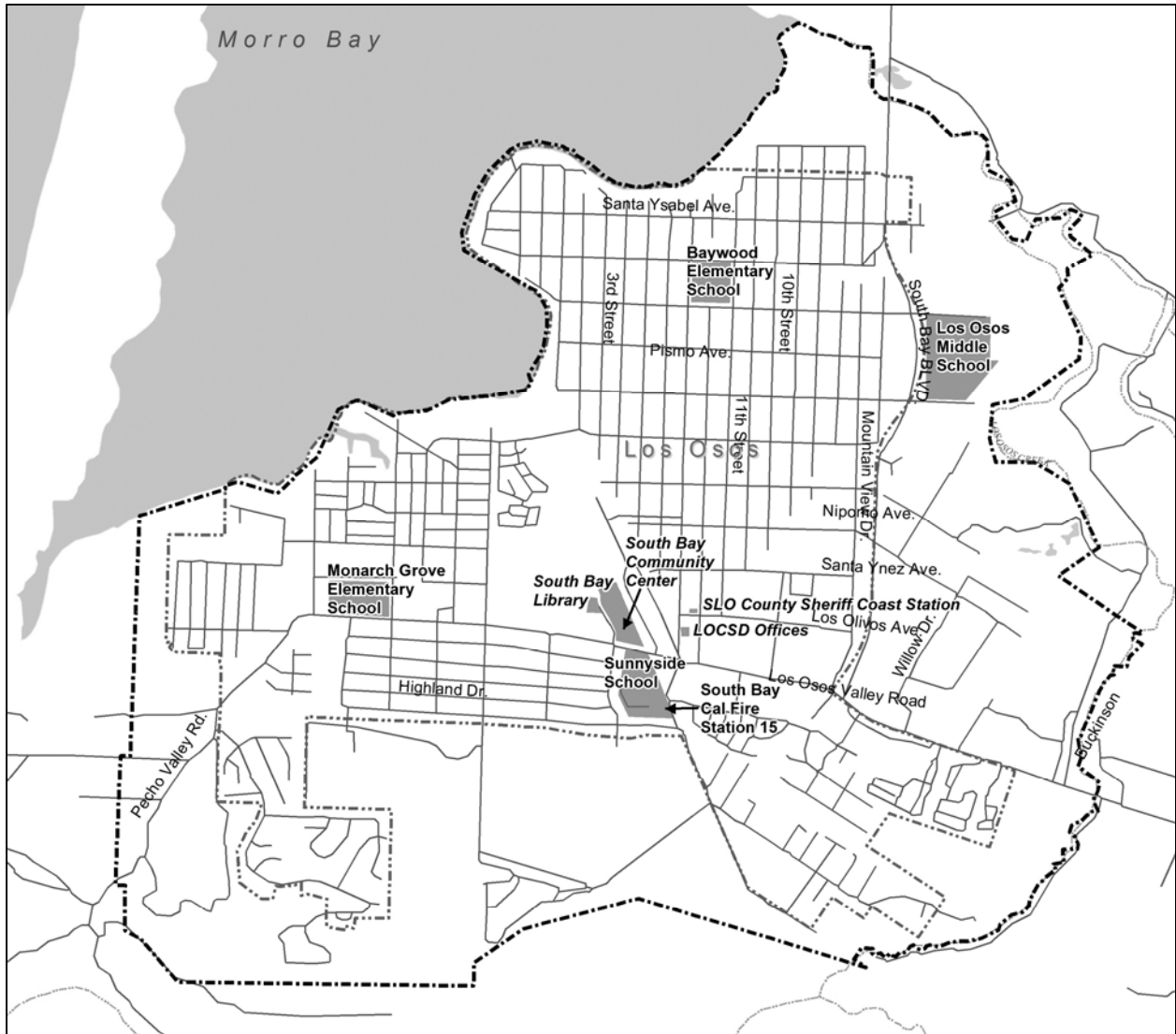
FIGURE 3-4: Mixed Use Areas in Los Osos



3.5 Public Facilities

Most community facilities are located within the Public Facilities land use category. These facilities include schools, community drainage basins, a community leach field, the South Bay Fire Department station, and the library. Existing and proposed schools and a proposed government center are discussed in Appendix E, Status of Public Facilities, and in Chapter 2, Community Plan Policies. Existing public facilities are noted in Figure 3-5 and proposed public facilities (parks) are noted in Figure 3-6.

FIGURE 3-5: Existing Public Facilities in Los Osos



Note: Not all public facilities are located within the Public Facilities land use category. Proposed public facilities are shown on the combining designations maps.

FIGURE 3-6: Proposed Public Facilities in Los Osos



3.6 Open Space

Properties included in the Open Space category have been acquired primarily for habitat protection. Several of these properties compose a greenbelt around the periphery of Los Osos.

The Morro Coast Audubon Society, a private, non-profit conservation organization, manages properties that are included in the Open Space land use category. One property is the Sweet Springs Marsh, a nature preserve open to the public. Deed restrictions placed on that property by the State of California prohibit any additional improvements. Another property managed by the Morro Coast Audubon Society also contains wetlands and is located adjacent to Morro Bay, opposite the intersection of 3rd and Paso Robles Streets.

3.7 Recreation and Tourism

Tourist-oriented development such as hotels is found in the Recreation and the Commercial Retail land use categories. There are also a limited number of residential vacation rentals in the community. The community's shoreline is a special place where many passive recreation areas are located, such as Sweet Springs Nature Preserve, the Elfin Forest, Audubon 3rd street Lookout, and street-end easements. Local residents and tourists enjoy the shoreline.

The Recreation land use category includes areas for parks, special recreation activities and lodging facilities. It also includes environmentally sensitive areas used for passive recreation. When additional park and recreation facilities are acquired for public use, the land use categories of those areas should be changed to Recreation or Open Space, depending on site sensitivity, through future general plan amendments.

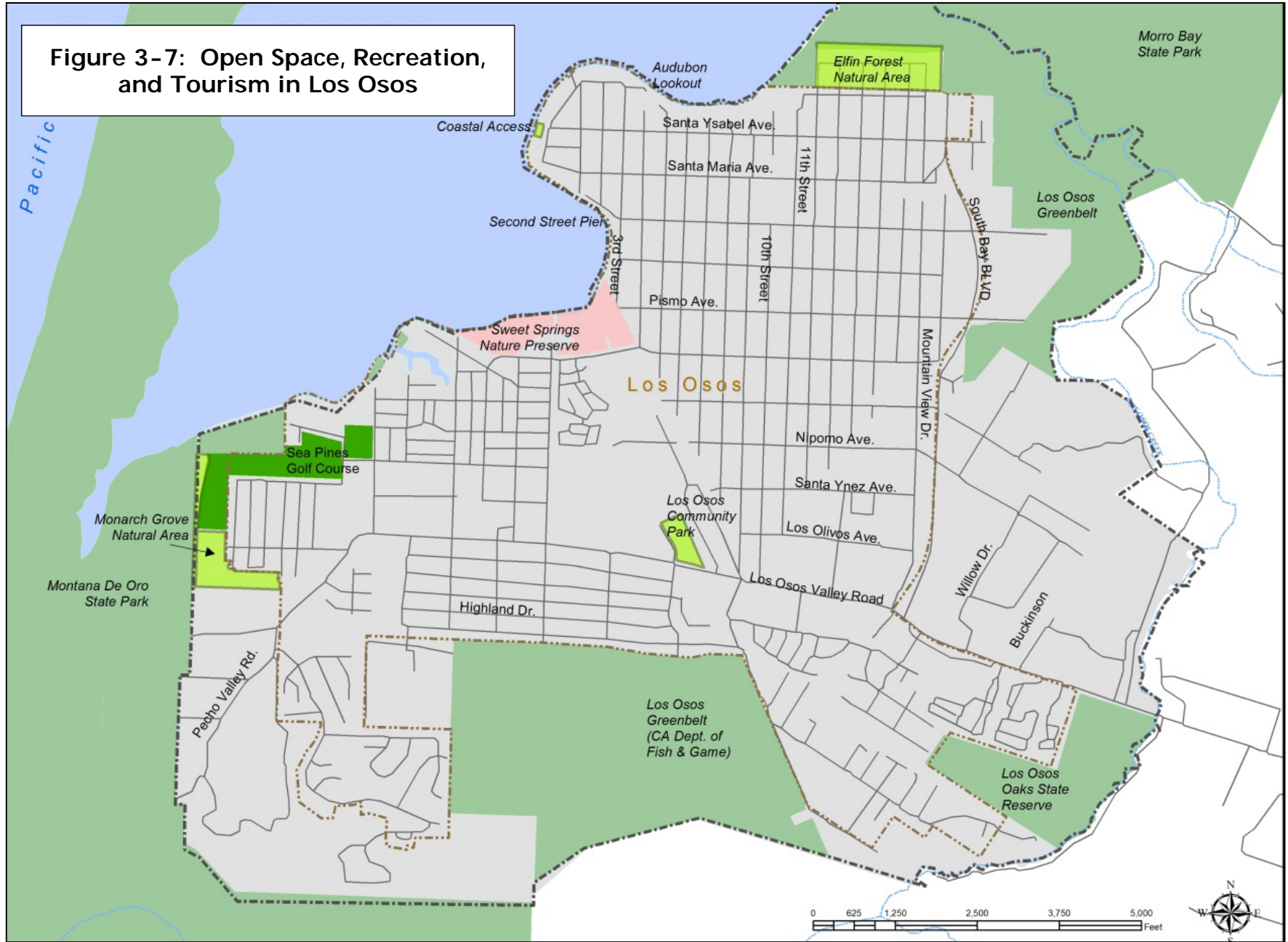
Recreation land in Los Osos may be divided into active and passive recreation areas. Active recreation areas include community parks, areas for special recreation activities and tourist lodging facilities. Passive recreation areas have limited or no access and are intended for protection of their natural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

3.7.1 Parks

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 indicate that a reasonable goal for the amount of parkland needed is a minimum of three acres of parkland per 1,000 people. Using this guidance, new parkland is needed for the current population of Los Osos. The County should work with the community to develop sufficient parkland (neighborhood and community parks and recreation facilities) to accommodate the needs of existing and future populations. Proposed programs to provide more parks for Los Osos are discussed in Chapter 2, Community Plan Policies.

Figure 3-7: Open Space, Recreation, and Tourism in Los Osos



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Chapter 4: Environmental Resources



4.1 The Environmental Setting

Los Osos and the surrounding lands occupy a varied landscape created from a complex geological history that resulted in sand deposits. These sand deposits host a unique ecosystem of dune and coastal scrub communities. The sandy soil, known as Baywood fine sand, combines with the region's maritime climate to create a mosaic of natural communities, including coastal scrub, maritime chaparral, and coast live oak woodland. These communities support unique and diverse collections of plants and animals. The unique ecosystems and resources in the region have given rise to a large number of species that are native to the area but have a limited range.

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.

4.2 Biological Resources

The Los Osos community consists of six main vegetation types: coastal sage scrub, central maritime chaparral, woodland, grassland, wetland, riparian and "other." Other habitats are vegetation types that are highly influenced by human activities, such as urban, planted and agricultural landscapes. The Los Osos community is home to several species protected by federal and state agencies. The California Department of Fish and Wildlife's California Natural Diversity Database, the California Native Plant Society, and the United States Fish and Wildlife Service Environmental Conservation Online System together list 143 special status plants and animal species occurring in the community of Los Osos.

The dominant habitat type in Los Osos is coastal sage scrub. Larger undisturbed areas of coastal sage scrub occur primarily within the greenbelt. Many smaller vacant lots in the urbanized areas of Los Osos also support remnant patches of coastal sage scrub. Along the southern-most fringe of the Los Osos area, coastal sage scrub integrates with maritime chaparral and coast live oak woodland. Along the eastern edge of the community, the Los Osos creek corridor meanders in a northwesterly direction. Portions of this corridor contain well-developed riparian forest and riparian scrub. More discussion regarding sensitive plant and animal species can be found in the Combining Designation section of this chapter.

4.3 Cultural Resources

The history of Los Osos dates back to a 10,000-year span of occupation by Native American people. The Native Americans inhabiting the Morro Bay region were hunter-gatherers who spoke the Obispeño language of the Chumash language family. These people apparently shared a greater number of cultural traits with their Salinan neighbors to the north than with their Chumash language-group relatives of the Santa Barbara Channel region to the south. Obispeño Chumash hunter-gatherers made a variety of stone, bone, and shell tools and used vegetal materials such as tule balsa for canoes, and various grasses and thatch for construction of houses and sweat lodges.

Population densities for the Morro Bay area were apparently relatively low, with native settlements consisting of seasonal settlement shifts from temporary camps to more centralized hamlets or villages. Marriage networks extended some 30 miles and in some instances created alliances and exchange networks between coastal and interior groups.

4.4 Water Resources

The sole water source for the Los Osos community and the surrounding area is groundwater from the Los Osos Groundwater Basin. The groundwater is withdrawn from the basin by private wells, for agricultural irrigation, and for municipal use by three principal water purveyors. The service districts for these municipal purveyors are shown in Figure E.2 in Appendix E.

The groundwater basin is made up of several aquifer layers underlying Los Osos and the surrounding area. The upper and lower aquifers are the main sources of municipal and domestic water supplies. Due to water quality degradation of the upper aquifer from septic systems (nitrates), the water purveyors have been pumping from the lower aquifer. Groundwater extractions have exceeded the sustainable yield of the lower aquifer in the western area; this has resulted in seawater intrusion.

The Los Osos Groundwater Basin is under adjudication in the case of *Los Osos Community Services District v Golden State Water Company, et al.* As a result of the adjudication, a Public Review Draft of the *Basin Plan for Los Osos Groundwater Basin (Draft Basin Plan)* was developed and then released in August 2013. The *Basin Plan* was prepared by the Los Osos Community Services District, Golden State Water Company, S & T Mutual Water Company, and the County.

The *Draft Basin Plan* calls for reduced pumping in the lower aquifer, a decrease in overall basin water demand, and an increase in water supplies in the upper aquifer and lower aquifer (in the central and eastern portions). In order to access these new water supplies, the water purveyors (with financial backing of the water consumers) will need to construct new infrastructure, for example, new groundwater production wells and distribution pipelines.

Sustainable yield of a groundwater basin can be defined as the maximum quantity of water that can be annually withdrawn from a groundwater basin over a long period of time (during which water supply conditions approximate average conditions) without developing an overdraft condition. The *Draft Basin Plan* estimates the current sustainable yield at 2,450 acre-feet per year (AFY). Depending upon which implementation programs are undertaken, the sustainable yield could rise as high as 4,170 AFY under an aggressive implementation scenario. Under the *Draft Basin Plan's* recommendation, sustainable yield would increase to 3,000 AFY. For more information regarding the Basin Management Plan see Appendix E.2.

4.5 Combining Designations

Sensitive, scenic and other special features of the environment are identified by combining designations—special overlay categories applied in areas of the county with hazardous conditions or special resources. In these areas, careful consideration is needed with development projects to avoid adverse environmental impacts or effects of hazardous conditions on proposed projects. In some cases, specific standards have been adopted for an area where a combining designation is applied to development projects. These standards are found in Chapter 7, Planning Area Standards, in addition to the standards of Chapter 23.07 of the Coastal Zone Land Use Ordinance. The following sections describe the different combining designations, most of which are shown on the combining designation maps at the end of Chapter 7 and on the official maps, Part III of the Coastal Zone Land Use Element, on file in the County Department of Planning and Building. However, certain sensitive or special environmental features, due to their dynamic nature, cannot be mapped.

4.5.1 Local Coastal Program (LCP)

Coastal Zone (LCP). The coastal zone encompasses the entire Los Osos community. The LCP combining designation identifies specific programs to ensure that access to the shoreline is provided in accordance with the policy of the Local Coastal Plan.

4.5.2 Geologic Study Area (GSA)

Los Osos Liquefaction (GSA). Portions of the Los Osos urban area are subject to a high potential for liquefaction, as identified in the Safety Element of the general plan.

Ground Rupture (GSA) 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 boundary of the Estero Planning Area 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.

4.5.3 Flood Hazard (FH)

Los Osos Creek. This flood-prone natural drainage course should be maintained in its natural state to protect native vegetation and wildlife habitats.

4.5.4 Historic Site (H)

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.

4.5.5 Archaeologically Sensitive Area (AS)

This combining designation identifies areas of the community known for the potential to contain cultural resources. Applicants of development proposals in these areas are required to obtain a records check and a surface search prior to approval. Standards to protect resources are described in the LCP Policy Document and in Section 23.07.104 of the Coastal Zone Land Use Ordinance.

4.5.6 Sensitive Resource Area (SRA)

The following SRAs identify a variety of important natural resources such as wetlands, marshes, sand dunes, natural plant communities, habitat for rare and endangered plants and animals, and sensitive watersheds. Most of these areas are also designated as Environmentally Sensitive Habitats (ESHA). ESHAs are defined by the Coastal Act as "any area in which plant or animal life or their habitats are either rare or especially valuable because of their nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments." Other SRAs are for areas enabling scenic vistas to and along the coast that help assure public visual access to the coast. Areas with ecologically sensitive features that are listed in Chapter 7, Section 7.4 of this plan are considered SRAs, even if they are not so designated on the official maps of the Land Use Element. The SRA standards in Chapter 7 of this plan are consistent with and help implement the policies of the Conservation and Open Space Element and the Coastal Plan Policies.

A. Morro Bay Estuary and Shoreline

The purpose of the SRA standards for the following SRAs is to protect wetlands, riparian, 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, the California Department of Fish and Wildlife, and the US Department of Fish and Wildlife Service.

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

bird counts. More information and background regarding the Morro Bay Estuary can be found in Chapter 6 of the Estero Area Plan.

2. **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.
3. **Morro Bay Shoreline (SRA).** The Morro Bay tidelands and adjoining shoreline areas are important to the ecology of the bay and are also highly scenic. Marshlands and riparian areas are particularly important as a source of food and refuge for marine life and also provide feeding and nesting areas for a variety of waterfowl and shorebirds. Critical areas include the following:
 - a. **Sweet Springs, Cuesta-by-the-Sea Marsh, and Riparian Areas (SRA).** Cuesta-by-the-Sea Marsh is a saltwater marsh adjacent to Cuesta-by-the-Sea. Sweet Springs marsh is an unusual combination of a tidal salt marsh and a freshwater spring. Both are adjacent to and flow into Morro Bay. These areas are used as a feeding and resting area by many species of shorebirds and waterfowl.
 - b. **Los Osos Estuary (SRA).** This is a small estuary off Morro Bay at the mouth of Los Osos Creek near South Bay Blvd. Biotic communities represented here are a freshwater marsh, a salt water marsh, coastal scrub, and an estuarine community. The area provides habitat for many species of mammals, birds and fish, including endangered species.
 - c. **Elfin Forest (SRA).** The Elfin Forest is a publicly-owned and managed Natural Area identified in the Parks and Recreation 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 oak-manzanita vegetation. 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 (SRA).** This area is a narrow fringe of dune sands with planted Monterey cypress and pine trees rising above the bay and providing an exceptional close-hand view of the bay.
- B. **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.
- C. **Los Osos Oaks State Reserve (SRA).** The Los Osos forest is an 86-acre state park reserve containing outstanding examples of California pygmy oaks, which 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 includes a strip of open space preserved by the developer of Tract 527, but it is not open to public access.
- D. **Los Osos Creek (SRA).** The lower eight miles of the creek are 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.

E. **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.

F. **Los Osos Ecosystem (SRA).**

This Sensitive Resource Area combining designation is also an Environmentally Sensitive Habitat (Terrestrial Habitat). It is located along the southern slopes of the first range of the Irish Hills and to Los Osos Creek, except for the more developed “central urbanized area” of Los Osos (see Figure 4-3). The soils and climate within this area create a unique ecosystem that is found only within Los Osos. The vegetation or plant communities of the ecosystem support globally rare habitat in a unique composition of the following biological communities.

Much of the Sensitive Resource Area has been modified by human land use. Vegetation can reestablish after disturbances including agriculture, grazing, and other clearing, through natural succession or revegetation. Many native plants are adapted to natural disturbances and recolonize cleared areas from seed or vegetative materials (e.g. roots, rhizomes, and tubers). The three most prominent communities in this SRA are:

1. **Coastal Sage Scrub.** Relatively flat terraces adjacent to the Pacific Ocean, on dunes that are middle aged, largely support coastal sage scrub. This community is dominated by short to medium height, soft-woody shrubs including California sagebrush (*Artemisia californica*), coyote brush (*Baccharis pilularis*), California goldenbush (*Ericameria ericoides*), silver lupine (*Lupinus albifrons*), dune (or sand) almond (*Prunus fasciculata* var. *punctata*), dune lupine (*Lupinus chamissonis*), deer weed (*Acmispon glaber*), and black sage (*Salvia mellifera*). Herbaceous plants occur between shrubs, with common species including California croton (*Croton californicus*), wedgeleaf horkelia (*Horkelia cuneata*), rush rose (*Helianthemum scoparium*), and Common sandaster (*Corethrogyne filaginifolia*).
2. **Maritime Chaparral.** The Sensitive Resource area also features central maritime chaparral, which is dominated by sclerophyllous (hard-leaved) shrubs that features scattered trees and herbaceous plants in gaps in the shrub and tree canopy. This community is dominated by Morro manzanita— a shrub endemic to Los Osos ecosystem. Other common species include chamise (*Adenostoma fasciculatum*) coast live oak, wedge-leaf ceanothus (*Ceanothus cuneatus*), and sticky monkeyflower (*Mimulus aurantiacus*). Canopy gaps support a variety of subshrubs including California goldenbush and deer weed, as well as herbs such as wedgeleaf horkelia, seacliff buckwheat (*Eriogonum parvifolium*), California croton, and golden yarrow (*Eriophyllum confertiflorum*).

Central maritime chaparral forms a mosaic with coastal scrub and woodland communities. When compared with the coastal sage scrub, central maritime chaparral occurs on older dunes further inland and steeper slopes.

3. **Coast Live Oak Woodland.** The Sensitive Resource Area also supports vegetation dominated by stunted, wind-pruned coast live oaks, which are typically less than 30 feet in height. The understory of these ‘pygmy oaks’ can feature Morro manzanita,

wedgeleaf ceanothus, coffee berry, poison oak, and herbaceous species dominated by non-native annual grasses. These woodlands also support several rare lichens, including splitting yarn lichen (*Sulcaria isidiifera*). The coast live oak woodlands occur as a mosaic with maritime chaparral and coastal sage scrub.

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.

Due to their small geographic range, narrow habitat parameters, and small and declining populations, these four species have been listed as either threatened or endangered under the federal Endangered Species Act and/or California Endangered Species Act. In order to comply with these laws, landowners and others seeking to conduct projects that would impact these species or their habitats must receive an incidental take permit, from the US Fish and Wildlife Service (see Section 4.5.7 for information regarding Incidental Take Permits and the Los Osos Habitat Conservation Plan).

4.5.7 Endangered Species Act and the Los Osos Habitat Conservation Plan

What is an incidental Take Permit?

Incidental take permits are required when non-Federal activities will result in take of threatened or endangered species. A *Habitat Conservation Plan* or "HCP" must accompany an application for an incidental take permit. The habitat conservation plan associated with the permit ensures that the effects of the authorized incidental take are adequately minimized and mitigated.

What is "take?"

The Federal Endangered Species Act defines "take" as: to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct. Harm includes significant habitat modification where it actually kills or injures a listed species through impairment of essential behavior.

Los Osos Habitat Conservation Plan

The County is seeking a programmatic incidental take permit from the US Fish and Wildlife Service. The County, as the applicant, is requesting a permit term of 25 years to authorize take of covered species associated with covered activities in the Habitat Conservation Plan area, which is approximately 3,560 acres bounded by the Los Osos Urban Reserve Line. As the permittee, the County will have the ability to issue certificates of inclusion to confer incidental take coverage to landowners and other entities as long as their activities are included on the incidental take permit(s).

The Habitat Conservation Plan will identify the suite of activities that will be covered by the permit (covered activities), their anticipated impacts to the listed species covered by the permit (covered species), and the steps that the County and other plan participants will take to avoid, minimize, and mitigate the impacts of the covered activities on the covered species (the conservation strategy). Covered activities included in the Habitat Conservation Plan are:

- Commercial and residential development and redevelopment on privately-owned parcels;
- Public entity and private utility company facility and infrastructure development projects;

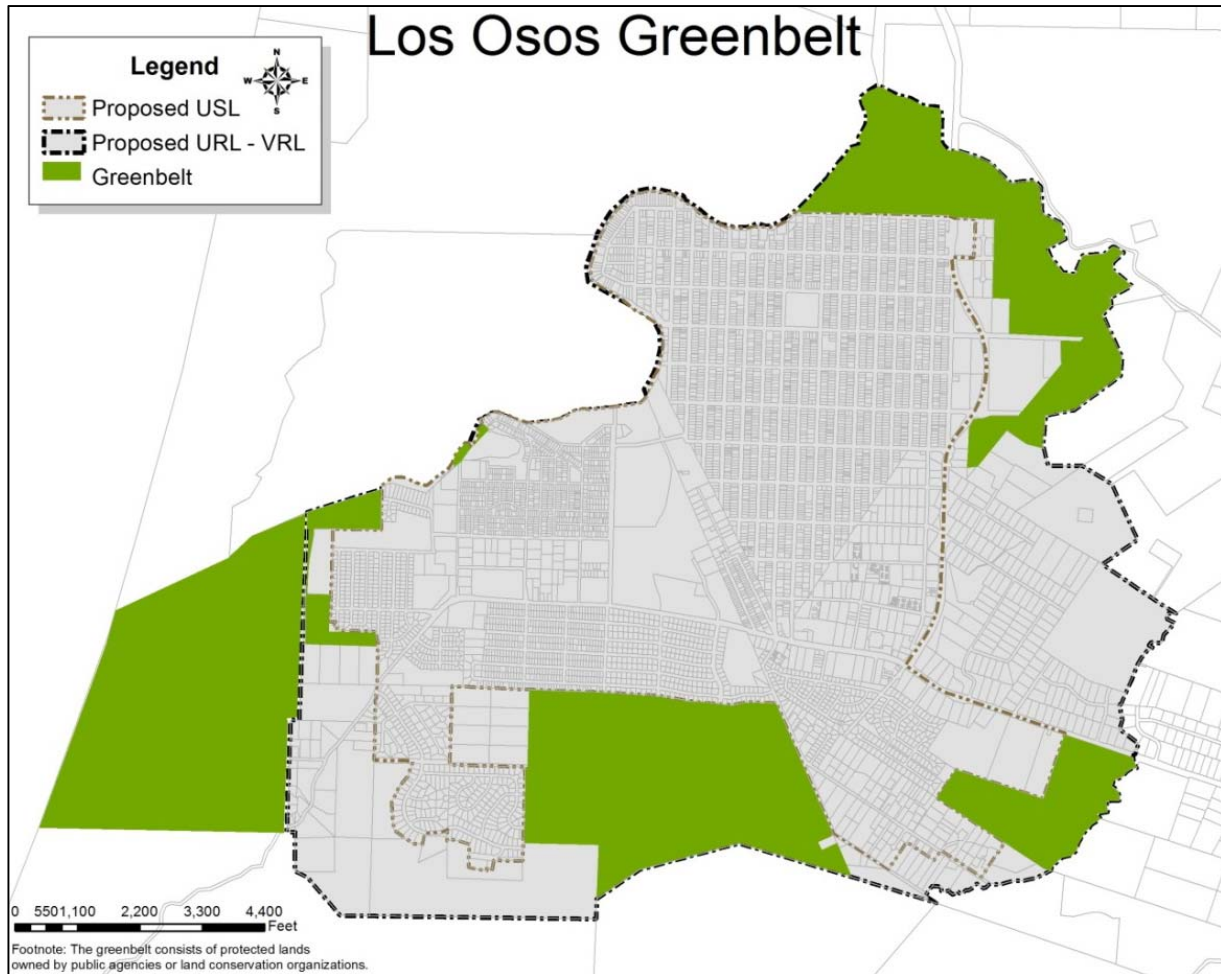
- Public entity and private utility company activities to operate and maintain, including repair and replace, existing facilities; and
- Activities conducted to implement the Habitat Conservation Plan conservation strategy.

The purpose of issuing a programmatic incidental take permit is to allow the County to authorize the covered activities while conserving the covered species and their habitats. Implementation of a programmatic, multi-species Habitat Conservation Plan, rather than a species-by-species or project-by-project approach, will maximize the benefits of conservation measures for covered species and eliminate potentially expensive and time-consuming efforts associated with processing individual incidental take permits for each project within the proposed Habitat Conservation Plan area. Adoption of the Habitat Conservation Plan and issuance of the incidental take permit(s) will facilitate a streamlined permitting process and also provide a cohesive conservation strategy managed by one entity with a single funding source. The Conservation strategy will focus on expansion, conservation, maintenance, and enhancement of the Los Osos greenbelt (see Figure 4-1).

To mitigate the effects of the covered activities on the covered species, which could otherwise threaten their persistence, the County will be responsible for the implementation of the LOHCP conservation program—a comprehensive program designed to avoid, minimize, and mitigate the impacts of the covered activities to the maximum extent practicable. Given the rarity of these narrowly endemic covered species, this regional plan is also designed to contribute to their recovery, by arresting and reversing threats to survival to ensure long-term persistence.

The LOHCP will be implemented by the Implementing Entity, in coordination with the County and the US Fish and Wildlife Service (USFWS) who will ensure compliance with the permits.

FIGURE 4-1: Los Osos Greenbelt



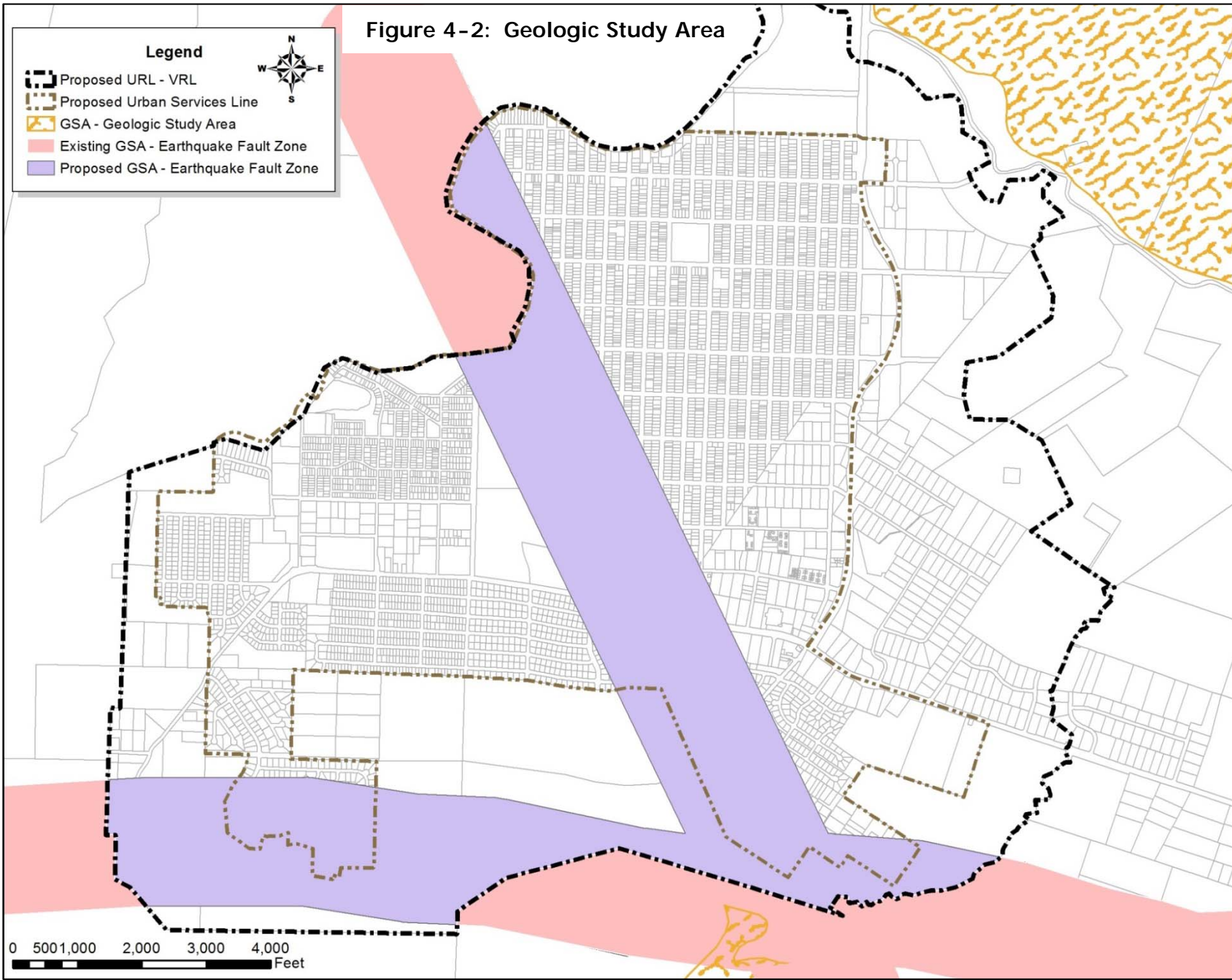


Figure 4-3: Los Osos Ecosystem Environmentally Sensitive Habitat Area (ESHA)

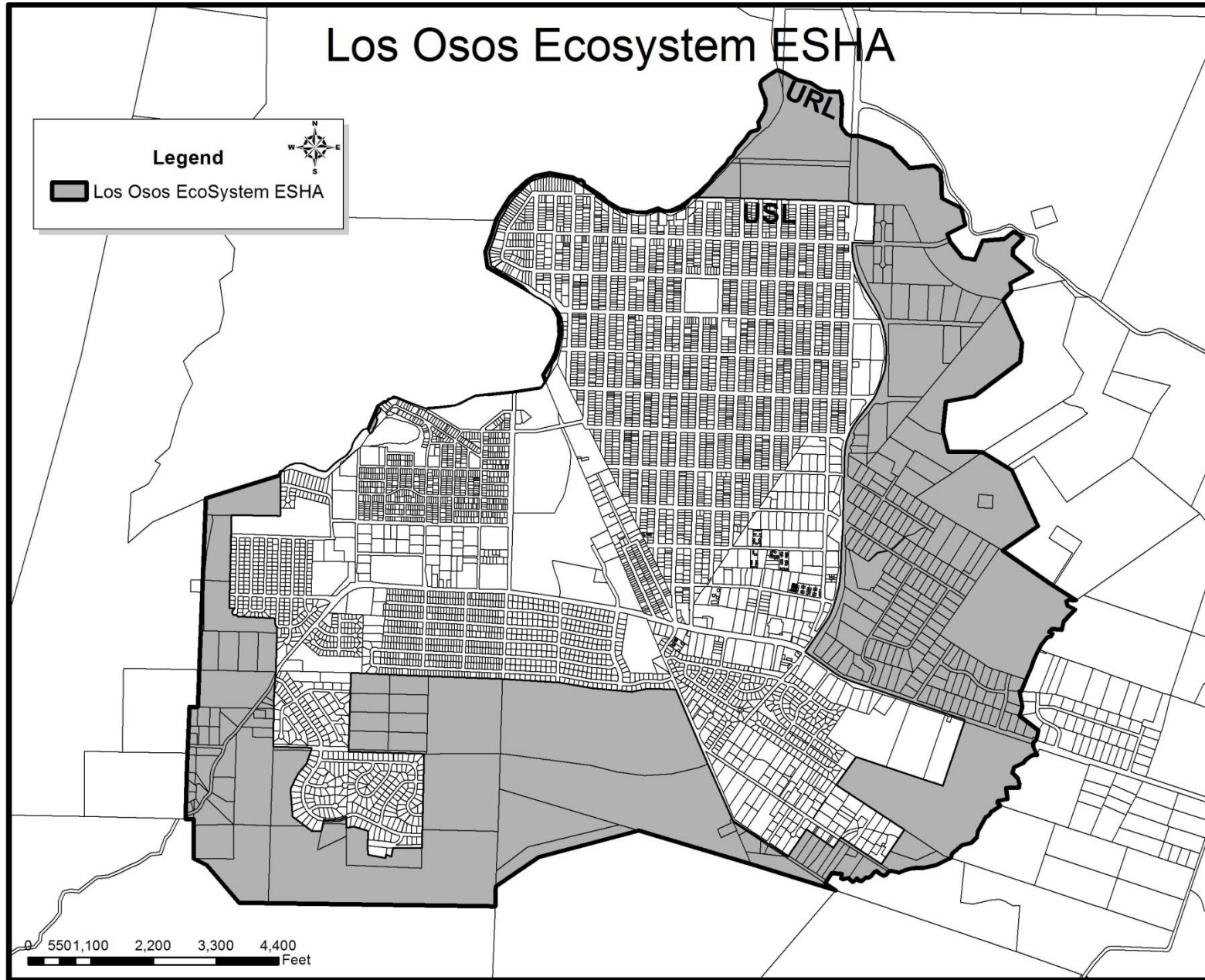
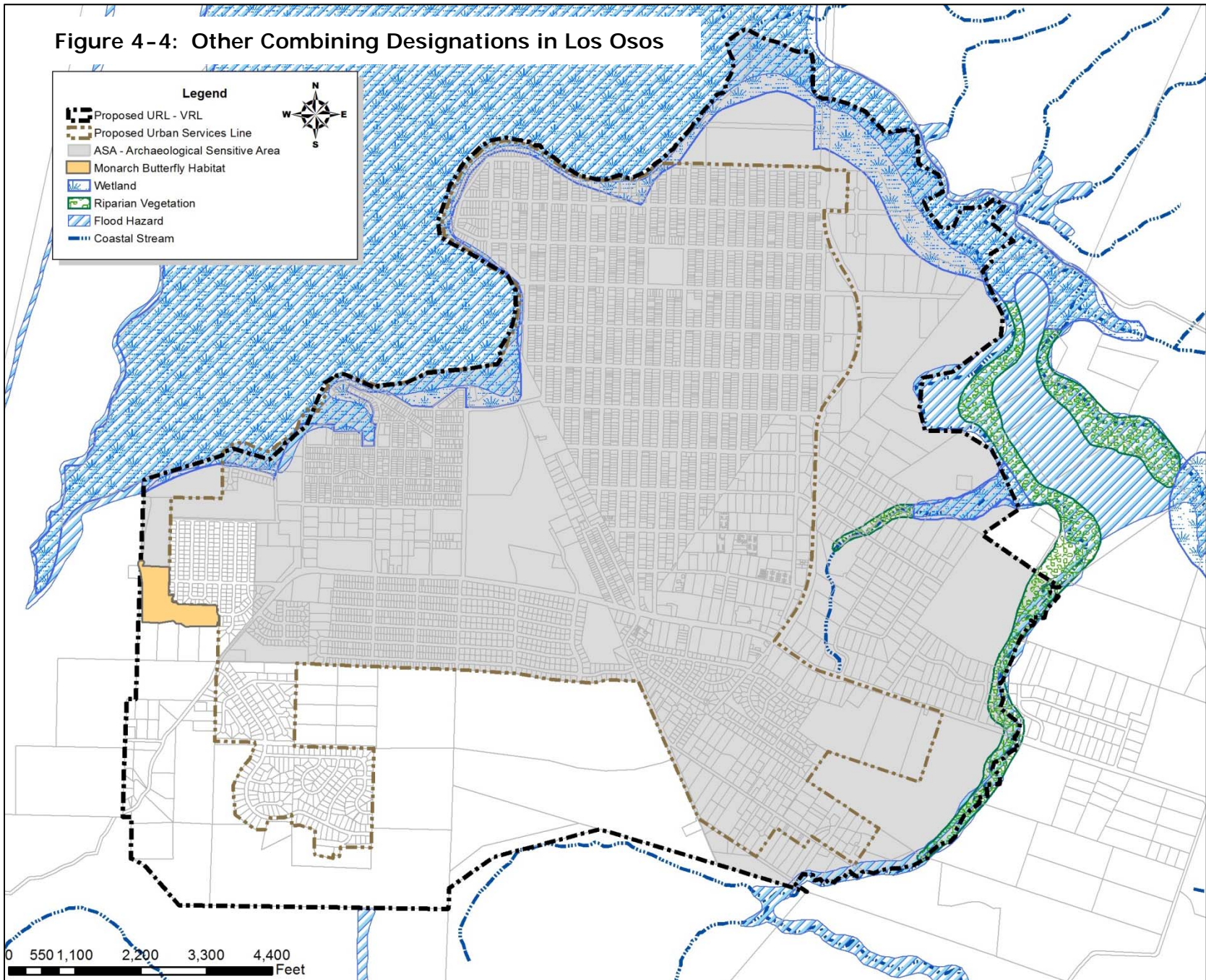


Figure 4-4: Other Combining Designations in Los Osos



Chapter 5: Circulation Element



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

This chapter implements the goals, objectives and policies of the Circulation Element in Framework for Planning, Coastal Zone, a part of the LCP. That element, together with this chapter, constitutes the Circulation Element of the general plan for Los Osos.

Additional documents that address transportation and circulation in Los Osos include the following:

This chapter also includes information and provisions from the following documents:

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

- The 2014 Regional Transportation Plan (RTP) & Sustainable Communities Strategy (SCS) to be adopted by the San Luis Obispo Council of Governments
- The County Bikeways Plan, adopted by the Board of Supervisors in 1994 and subsequently amended
- The Parks and Recreation Element of the County General Plan, adopted by the Board of Supervisors in 2006
- The revised Draft Environmental Impact Report for the Estero Area Plan Update, 2003 [information from a new Environmental Impact Report for this Community Plan will be incorporated into the Public Hearing Draft Community Plan as needed]
- The 2008 Draft Los Osos Valley Road Corridor Study
- The 2013 Park and Ride Lot Development Study adopted by the San Luis Obispo Council of Governments

This chapter deals with circulation issues, including those relating to coastal access. For more information on coastal access, please refer to Chapter 6, Coastal Access, in this Plan.

The California Complete Streets Act (2011) requires that jurisdictions address the needs of all users of public roadways when updating General Plan documents. Users of public roadways include motorists, pedestrians, bicyclists, children, persons with disabilities, seniors, movers of commercial goods, and users of public transportation. Planning a “complete street” means taking the safety, convenience, and comfort of all of these users into account. Features of a “complete street” could include:

- Sidewalks
- Shared-use paths
- Bicycle lanes
- Paved shoulders
- Street trees and landscaping
- Planting strips
- Accessible curb ramps
- Crosswalks
- Pedestrian signals
- Signs
- Street furniture
- Bicycle parking facilities

Complete Streets

“**Complete Streets**” are designed for *everybody*, not just the motorist. The principle behind complete streets is that **all users**, regardless of age, ability, or transportation mode should be able to **safely access** the public street system. Concerns for safety, particularly on high-speed roads with no bicycle lanes or sidewalks, are often cited as reasons people choose not to cycle or walk.

BENEFITS OF COMPLETE STREETS:

- Safety
- Public Health – increased walking and cycling.
- Aesthetics – a visually pleasing public environment

5.1 Circulation Issues

5.1.1. Existing Deficiencies

Existing circulation deficiencies in Los Osos are identified in the *Los Osos Circulation Study*. In addition; Appendix F contains a discussion of both County-identified deficiencies and deficiencies identified by the community Appendix F.1.

Table 5-1, below, summarizes the circulation deficiencies identified by the County:

Table 5-1: Circulation Deficiencies Identified by the County	
Location	Deficiency
Los Osos Valley Road	<i>9th Street to Pine Avenue</i> : roadway capacity; pedestrian amenities.
Ramona Avenue	Capacity and alignment of intersections at 4 th and 9 th Streets.
Doris Avenue	<i>Rosina Drive to South Court</i> : unimproved roadway segment.
Pine Avenue	Pedestrian obstacles, narrow right-of-way.

Other deficiencies and perceived problems have been identified by the community (see Table 5-2 below), but they cannot be measured against an engineering standard. Instead, they are based on people's perceptions, which affect how people make their transportation choices. Those deficiencies may also need to be addressed

Table 5-2: Circulation Deficiencies Identified by the Community	
<i>Specific deficiencies identified by the community</i>	
Location	Deficiency
Los Osos Valley Road	<i>Los Osos Creek to 9th Street</i> : Traffic speed; unsafe pedestrian crossings.
<i>General deficiencies identified by the community</i>	
Deficiency	Explanation
Traffic speed	Traffic routinely exceeds posted speed limits on many streets such as Santa Ysabel Avenue, South Bay Boulevard, Los Osos Valley Road, Bayview Heights Drive, and Rodman Drive.
Unpaved roads	Unpaved roads cause inefficient traffic patterns, create excessive dust, and discourage bicycle and pedestrian travel.
Pedestrian and bicycle facilities	There is a lack of adequate and convenient system of bicycle and pedestrian facilities to connect residential areas, schools, and commercial areas.
Regional transit service	Ridership on buses is low, service is infrequent, bus stops are inaccessible and/or unsheltered, and few incentives exist for transit ridership.

5.1.2. Future Needs

In addition to improvements needed to correct existing deficiencies, other street and intersection improvements will be needed as the community grows. Some examples are shown below. Some more specifics are given in Section 5.2, Circulation Improvements.

- A. A continuous center turn lane on Los Osos Valley Road west of Palisades Avenue.
- B. A north–south connection west of the central business district between Los Osos Valley Road and the El Moro and Baywood commercial areas.
- C. Ramona Avenue as a proposed east–west connection between South Bay Boulevard, the west end of the El Moro Area, and the Cuesta–by–the–Sea area.
- D. Signalization at several intersections along Los Osos Valley Road and South Bay Boulevard as noted in the *Los Osos Circulation Study*.
- E. Preservation of rights–of–way and offers of dedication for road easements and other accessways in order to preserve public access to the bay front and public recreation areas, and to complete and maintain the circulation system. This is needed in order to provide maximum flexibility in responding to the future transportation needs of the community.
- F. Center landscaped medians on Los Osos Valley Road from South Bay Boulevard to west of Bush Drive to reduce travel speeds, enhance pedestrian crossing and manage road intersection access.
- G. Improve pedestrian circulation along Pine Avenue with parking restrictions securing additional right of way for widening improvements, undergrounding utilities, relocating encroachments, or using the proposed Broderson Avenue Class I trail alignment as the preferred pedestrian route.

5.2 Circulation Improvements

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

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

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

5.2.1. Roads

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

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

A. Arterial, Collector, and Local Roads

Table 5-3 summarizes the needed circulation improvements to roads in the community of Los Osos. Further discussion of specific improvements is contained in Appendix F.2.

B. Los Osos Valley Road Corridor

On July 24, 2007, the Board of Supervisors approved preparation of the Los Osos Valley Road Corridor Study. The study was developed to define a specific set of guidelines and serve as an overall master plan that will guide future circulation improvements within the Los Osos Valley Road right-of-way between the Los Osos Creek bridge and Bush Drive. Community meetings were held with the Los Osos Advisory Council (LOCAC), its Visioning and Transportation Circulation Committees, the general public, and County Public Works. These meetings resulted in release of the community-sponsored Draft Los Osos Valley Road Corridor Study in November of 2008.

<u>Roadway Types</u>
ARTERIAL – Roads that carry a large volume of traffic between population centers and principal arterial roads. (e.g. highways).
COLLECTOR – Roads that enable traffic to move from local streets to arterials and activity centers.
LOCAL – Low capacity roads that provide primary access to adjacent parcels.

The study’s recommendations are reflected in Table 5-3 and are discussed in further detail in Appendix F.2. They seek to strike a balance between maximizing traffic flow for passers-through and providing for the safety and convenience of pedestrians, cyclists and local traffic on this road that serves the central business district.

C. Traffic Calming

Residents in Los Osos have shown interest in a comprehensive approach to slow-down traffic in residential and commercial neighborhoods. Slower traffic can make neighborhoods safer, quieter, more conducive to walking and bicycling, and more livable, with a greater sense of community. A variety of "traffic calming" measures can be used to slow traffic, including reducing widths of existing streets and designing narrower streets in new land divisions. Some measures involve landscaping, which can also make neighborhoods more attractive. Specific traffic calming measures may be approved by the County Public Works Department.

Table 5-3: Needed Circulation Improvements	
<i>Arterial Roads</i>	
Los Osos Valley Road <i>Corridor-wide</i>	<ul style="list-style-type: none"> Center medians in the downtown corridor Traffic calming measures
<i>Doris Avenue to Palisades Avenue</i>	<ul style="list-style-type: none"> Widen and provide a continuous center left turn lane Multi-use trail (north side)
<i>Bush Drive to Sunset Drive</i>	<ul style="list-style-type: none"> Raised median Right turn deceleration lane at Bush Drive Traffic median to restrict left turns at Bush Drive Synchronize traffic signals Pedestrian striping/pavers at Bayview Heights Drive and 10th Street Sunset Drive intersection improvements
<i>Sunset Drive to South Bay Boulevard</i>	<ul style="list-style-type: none"> Traffic signal and intersection improvements at Fairchild Way. Synchronize traffic signals Pedestrian striping/pavers at South Bay Boulevard “Gateway feature” at South Bay Boulevard
<i>South Bay Boulevard to Los Osos Creek</i>	<ul style="list-style-type: none"> Pedestrian trail
<i>Within the CBD</i>	<ul style="list-style-type: none"> Streetscape improvements
South Bay Boulevard	<ul style="list-style-type: none"> Intersection improvements at Los Osos Valley Road Future intersection with Ramona Avenue extension Multi-use trail (east side)
<i>Collector Roads</i>	
Ramona Avenue	<ul style="list-style-type: none"> Realign intersection at 4th Street Complete roadway from 10th Street to South Bay Boulevard
Ravenna Avenue	<ul style="list-style-type: none"> Extend between Los Osos Valley Road and Ramona Avenue as development occurs
Skyline Drive	<ul style="list-style-type: none"> Complete roadway between Doris and Pine Avenues Extend the street eastward to Palisades Avenue Acquire right-of-way and extend the street eastward from Palisades Avenue to Nipomo Avenue (at 7th Street) as development occurs
Doris Avenue	<ul style="list-style-type: none"> Complete roadway from Rosina Avenue to South Court
Fairchild Way	<ul style="list-style-type: none"> Signalize intersection with Los Osos Valley Road Extend the street northward to Nipomo Avenue
<i>Local Roads</i>	
Van Beurden Drive	<ul style="list-style-type: none"> Extend the street westerly to provide access for nearby parcels
Baywood Park grid	<ul style="list-style-type: none"> Improve local roads to complete the established grid system

Figure 5-1: Los Osos Valley Road – Cross Section with Median

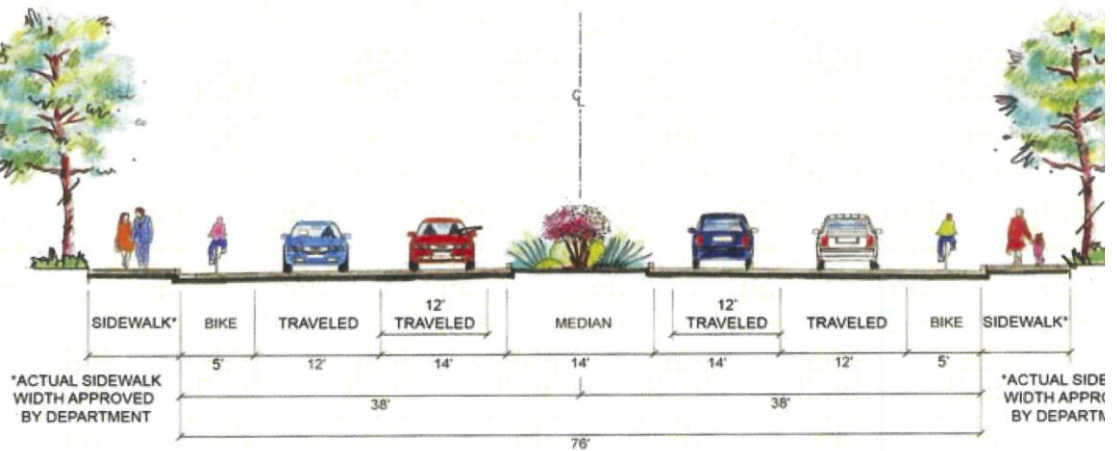
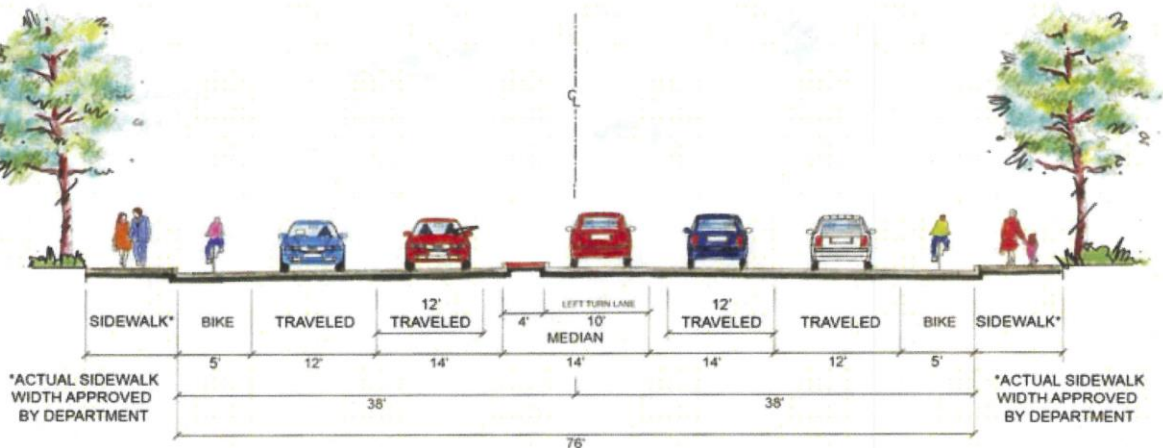


Figure 5-2: Los Osos Valley Road – Cross Section with Left Turn Lane



D. Trees

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

Improperly located trees may impede sight distance and their roots may cause damage to road and sidewalk improvements. Left unmaintained, trees and other vegetation may become an eyesore or hazard to the public. Therefore, prior to planting within the right-of-way, an encroachment permit must be issued by the County Public Works Department. The permit provisions will ensure correct siting of the tree and establish the ongoing maintenance responsibly, typically assigned to the fronting property owner.

Figure 5-3: Illustration of Los Osos Valley Road Corridor Improvements

Western Segment - Bush Drive to Sunset Drive



Eastern Segment - Sunset Drive to South Bay Boulevard



5.2.2. Bicycle, Pedestrian and Equestrian Facilities

This plan places great importance on development of alternative means of travel as a way of providing “complete streets” for all users of public roadways. For a complete identification of proposed improvements and more details, please refer to the Parks and Recreation Element and the County Bikeways Plan. The current recommendations of those plans are generally reflected in the following discussion, but recommendations may change as those plans are periodically updated. The maps in Chapter 6 depict existing and proposed coastal access.

A. Bikeways

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

The County Bikeways Plan includes an extensive network of community bikeways. Class I paths are planned along some “paper street” rights-of-way and several existing and proposed roads. Class II bicycle lanes are planned for several roads. Class III bicycle routes are planned for several low-volume local streets in order to encourage bicycles to use those streets as parallel routes to the major arterials and collectors in the community.

B. Pedestrian Facilities

This plan emphasizes the importance of providing coastal access and making Los Osos pedestrian-friendly, especially within the central business district and Baywood commercial area. This can be accomplished through land use planning and design (see Chapter 7) and by providing for interconnected systems of sidewalks, trails and other pedestrian routes.

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

C. Multi-Use Trails

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

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

5.2.3. Public Transit

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

The following are the recommended transit improvements:

- A. Increase the Frequency and Hours of Service, Areas Served, and Destinations Served.** Examples include providing: twice-per-hour service for the Los Osos bus loop; daily express buses throughout the day to Morro Bay, Cuesta College, Cal Poly, and San Luis Obispo; and service to currently unserved neighborhoods. Bus routes should be carefully determined so that future road work can take potential traffic calming measures into account with design.
- B. Provide a more appropriately located, well designed and easily accessible park and ride lot.** Existing park and ride lots have been identified by SLOCOG and published in its 2013 Park and Ride Study. This study also provides recommendations on securing new Park and Ride sites that could be implemented by the community.
- C. Improve the Performance of Transit Service.** Examples include:
 - 1. Identify key focus points with regional transit access for large buses with passenger amenities (schedule and route information, shelters, benches) and minimize the costly deployment of regional transit buses along local, narrow streets without sidewalks.
 - 2. Provide a permanent park and ride lot, mostly for ridesharing.
 - 3. Provide a future transfer node between the South Bay and Morro Bay Dial-A-Ride vans to minimize the need for multiple transfers to and from regional buses.
 - 4. Integrate local transit with school buses.
- D. Assure Safe and Convenient Access to ADA-Compliant Bus Stops.** Examples include providing bus shelters, wheelchair ramps, lighting, secure bike racks at the park and ride lot, and landscaped walkways to bus stops.

Other recommendations include improving public transportation awareness and education, improving passenger comfort and convenience, and improving reliability.

5.3 Other Strategies to Reduce Auto Dependency

5.3.1. Transportation Demand Management (TDM)

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

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

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

- A. **Marketing and Commuter Information Programs** provide information about carpools, vanpools, and other alternatives to single-occupant automobile travel.
- B. **Transit and Ridesharing Incentives** make carpooling, riding the bus, walking, and bicycling more attractive. Incentives may include preferential carpool or vanpool parking, various employer subsidies for vanpooling and transit use, and other financial incentives.
- C. **Transit Service Improvements** can make transit use more attractive. Examples are increasing the number of daily bus trips and the frequency of service, adjusting routes to better serve riders, improving reliability of bus schedules, making it safer and more convenient to get to bus stops, and reducing fares.
- D. **Parking Management Programs** apply primarily at major employment centers such as the City of San Luis Obispo and Cal Poly State University. They discourage single-occupant automobile travel by limiting the supply of free parking.
- E. **Alternative Work Schedules** can reduce peak-hour traffic. They include 4-day work weeks, flexible schedules that accommodate carpools, staggered work hours, and telecommuting.
- F. **Land Use** and circulation policies, standards and programs are included in this plan to help reduce auto dependency and offer more transportation choices. Examples include emphasizing infill development within compact communities, offering incentives for mixed use development, providing for minimum multi-family densities, encouraging pedestrian-oriented development through development and design standards, and encouraging more employment opportunities.

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

- Reduce parking requirements and establish maximum amounts of parking as alternatives to auto travel become more available.
- Increase opportunities for neighborhood shopping by creating additional neighborhood-serving retail commercial in convenient locations.

Figure 5-4: Circulation Plan

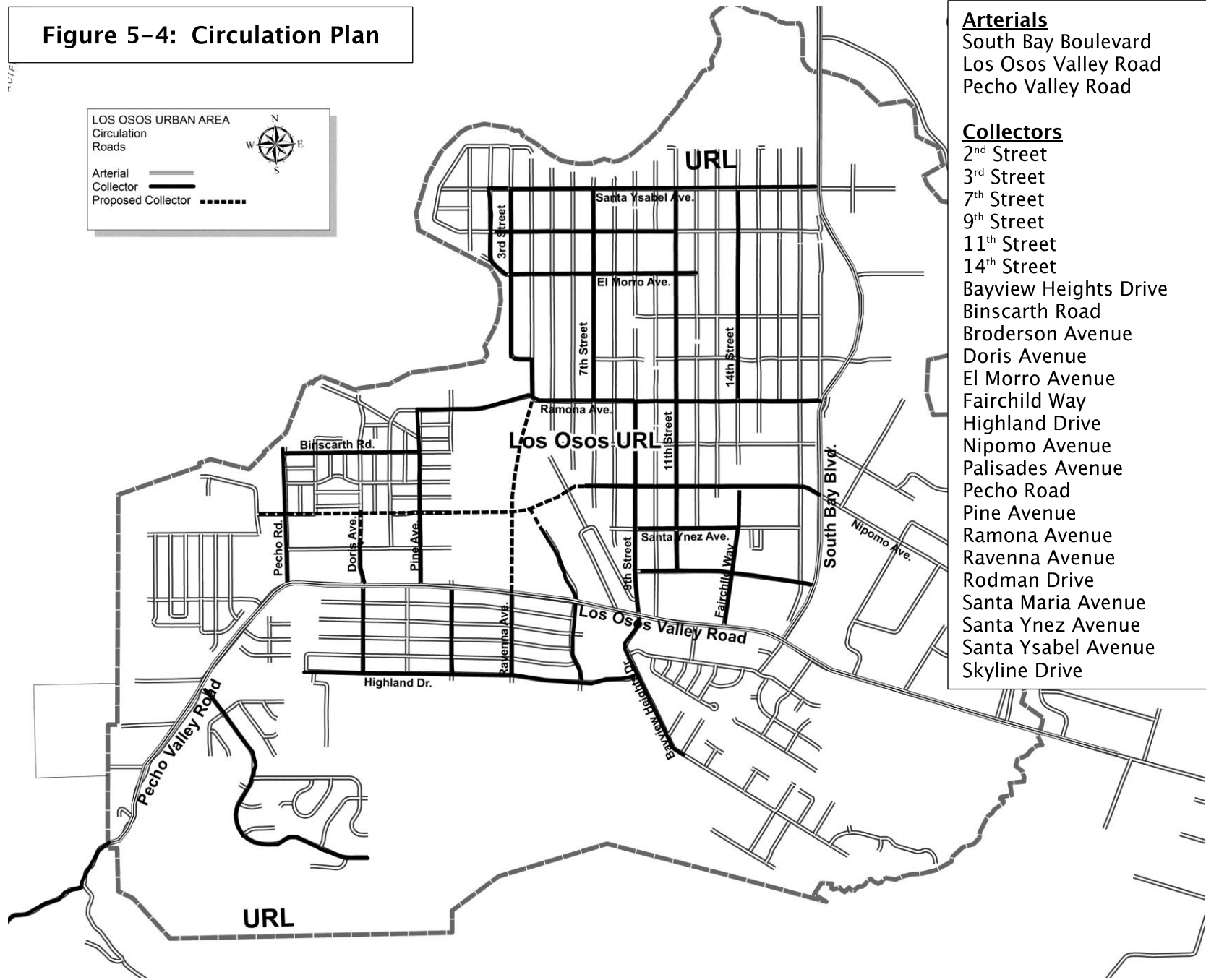


Figure 5-5: Bikeways

LOS OSOS Bikeways Plan

- Existing Class I (solid green line)
- Proposed Class I (dashed green line)
- Existing Class II (solid red line)
- Proposed Class II (dashed red line)
- Existing Class III (solid blue line)
- Proposed Class III (dashed blue line)
- URL Boundary (dashed grey line)

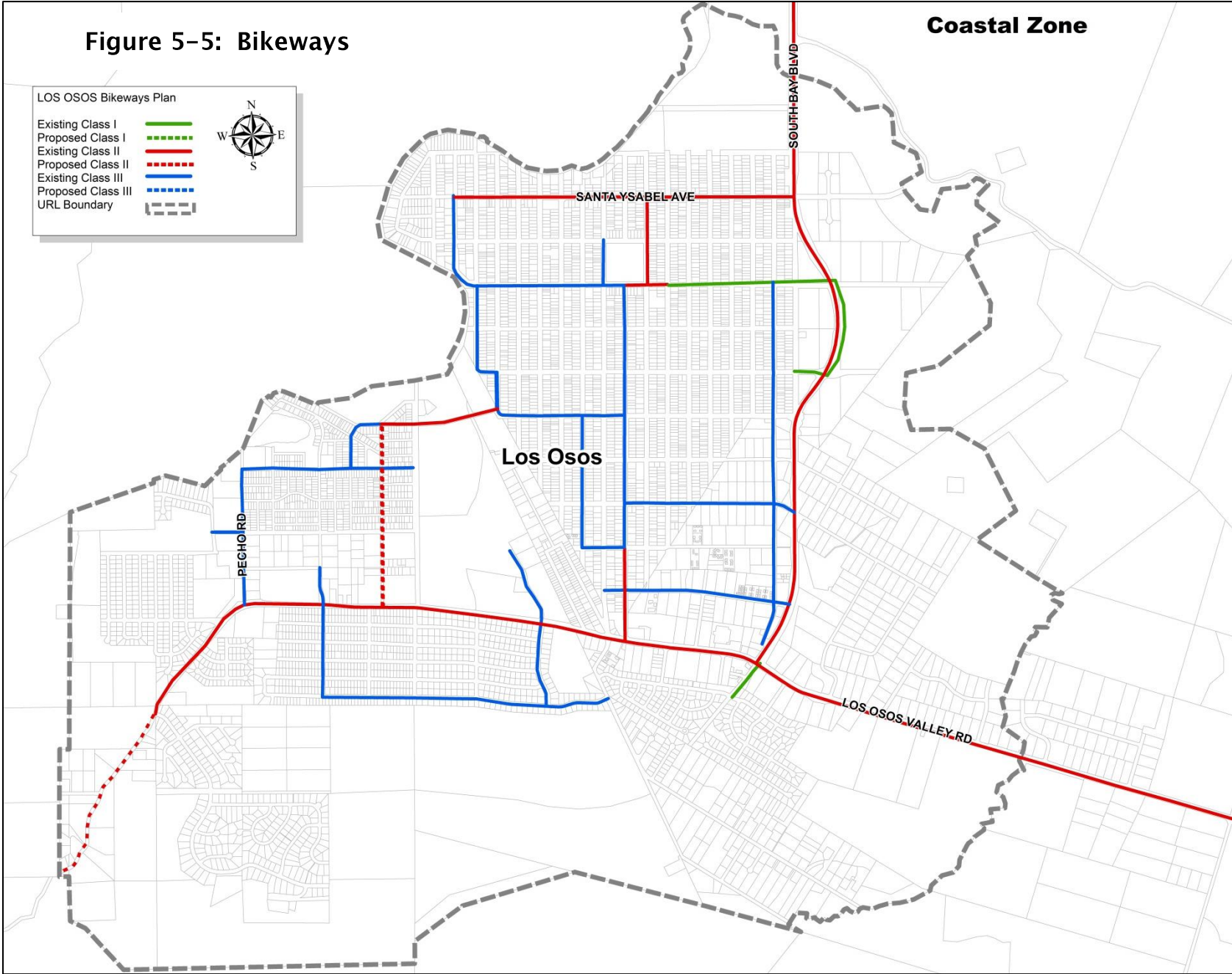



Figure 5-6: Trails and Trail Corridors

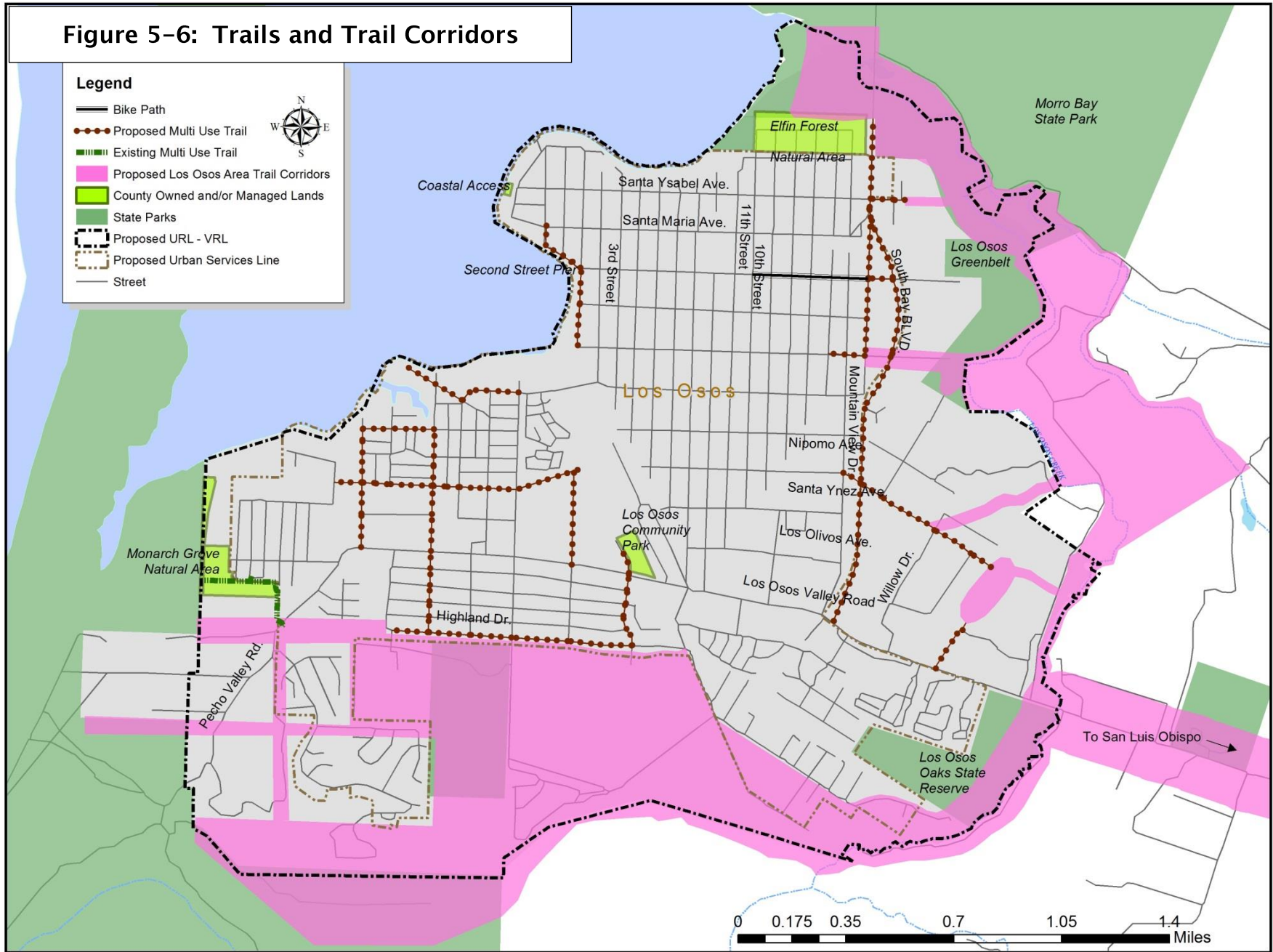
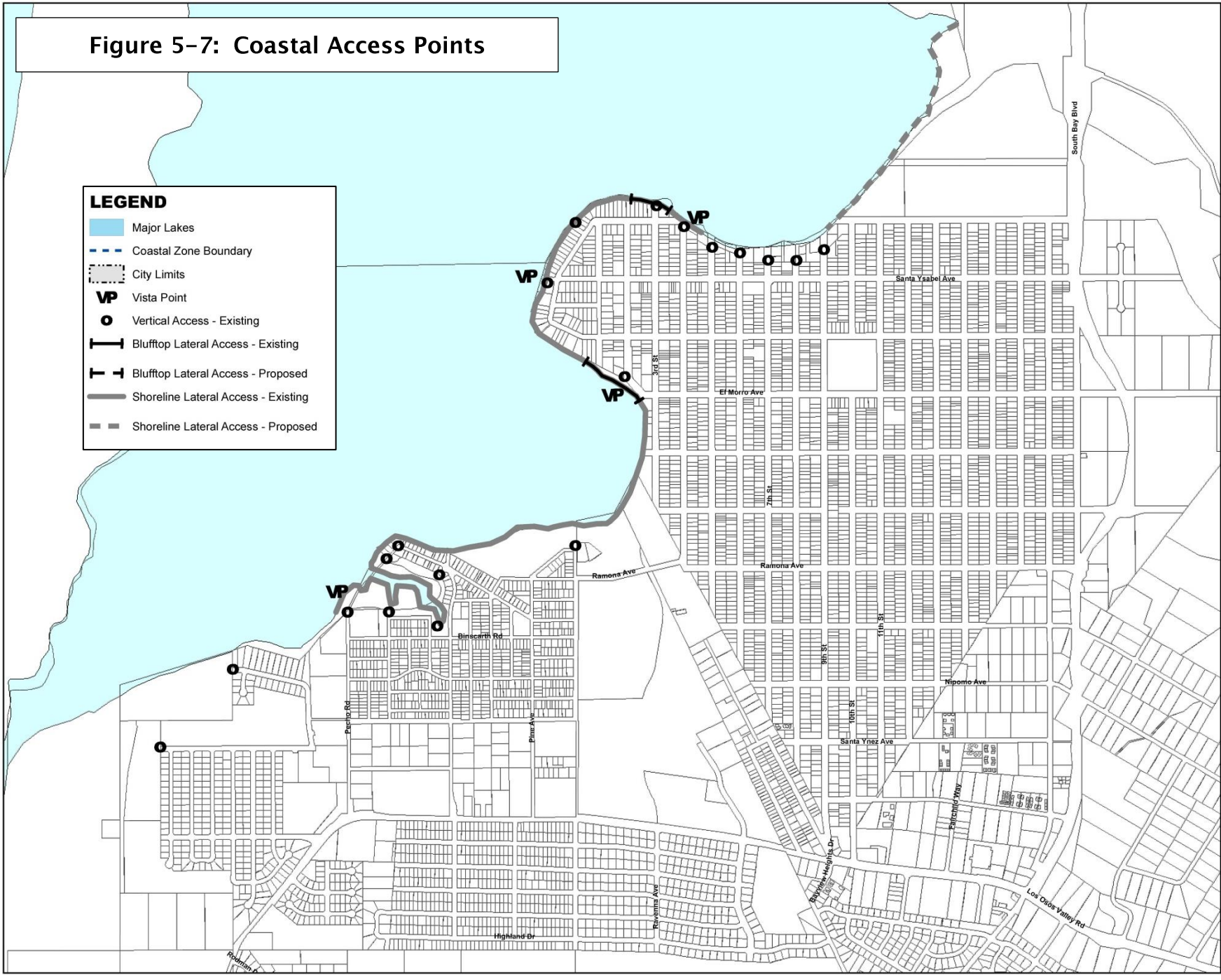


Figure 5-7: Coastal Access Points



LEGEND

- Major Lakes
- Coastal Zone Boundary
- City Limits
- VP** Vista Point
- Vertical Access - Existing
- Blufftop Lateral Access - Existing
- Blufftop Lateral Access - Proposed
- Shoreline Lateral Access - Existing
- Shoreline Lateral Access - Proposed

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Chapter 6: Coastal Access



6.1 Purpose and Organization

Public access to and along the shoreline is a fundamental value of the State of California. Article 10, Section 4 of the California Constitution affirms the public's right of access to the state's navigable waters, and encourages the legislature to enact laws that give the most liberal construction to this provision.

Protecting and maximizing public shoreline access is a fundamental--and perhaps the most significant--goal of the Coastal Act. To achieve this goal, Coastal Act Section 30500 requires that all Local Coastal Programs (LCPs) include a specific public access component.

6.2 State and Local Coastal Access Policies

The Coastal Act guarantees the right of public access to all coastal tidelands. It contains policies which require that existing legal rights of public access to the coast be protected, and that reasonable requirements for public access be established in new developments along the coast. As part of the California Coastal Act of 1976, the California state legislature declared a basic goal for the state's Coastal Zone:

To maximize public access to and along the coastal and maximize recreational opportunities in the coastal zone consistent with sound resource conservation principles and constitutionally protected rights of private property owners.

- Coastal Act Section 30001.5

The Coastal Plan Policies document, a component of the County's Local Coastal Program, contains specific policy language regarding coastal access and links these policies to the Coastal Act. This information is largely contained in Chapter 2 (Shoreline Access) of Coastal Plan Policies. Applicable policies from the County's General Plan and Local Coastal Program are cited below:

Table 6-1: Policies concerning Coastal Access	
<i>Coastal Zone Framework for Planning</i>	
Strategic Growth Goal 1, Objective 3.c	Preserve urban and rural open space as an irreplaceable resource for future generations by encouraging better access to the coast through acquisition and development of coastal accessways, trails, and parks, in appropriate locations.
<i>Coastal Plan Policies</i>	
Shoreline Access Policy 1 <i>Protection of Existing Access</i>	Public prescriptive rights may exist in certain areas of the County. Development shall not interfere with the public's right of access to the sea, where acquired through historic or legislative authorization.
Shoreline Access Policy 2 <i>New Development</i>	Maximum public access from the nearest public roadway to the shoreline and along the coast shall be provided with new development.
Shoreline Access Policy 3 <i>Access Acquisition</i>	In implementing the above policies, purchase in fee (simple) is to be used only after all less costly alternatives have been studied and rejected as inappropriate or infeasible.
Shoreline Access Policy 4 <i>Provision of Support Facilities and Improvements</i>	Facilities necessary for public access shall be provided. This may include parking areas, restroom facilities, picnic tables, or other such improvements.
Shoreline Access Policy 5 <i>Acceptance of Offers to Dedicate</i>	Dedicated accessways shall not be required to be opened to public use until a public agency agrees to accept the responsibility for maintenance and liability of the accessway.
Shoreline Access Policy 6 <i>Public Safety</i>	The level and intensity of shoreline access is to be consistent with public safety concerns related to bluff stability, trail improvements, as well as the provision of adequate facilities such as signs, fences, and stairways.
Shoreline Access Policy 7 <i>Development of Uniform Access Signs</i>	A uniform signing system program should be developed. Such signs would assist the public in recognizing access points.

Table 6-1: Policies concerning Coastal Access	
Shoreline Access Policy 8 <i>Minimizing Conflicts with Adjacent Uses</i>	Maximum access shall be provided in a manner which minimizes conflicts with adjacent uses.
Shoreline Access Policy 9 <i>Restoration and Enhancement of Shoreline Access Areas</i>	Areas that have been severely degraded through overly intense and unrestricted use should be restored by such techniques as revegetation with native plants, trail consolidation and improvement, and through the provision of support facilities such as parking, defined trail and/or beach walk stairway systems, trash receptacles, restrooms, picnic areas, etc.
Shoreline Access Policy 10 <i>Protection of Property Rights and Privacy</i>	The acquisition of rights for access and view purposes and other uses by the public should be consistent with the protection of the property and use rights of property owners. Access routes should be selected and designed as to minimize the public impact on private property.
Shoreline Access Policy 11 <i>Taking of Private Property</i>	In meeting the foregoing policies for ensuring public access to the shoreline, careful consideration must be given to the requirements of [Coastal Act] Section 30010, which declares that no local government may "...exercise their power to grant or deny a permit in a manner which will take or damage private property for public use, without payment of just compensation.
Shoreline Access Policy 12 <i>Comprehensive Public Access Planning</i>	As part of the periodic update of an area plan, the draft plan shall include development of a Comprehensive Public Access Component, consistent with Section 30500 of the Coastal Act.

6.3 Implementation of Coastal Access Policies

State and local coastal access policies are primarily implemented through the development review process. Tools for implementation include the Coastal Zone Land Use Ordinance (CZLUO) and the Planning Area Standards in Chapter 7 of this plan. Coastal access programs are listed in Chapter 2 of this plan.

Section 23.04.420 of the CZLUO contains requirements for protection and provision of coastal access. It specifies the type of required access, procedures for acquisition, and the type and extent of required improvements.

6.4 Overview of Existing and Potential Coastal Access

The community of Los Osos offers a wide variety of public access opportunities, including two nature preserves, a state park, and formal and informal accessways to the Morro Bay estuary. Several improved facilities exist, including an overlook and trails along the bay. Most accessways are lateral ones that have been offered for dedication. There are also potential vertical accessways, vista points and major lateral trails along the shoreline. Currently, the primary use of the shoreline is by local residents, as residential neighborhoods border the shoreline. Examples of existing and potential coastal access are discussed by neighborhood in

the following paragraphs. Appendix C includes an inventory of offers-to-dedicate for lateral and vertical access to the coast.

6.4.1 Baywood Park

The Elfin Forest is a publicly-owned and managed Natural Area identified in the *Conservation and Open Space Element* of the County General Plan. The public ownership extends from South Bay Boulevard and Santa Lucia Avenue (north of and parallel to Santa Ysabel Avenue) to and along the shoreline of the Morro Bay estuary. The Elfin Forest contains a diverse and complex assemblage of natural plant communities, including pygmy oak woodland. A boardwalk loop trail and overlooks are accessible from 16th Street, and connecting trails extend to adjacent street ends.

West of the Elfin Forest, there is an opportunity to develop the northern end of 7th Street for public access and an overlook that offers vast vistas of the Morro Bay estuary and the sandspit. The end of 4th Street is developed with an overlook. The other street ends between 5th and 9th Streets should be managed to protect, conserve and preserve habitat.

In the Baywood Commercial area, the southern end of 2nd Street is developed with a small pier with a seating area. In the vicinity are benches overlooking the bay and the tidal flats. Lateral access is available along the bluff-top. Opportunities for boat launching are limited due to sensitive habitat.

In Tract 40 on the Baywood Peninsula at the end of Santa Ysabel Avenue, a small parking area and trail to the bay has been developed. To the north is Bay Street. It is an undeveloped offer of dedication, but has existing use. This area should be developed with a bay overlook. To the south, at the bend in Pasadena Drive south of Baywood Way, is a 10-foot wide easement to the edge of the bay located between two residential lots. Due to narrow streets, lack of parking, and potential conflicts with adjacent homes, consideration should be given to either developing that easement for neighborhood-scale access or retaining the easement to protect and enhance habitat.

6.4.2 Sweet Springs

The Sweet Springs marsh is a nature preserve open to the public. It includes a nature trail adjacent to the bay and wetlands that offers beautiful views of the estuary, the sandspit, Morro Rock, and the surrounding bayfront. Future improvements to Sweet Springs East include a boardwalk, trail, benches, and new overlook. The marsh is managed by the Morro Coast Audubon Society, a private, non-profit conservation organization. Deed restrictions placed on the property by the State of California prohibit any additional improvements.

6.4.3 Cuesta-by-the Sea

Coastal access in the Cuesta-by-the Sea neighborhood is entirely informal. There are many offers-to-dedicate lateral access, and a few open, but undeveloped vertical accessways.

The Cuesta Inlet and vicinity offer substantial coastal access opportunities. In this area, Mitchell Drive provides access to the Cuesta Inlet. It parallels the shoreline and has an unimproved stub-out at each end. Both appear to be well-used for vertical access to the shoreline and lateral access along the shoreline. The Cuesta Inlet is privately owned (except where State tidelands may extend), but is heavily used by area residents for activities such as walking, jogging and boat launching. Along Mitchell Drive, there is an opportunity to develop a walkway, bicycle racks, bollards, signs, a bay overlook, and landscaping. At the Cuesta Inlet

6-4 Coastal Access

or elsewhere in the "Back Bay," a site should be acquired and developed for a park and boat launch ramp, consistent with protection of sensitive habitat.

Another major coastal access location in the Cuesta-by-the-Sea neighborhood is at the northern terminus of Pecho Road, adjacent to Binscarth Road. This street end is undeveloped, but is well-used for access to the shoreline. It should be developed with a bay overlook. On the adjacent parcel west of the street end, there has been intensive trespass use, and prescriptive rights may exist in this area.

6.4.4 West of Pecho Area

This area has little shoreline, but provides coastal access via mostly informal trailheads onto adjacent shoreline parcels. This area is also adjacent to Montaña de Oro State Park. Trailheads are located at the end of Butte Drive and Howard Street. Formal trail access into the State Park and to the coast is provided at the southern end of Inyo Street in connection with the Monarch Grove subdivision.

Butte Drive is the main shoreline road in this area. A lateral shoreline accessway is located behind the residences on this street. There are several lateral access easements, and eventual completion of the accessway through acquisition/dedication should be considered. However, the design of any future formal trail along the shoreline at this location would need to protect sensitive habitat and recognize the danger of walking on a soft, marshy surface.

6.4.5 Opportunities for Future Public Access and Habitat Conservation

A. Baywood Park

1. **Northern end of 7th Street:** develop an overlook that offers vast vistas of the Morro Bay estuary and the sandspit.
2. **Street ends between 3rd and 9th Streets:** manage to protect, conserve and preserve habitat.

B. Tract 40

1. **Bay Street:** develop with a bay overlook
2. **Pasadena Drive South of Baywood Way:** consider development of neighborhood-scale access.

C. Cuesta-by-the Sea

1. **Mitchell Drive/Doris Avenue:** develop a walkway, bicycle racks, bollards, signs, a bay overlook, landscaping, and a possible small boat launch at Cuesta Inlet
2. **West Pecho Road and northern terminus of Pecho Road, adjacent to Binscarth Road:** develop this well-used access to the shoreline with a bay overlook
3. **Back Bay:** acquire and develop a park and boat launch ramp, consistent with protection of sensitive habitat.

6.5 Management Objectives

Management of coastal access is complicated because of the many different types of access facilities and the number of responsible agencies. Accessways include developed and undeveloped beaches, bluff top trails, stairways and paths to the beach, highway pull-outs and vista points, parks, and overlooks. Accessways are managed by the State Department of Parks and Recreation and County Parks. The Morro Coast Audubon Society, a non-profit organization, also manages a key coastal access site. Other non-profit organizations, such as the Coastal Conservancy or the Land Conservancy of San Luis Obispo County, may accept and manage coastal accessways.

Where the County is the responsible agency for managing coastal accessways, County Parks oversees:

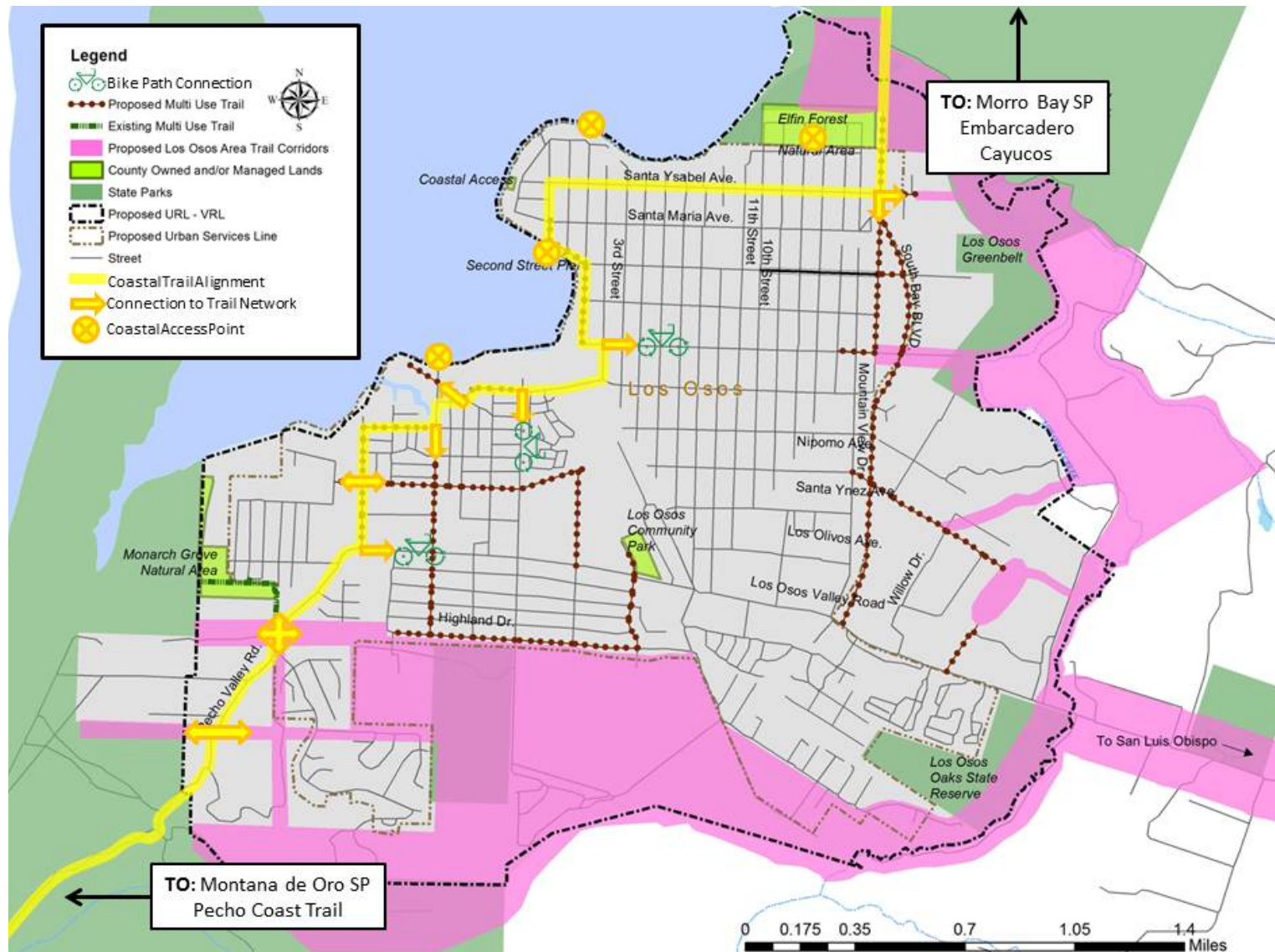
- Acceptance of offers to dedicate vertical and lateral coastal access
- Design and installation of access facilities, such as parking, stairs, trash receptacles, restrooms, and signs
- Maintenance of existing facilities
- Management of the coastal access inventory
- Evaluation of coastal development proposals for coastal access potential

6.6 California Coastal Trail

Shoreline Access Policy 12.2 (see *Coastal Plan Policies* document) requires that plan updates consider the future implementation of the California Coastal Trail. The Estero Area Plan's Coastal Access policies (see Chapter 8 of the Estero Area Plan) envision a coastal trail extending between Los Osos and Cayucos. The Parks and Recreation Element likewise envisions a Coastal Trail extending the full length of the County's coastline.

The Los Osos Community Plan presumes that the California Coastal Trail will enter the community at the South Bay Boulevard bridge over Los Osos Creek to the north and the Montana de Oro State Park boundary to the south. Within Los Osos, the Coastal Trail will primarily follow the alignments of existing road rights-of-way along and adjacent to the bayshore. Figure 6-1 shows a potential Coastal Trail alignment in relation to other proposed trails. Once completed through the Estero Planning Area, the Coastal Trail will link Morro Bay State Park, the Morro Bay Embarcadero, and the community of Cayucos to the north with Montana de Oro State Park and the Pecho Coast Trail to the southwest. The Coastal Trail's alignment is also designed to connect with existing and proposed coastal access points and the network of multi-use trails and bike paths planned for the community of Los Osos.

Figure 6-1: Potential Alignment of the California Coastal Trail



6.7 Coastal Access Inventory

General Note:

Coastal accessways are not available for public use until a public agency or private association approved by the county agrees to accept responsibility for maintenance and liability of the accessway. Offers of dedication may have interim deed restrictions that restrict the property owner from interfering with pre-existing use by the public and require that the area offered for dedication remain open and unobstructed during the period when the offer is outstanding.

Note about the Table:

“Accepted” in the “Status” column of the table means that an offer of dedication was accepted by a public agency or private association approved by the county, and is considered an easement.

Figure 6-2: Improvement of Coastal Access

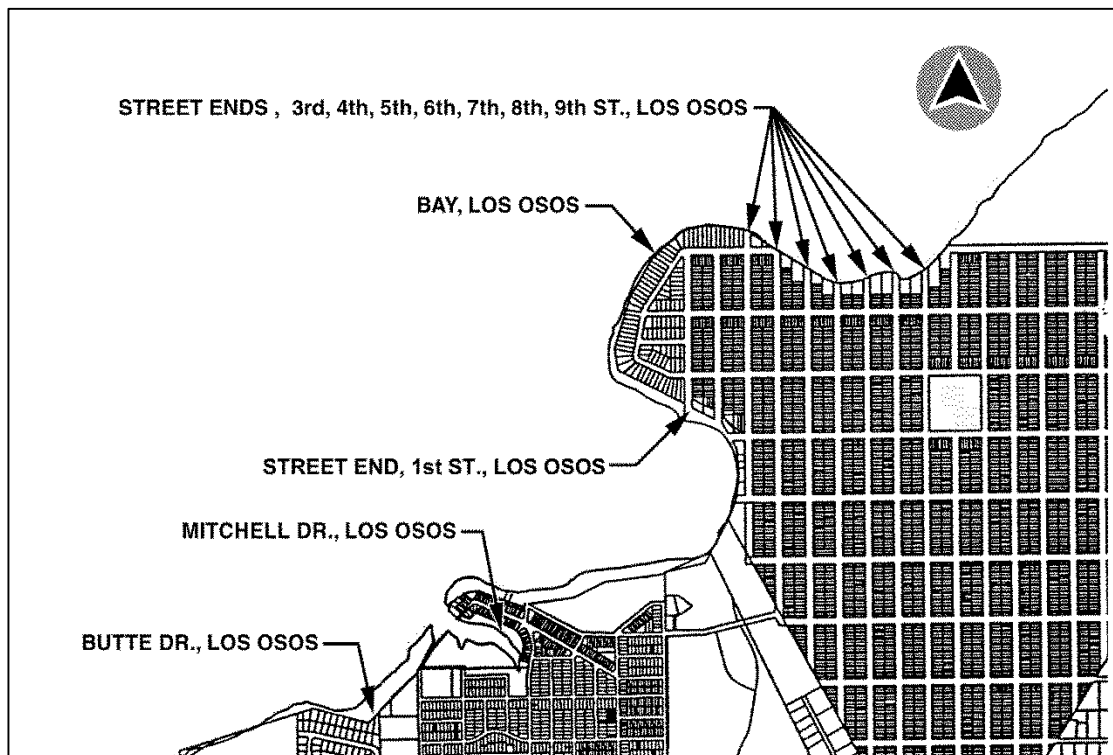


Table 6-2: Coastal Access Inventory

Assessor Parcel Number	Access	Type/Location	Status
<i>Coastal Access Plan: Los Osos Map 8A</i>			
038-701-004, 008, 009, 010, 011	Lateral/Vertical	Public: Elfin Forest. One block north of Santa Ysabel from 11th to 18th Streets, Los Osos	County Natural Area
038-051-019	Other	Deed Restriction: Oak Protection, 1147 9th St., Los Osos	Not Applicable
<i>Coastal Access Plan: Los Osos Map 8B</i>			
038-041-011	Lateral	OTD: 1155 Seventh St., Los Osos	Accepted
038-041-010	Lateral	OTD: 1160 Sixth St., Los Osos	Accepted
038-032-007	Lateral	OTD: 1119 Sixth St., Los Osos	Accepted
038-032-001	Lateral	OTD: 1134 Fifth St., Los Osos	Accepted
038-031-029	Lateral	OTD: 1135 Fifth St., Los Osos	Accepted
038-031-001	Lateral/Vertical	Public/Non-profit: Audubon Overlook. End of 4 th St. and Santa Lucia Ave., Los Osos	Nonprofit Natural Area
038-261-004	Vertical	Street End: Third S1. North of Santa Lucia, Los Osos	Developed
038-681-013	Lateral	OTD: 698 Santa Lucia Ave., Los Osos	Accepted
038-681-014	Lateral	OTD: 688 Santa Lucia Ave., Los Osos	Accepted
038-681-015	Lateral	OTD: 672 Santa Lucia Ave., Los Osos	Accepted
038-681-017	Lateral	OTD: 670 Santa Lucia Ave., Los Osos	Accepted
038-681-018	Lateral	OTD: 656 Santa Lucia Ave., Los Osos	Accepted
038-681-003	Lateral	OTD: 640 Santa Lucia Ave., Los Osos	Accepted
038-681-002	Lateral	OTD: 608 Santa Lucia Ave., Los Osos	Accepted
038-681-012	Lateral/Overlook	OTD: 600 Santa Lucia, Overlook. Los Osos	Accepted
038-681-024	Lateral/Overlook	OTD: 1119 Pasadena Dr., Los Osos	Accepted/Off erVerified
038-731-012	Lateral/Overlook	OTD: 1131 Pasadena Dr., Los 080S	Accepted/Off er Verified
038-731-011	Lateral	OTD: 1137 Pasadena Dr., Los Osos	Accepted
038-731-010	Lateral	OTD: 1143 Pasadena Dr., Los Osos	Accepted
038-731-009	Lateral	OTD: 1149 Pasadena Dr., Los Osos	Accepted
038-731-008	Lateral	OTD: 1155 Pasadena Dr., Los Osos	Accepted
038-731-007	Lateral	OTD: 1161 Pasadena Dr., Los Osos	Accepted
038-731-006	Lateral	OTD: 1167 Pasadena Dr., Los Osos	Accepted
038-731-004	Lateral	OTD: 1179 Pasadena Dr., Los Osos	Accepted
038-731-002	Lateral	OTD: 1191 Pasadena Dr., Los Osos	Accepted
038-732-001	Lateral/Vertical	Public: Pasadena Access. 1211 Pasadena Dr., Los Osos	County Park
038-732-007	Lateral	OTD: 1299 Pasadena Dr., Los Osos	Accepted

Table 6-2: Coastal Access Inventory

Assessor Parcel Number	Access	Type/Location	Status
038-732-08	Lateral	OTD: 1309 Pasadena Dr., Los Osos	Accepted
038-692-015	Vertical	Street End: First St. South end, north of 1391 2 nd St., Los Osos	Accepted
038-181-025	Lateral	OTD: 1391 Second St., Los Osos	Offer Verified
038-181-024	Lateral/Vertical	OTD: 1399 Second St. Back Bay Inn, adjacent to pier and 2nd Street, Los Osos	Offer Verified
038-181-024	Vertical	Street End: Second St. South end, south of 1399 2 nd St., Los Osos	Developed
038-262-008	Other	Deed Restriction: Well site. West side of 3rd St., north of Paso Robles Ave., south of El Moro Ave., Los Osos	Not Applicable
038-262-005	Lateral/Vertical	Public/Non Profit: Audubon. Corner of Paso Robles and 3 rd Street, Los Osos	Nonprofit Natural Area
074-229-010; 074-101-004	Lateral/Vertical	Public/Nonprofit: Sweet Springs Marsh. 660 Ramona, Los Osos	Nonprofit Natural Area
074-081-013	Lateral/Vertical	OTD: 398 Mitchell Dr. Northern extension of Doris, Los Osos	Accepted/Developed
074-081-037	Lateral	OTD: 380 Mitchell Dr., Los Osos	Accepted
074-081-028	Lateral	OTD: 366 Mitchell Dr., Los Osos	Accepted
074-081-018	Lateral	OTD: 350 Mitchell Dr., Los Osos	Accepted
074-082-010	Vertical	OTD: 399 Mitchell Dr., Los Osos	Accepted
074-082-010	Vertical	Street End: Doris Ave. South end, south of 399 Mitchell St., Los Osos	UDSE
074-084-012	Other	Potential Prescriptive Rights: Tidal inlet. South of Mitchell Dr., Cuesta-By-The-Sea, Los Osos	Informal
<i>Coastal Access Plan: Los Osos Map 8C</i>			
074-084-013	Other	Potential Prescriptive Rights: 25' causeway. Cuesta- By-The-Sea. Between Mitchell and Pecho road ends, Los Osos	Informal
074-121-003	Other	Potential Prescriptive Rights: Parcel adjacent to Pecho Road stub out. Cuesta-By- The-Sea, Los Os os	Informal
074-462-001, 002, 003, 004, 005 ,006, 007, 008, 009, 010, 011, 012, 013	Other	Potential Prescriptive Rights: Butte Drive Shoreline trail. Extends east behind parcels along Butte Dr., Los Osos	Informal
074-121-002	Vertical	Street End: Solano Dr. East of 272 Butte Dr., Los Osos	Accepted
074-462-013	Lateral/Vertical	OTD: 272 Butte Dr., Los Osos	Accepted
074-462-011	Lateral	OTD: 260 Butte Dr., Los Osos	Accepted

Table 6-2: Coastal Access Inventory

Assessor Parcel Number	Access	Type/Location	Status
074-462-008	Lateral	OTD: 242 Butte Dr., Los Osos	Accepted
074-462-007	Lateral	OTD: 236 Butte Dr., Los Osos	Accepted
074-462-004	Lateral	OTD: 218 Butte Dr., Los Osos	Accepted
074-462-001	Lateral	OTD: 202 Butte Dr., Los Osos	Accepted
074-022-068	Trail	OTD: 171 Monarch Lane. Los Osos	Accepted
074-026-003	Trail	OTD: Inyo Street Cul-de-sac trail. See 171 Monarch	Accepted

Notes

1. OTD = "Offer to Dedicate," which is the process by which an owner offers an access easement to the public for future improvement.

Figure 6-3



Coastal Access Master Plan: Los Osos Map 8A

Offers to Dedicate

Lateral

- Accepted
- Offer verified

Vertical/Street End

- Accepted & developed
- Accepted
- Offer verified

Overlook

- Accepted & developed
- Accepted
- Offer verified

Additional Resources

Public Land

- Public/Non-profit
- CalTrans Vista Point
- Other County easement

Trail Dedication

- Developed
- Accepted

Historic Use

- Lateral
- Vertical

Other

- Deed restriction
- Proposed vertical

County of San Luis Obispo



**General Services
Parks Division**

Author: Sara Kocher Consulting. Sources: County Parks Division, County Mapping & Graphics Division, Barclay Maps

Figure 6-4



Coastal Access Master Plan: Los Osos Map 8B

Offers to Dedicate

Lateral

- Accepted
- Offer verified

Vertical/Street End

- Accepted & developed
- Accepted
- Offer verified

Overlook

- Accepted & developed
- Accepted
- Offer verified

Additional Resources

Public Land

- Public/Non-profit
- CalTrans Vista Point
- Other County easement

Trail Dedication

- Developed
- Accepted

Historic Use

- Lateral
- Vertical

Other

- Deed restriction
- Proposed vertical

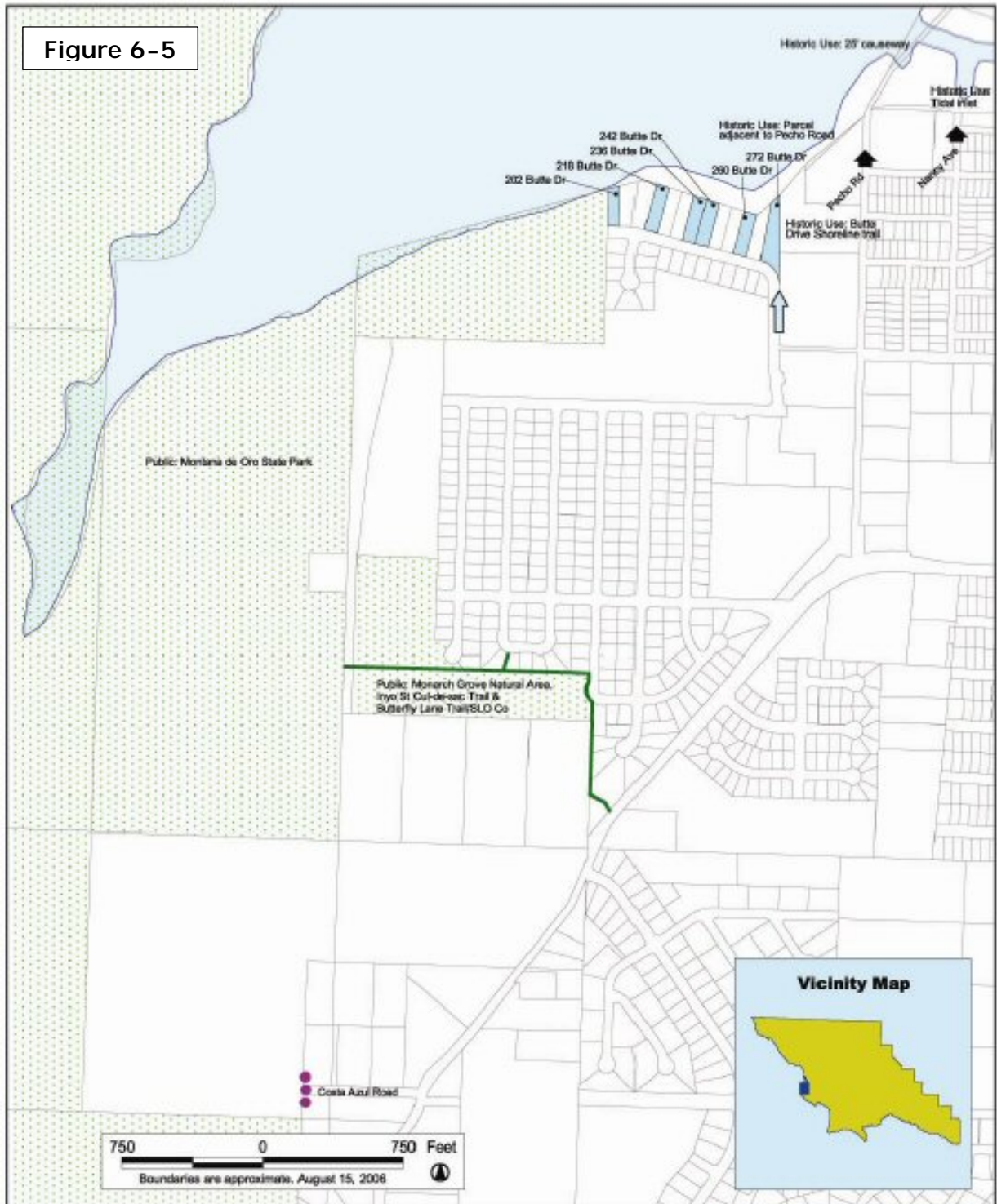
County of San Luis Obispo



General Services Parks Division

Author: Sara Kocher Consulting. Sources: County Parks Division, County Mapping & Graphics Division, Barclay Maps

Figure 6-5



Coastal Access Master Plan: Los Osos Map 8C

Offers to Dedicate

Lateral

- Accepted
- Offer verified

Vertical/Street End

- Accepted & developed
- Accepted
- Offer verified

Overlook

- Accepted & developed
- Accepted
- Offer verified

Additional Resources

Public Land

- Public/Non-profit
- CalTrans Vista Point
- Other County easement

Trail Dedication

- Developed
- Accepted

Historic Use

- Lateral
- Vertical

Other

- Deed restriction
- Proposed vertical

County of San Luis Obispo



General Services Parks Division

Author: Sara Kocher Consulting. Sources: County Parks Division, County Mapping & Graphics Division, Barclay Maps

Chapter 7: Planning Area Standards

7.1 Introduction

Planning area standards implement the goals and policies of this plan and the Local Coastal Program. These standards are mandatory requirements that apply to new land uses and proposed development. Planning area standards apply in addition to the policies and standards of the Local Coastal Program Policy Document and the standards of the Coastal Zone Land Use Ordinance (CZLUO). Where a conflict exists between these standards and the CZLUO, the planning area standards shall prevail.

In addition to standards, this chapter includes guidelines, which are shown in italics. Guidelines provide further direction on how to implement the goals and policies of this plan. Guidelines are advisory, but are to be used in evaluating projects such as land divisions, Minor Use Permits and Development Plans. A variety of approaches may satisfy the intent of the guidelines.

7.2 Chapter Organization

The planning area standards are organized as follows:

Section 7.3 Communitywide Standards. These are standards that apply throughout the Los Osos urban area (within the Urban Reserve Line).

Section 7.4 Combining Designation Standards. These are standards that apply to areas with a special combining designation, such as a Sensitive Resource Area (SRA).

Section 7.5 Land Use Category Standards. These are standards that apply to specific land use categories (i.e. zoning) and specific areas or sites within those categories.

Standards (i.e. mandatory requirements) are written with standard text.

Guidelines (i.e. advisory guidance) are presented with italicized text.

7.3 Communitywide Standards

The following standards apply throughout the Los Osos urban area in all land use categories.

A. Advisory Council Referral. Applications for land divisions, general plan amendments, Minor Use Permits, and Development Plans shall be referred to the Los Osos Community Advisory Council or its successor for review and comment.

B. Resource Capacity and Service Availability.

- 1. Verification of water and sewer service.** All applications for land divisions and new development shall be accompanied by a letter from the applicable water purveyor and provider of sewer service indicating their willingness and intent to provide service to the new development.

2. **Water and Wastewater Service Capacity, Land Divisions.** New land divisions, other than condominium conversions, shall not be approved unless the Review Authority makes the following findings:
 - a. The development can be accommodated by the sustainable yield of the Los Osos Groundwater Basin without causing seawater intrusion, as identified in the Basin Plan for the Los Osos Groundwater Basin.
 - b. If within the sewer service area, the community sewer system is in operation and has sufficient capacity to serve the development.
 - c. If outside the sewer service area, the on-site wastewater disposal system has been designed to comply with all requirements of the Regional Water Quality Control Board, including the Central Coast Basin Plan.

For the purposes of the above findings, the Review Authority shall consider not only the water and wastewater demands of the development being proposed, but also the water and wastewater demands from existing development and development of all vacant parcels within the Los Osos Urban Services Line.

- C. **Fire Safety Clearance.** All applications for new development shall receive fire clearance from the applicable fire protection agency.

D. Los Osos Groundwater Basin.

1. **Basin Plan compliance.** Development of land uses that use water from the Los Osos Groundwater Basin shall be prohibited until the Board of Supervisors determines that successful completion and implementation of specific programs identified in the Los Osos Basin Plan ("Basin Plan") have occurred. The following programs from the Basin Plan must be successfully completed and implemented to address existing resource constraints prior to development of new dwelling units or commercial uses:
 - a. Program "M" – Groundwater Monitoring
 - b. Program "E" – Urban Efficiency
 - c. Program "U" – Urban Water Reinvestment
 - d. Program "A" – Infrastructure Program A
 - e. Program "P" – Wellhead Protection
 - f. At least one of the following additional programs:
 - Program "B" – Infrastructure Program B
 - Program "C" – Infrastructure Program C
 - Program "S" – Supplemental Water Program
2. **Amendments to Title 26.** Development of new dwelling units that use water from the Los Osos Groundwater basin shall be prohibited until 1) a growth limitation for the Los Osos Groundwater Basin is established in Section 26.01.070.k of the Growth Management Ordinance to reflect current basin conditions and the successful completion of the programs identified in the Basin Plan and 2) the Board of Supervisors determines that the specific programs identified in the Basin Plan and required by these standards as a prerequisite for additional development have been successfully completed and implemented and are effective, as follows.

- a. The Basin Plan program(s) shall be completed to the satisfaction of the Director of Public Works, in consultation with the Los Osos Groundwater Basin Watermaster.
 - b. As part of the review for Basin Plan effectiveness, the County shall consider data collected as part of the Groundwater Monitoring program (Program "M"). If the data indicate that completed programs have not been effective in reducing groundwater demand, increasing the perennial safe yield or facilitating seawater retreat as predicted in the Basin Plan, then the development of new residential units shall be limited accordingly.
 - c. As part of the review for Basin Plan effectiveness, the Board of Supervisors shall consider trends in commercial development and commercial water demand to ensure that such demand is not growing beyond a proportional relationship with the community's population.
- 3. Growth limitation standards.** Development of new residential units that use water from the Los Osos Groundwater Basin shall be prohibited until successful implementation of all programs identified in Subsection D.1. Once this has been achieved, Section 26.01.070.k of the Growth Management Ordinance may be modified to allow development of new residential units as follows:
- a. **Implementation of one additional program.**
 - (i) **Implementation of Program "B".** Upon successful implementation of Program "B," an additional 1,230 residential units may be constructed within the Los Osos Groundwater Basin.
 - (ii) **Implementation of Program "C".** Upon successful implementation of Program "C," an additional 680 residential units may be constructed within the Los Osos Groundwater Basin.
 - (iii) **Implementation of Program "S".** Upon successful implementation of Program "S," assuming groundwater desalination producing 250 acre-feet per year, 550 residential units may be constructed within the Los Osos Groundwater Basin.
 - 2. **Implementation of more than one additional program.** In the event that more than one additional Basin Plan program is pursued, additional residential dwelling units may be constructed within the Los Osos Basin. The number of additional units allowed shall be as indicated in the following table, which are in addition to those indicated in Subsection 3a:

Previously Implemented Program	New Program(s) to Be Completed	Additional Dwelling Units
B	C	560
	C + D	1,030
	C + S	1,550
	C + D + G	3,020
	C + D + S	2,020

Previously Implemented Program	New Program(s) to Be Completed	Additional Dwelling Units
C	B	1,110
	B + D	1,580
	B + S	2,100
	B + D + G	3,570
	B + D + S	2,570
S (250 AFY)	Additional S (+500 AFY = 750 AFY)	1,590
	B + C	2,230
	B + C + D	2,700
	B + C + G	3,620

4. **Exemptions.** All development approved (pursuant to land use permits or entitlements) prior to the effective date of this standard that complies with Title 19 retrofit requirements shall be exempt from the provisions of these standards in Subsections D.1, 2 and 3.

E. Resource Protection – Concentration of Development Required.

1. **Applicability.** In the following locations or circumstances, development shall be clustered or concentrated, as described in Subsection E.6, to protect identified sensitive features:

- a. Within a Sensitive Resource Area Combining Designation.
- b. Adjacent to wetland vegetation, riparian vegetation, coast live oak woodland, coastal sage scrub, maritime chaparral, or other significant stands of vegetation (whether or not identified as a Sensitive Resource Area Combining Designation).
- c. Cuesta Inlet (see Section 7.5.G.1 and Figure 7-4).
- d. Residential Rural – Creekside Area (see Section 7.5.H and Figure 7-20).
- e. Residential Suburban – Los Osos Creek/Eto Lake Corridor (see Section 7.5.M.2 and Figure 7-32).

2. **Development Requirements.**

- a. **Application Content.** In addition to the application requirements of the Coastal Zone Land Use Ordinance or other sections of this Chapter, the applicant shall submit, when required by the Coastal Zone Land Use Ordinance or the Director of Planning and Building, a biological or other applicable report that addresses identified sensitive feature(s). The report shall be prepared by a qualified professional approved by the Environmental Coordinator. The report shall make recommendations regarding compliance with the following standards b through e, as applicable, in addition to any applicable requirements of the Coastal Zone Land Use Ordinance.
- b. **Location.** Development shall be located away from identified sensitive features on or adjacent to the site, and in areas most suitable for development. Development on all proposed building sites shall result in no adverse impacts to

environmentally and other sensitive areas, as verified by the required biological report.

- c. **Setbacks.** In order to comply with Subsection 5.b above, structures may need to be set back a distance greater than the applicable minimum setbacks required by the Coastal Zone Land Use Ordinance or other sections of this Chapter.
 - d. **Arrangement of Open Space.** Where feasible, open space areas or parcels shall consist of larger, contiguous areas rather than smaller, disconnected pockets of open space. Where feasible, in order to protect biological resources and wildlife migration corridors, open space areas or parcels shall connect to adjacent open spaces areas.
 - e. **Requirements for Land Divisions or Discretionary Land Use Permits.** The following standards apply to land divisions or discretionary land use permits, in addition to Subsections a through d:
 - a. **Extent and Intensity of Development.** If required by the Review Authority, the number of dwelling units, intensity of development and site coverage shall be reduced to protection of identified sensitive features on or adjacent to the site.
 - b. **Protection of Sensitive Features.** Identified sensitive features shall be protected through building controls, mitigation agreements, easements, participation in a transfer of development credits (TDC) program, or other means, consistent with applicable legal requirements to allow reasonable use of the site.
 - c. **Visual Resources.** If applicable, building sites shall not be located on slopes or ridgetops so that structures are silhouetted against the sky as viewed from public roads, public beaches, the ocean, or the Morro Bay estuary.
 - d. **Setbacks for Fire Safety.** Where setbacks are required by the fire protection agency for fuel-breaks and vegetation or fuel modification, they shall be located adjacent to development and be in addition to the required setbacks for protection of the identified sensitive features.
 - e. **Required Finding.** The land division or discretionary land use permit shall not be approved unless the Review Authority first finds, in addition to other required findings, that development shall not significantly disrupt or cause significant adverse environmental impacts to the preceding sensitive features, and shall not diminish the long-term sustainability of the biological resources.
- E. Consistency with Circulation Element.** All proposed public and private development and circulation improvements shall be consistent with the Circulation Element, Chapter 5 of this plan—including recommended roadway, pedestrian, intersection, traffic calming, bikeway, and other improvements, and the circulation policies found in Chapter 2, Section 2.5.4 of this plan.
- F. Coastal Access and Recreation.** Opportunities for public access to and along the coast shall be maximized as follows:
- 1. New development shall be required to provide public access and improvements to and along the coast, and shall not interfere with the public’s right of access to the sea where acquired through use or legislative authorization.

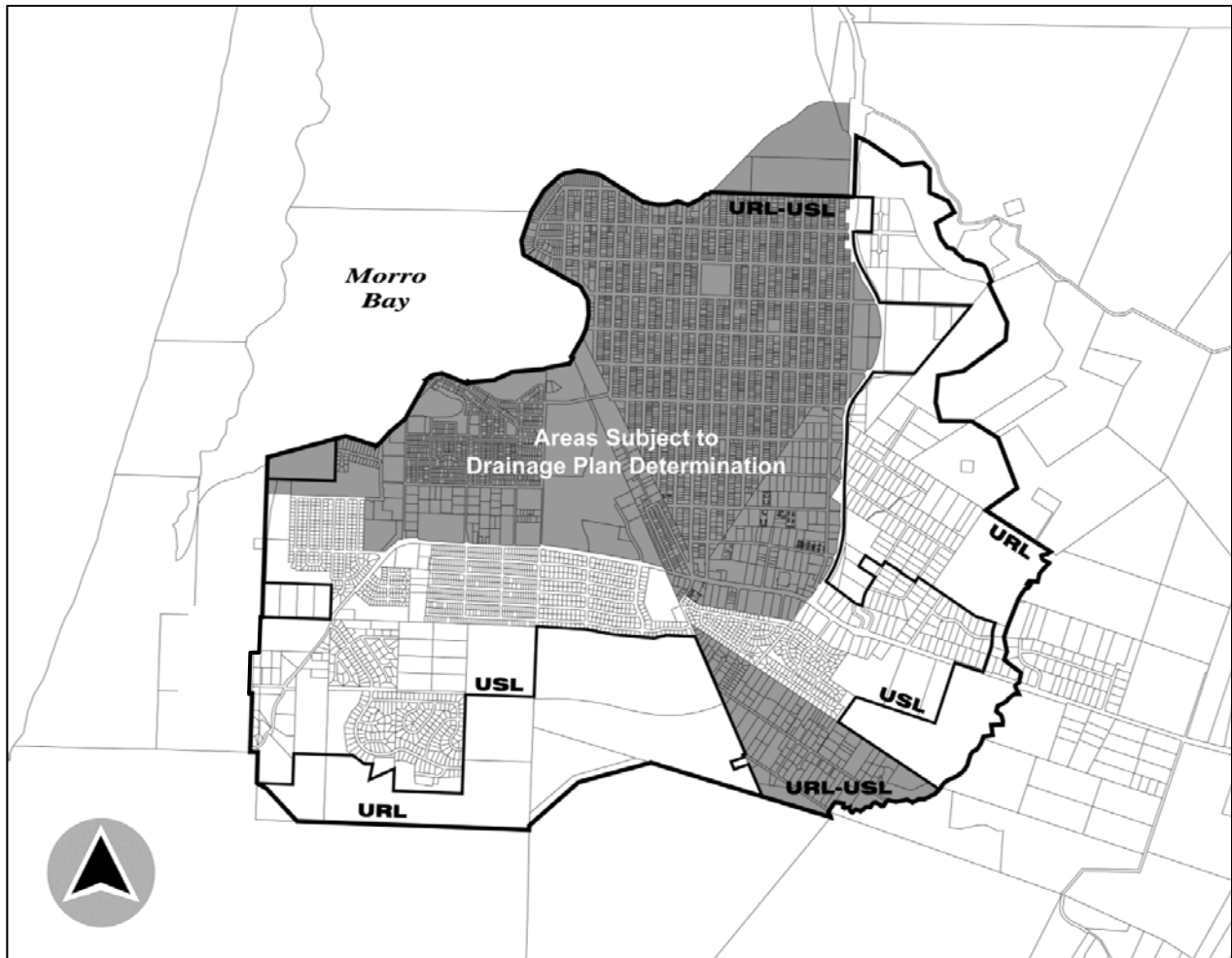
2. Public access and improvements to and along the coast shall be consistent with the Circulation Element, Chapter 5 (and corresponding policies in Chapter 2) of this plan, and the coastal access policies in Chapter 2, Section 2.5.4 of this plan.
 3. Public access shall be consistent with protection of sensitive habitat and agriculture.
 4. Any existing free public access to recreational areas shall be maintained.
 5. New publicly-developed coastal access and recreation shall include requirements for resource monitoring and management, and provision of interpretive facilities at points of attraction, consistent with Chapter 23.04 of the Coastal Zone Land Use Ordinance.
- G. Light and Glare.** At the time of application for any land division, land use permit or coastal development permit, the applicant shall provide details on any proposed exterior lighting, if applicable. Except as necessary to support agricultural operations, all lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark-colored.
- H. Shoreline Development.** New development or expansion of existing uses proposed to be located on or adjacent to a beach or coastal bluff are subject to the following standards:
1. **Application Content.** In addition to the application requirements of the Coastal Zone Land Use Ordinance and other Estero Urban Area Plan Standards, applications for new development or expansion of existing uses proposed to be located on or adjacent to a beach or coastal bluff shall include the following:
 - a. An analysis of beach erosion, wave run-up, inundation and flood hazards prepared by a licensed civil engineer with expertise in coastal engineering and a slope stability analysis, prepared by a licensed Certified Engineering Geologist and/or Geotechnical Engineer or Registered Civil Engineer with expertise in soils, in accordance with the procedures detailed by Appendix G of the Estero Area Plan. The report shall include an alternatives analysis to avoid or minimize impacts to public access.
 - b. On lots with a legally established shoreline protective device, the analysis shall describe the condition of the existing seawall; identify any impacts it may be having on public access and recreation, scenic views, sand supplies, and other coastal resources; and evaluate opportunities to modify or replace the existing armoring device in a manner that would eliminate or reduce these impacts. The analysis shall also evaluate whether the development, as proposed or modified, could be safely established on the property for a one hundred year period without a shoreline protective device.
 - c. Measurements for the form, mass, scale, and roofing and yard features (such as fencing). To the maximum extent feasible, new development shall be compatible with the character of the surrounding neighborhood.

- d. Surveyed location of all property lines and the mean high tide line by a licensed surveyor along with written evidence of full consent of any underlying land owner, including, but not limited to the County, State Parks, and State Lands. If application materials indicate that development may impact or encroach on tidelands or public trust lands, the County shall consult with Coastal Commission staff regarding the potential need for a Coastal Development Permit from the Coastal Commission.
 - e. A preliminary drainage, erosion, and sedimentation plan which demonstrates that no stockpiling of dirt or construction materials will occur on the beach; erosion, runoff, and sedimentation measures to be implemented at the end of each day's work; all construction debris will be removed from the beach daily and at the completion of development; and no machinery will be allowed in the intertidal zone. If there is no feasible way to keep machinery out of the intertidal zone, authorization from the Coastal Commission is required.
- 2. Bluff Setbacks.** The bluff setback is to be determined by the engineering geology analysis required in Subsection 1.1.a. above and shall be adequate to withstand bluff erosion and wave action for a period of 100 years. In no case shall bluff setbacks be less than 25 feet. Alteration or additions to existing development that is non-conforming with respect to bluff setbacks that equals or exceeds 50 percent of the size of the existing structure, on a cumulative basis beginning July 10, 2008, shall not be authorized unless the entire structure is brought into conformance with this setback requirement and all other policies and standards of the LCP. On parcels with legally established shoreline protective devices, the setback distance may account for the additional stability provided by the permitted seawall, based on its existing design, condition, and routine repair and maintenance that maintain the seawall's approved design life. Expansion and/or other alteration to the seawall shall not be factored into setback calculations.
- 3. Seawall Prohibition.** Shoreline and bluff protection structures shall not be permitted to protect new development. All permits for development on blufftop or shoreline lots that do not have a legally established shoreline protection structure shall be conditioned to require that prior to issuance of any grading or construction permits, the property owner record a deed restriction against the property that ensures that no shoreline protection structure shall be proposed or constructed to protect the development, and which expressly waives any future right to construct such devices that may exist pursuant to Public Resources Code Section 30235 and the San Luis Obispo County certified LCP.
- 4. Liability.** As a condition of approval of development on a beach or shoreline which is subject to wave action, erosion, flooding, landslides, or other hazards associated with development on a beach or bluff, the property owner shall be required to execute and record a deed restriction which acknowledges and assumes these risks and waives any future claims of damage or liability against the permitting agency and agrees to indemnify the permitting agency against any liability, claims, damages or expenses arising from any injury or damage due to such hazards.

I. Drainage

1. **Los Osos Lowland Areas--Drainage Plan Requirement.** In areas designated in Figure 7-1, all permit applications for grading, new structures or additions to the ground floor of existing structures shall require drainage plan approval pursuant to Chapter 5 of the Coastal Zone Land Use Ordinance. Development shall not cause adverse impacts to downstream properties, wetlands or the Morro Bay estuary from runoff, sedimentation, or pollution.

Figure 7-1: Los Osos Lowland Areas--Drainage Plan Required



K. Habitat Conservation and Tree Protection

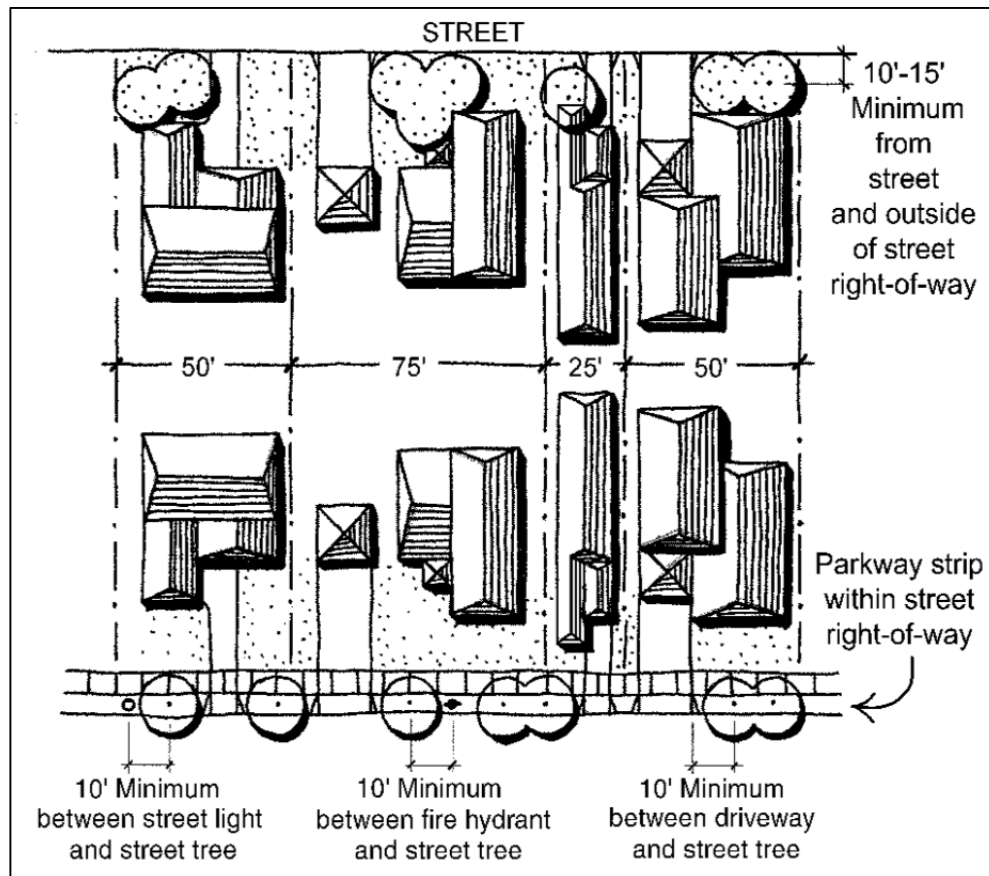
1. **Habitat Conservation Plan (HCP).** All new development within the Los Osos Urban Reserve Line that results in site disturbance shall either 1) participate in the Los Osos Habitat Conservation Plan, or 2) otherwise comply with Federal Endangered Species Act and comply with all applicable Local Coastal Program standards for Environmentally Sensitive Habitats.
2. **Tree Protection.** Development shall be designed to protect and maintain stands of native trees, or tree stands that provide valuable habitat or scenic value to the maximum extent feasible, while allowing reasonable use of the property.

3. **Monterey Pine Retention and Replacement.** Land divisions, Minor Use Permits and Development Plans shall: a) be designed to retain healthy Monterey pines where feasible, except where removal is appropriate for habitat restoration or enhancement; b) provide for replacement of diseased or old Monterey pines with other suitable species approved by the County that are drought tolerant, appropriate to the climate, resistant to disease, and compatible with the character of the area.

L. Streets and Circulation

1. **Curb, Gutter and Sidewalk Improvement Requirements.** Requirements and exemptions for installation of curb, gutter, and sidewalk improvements are specified in Section 23.05.106 of the Coastal Zone Land Use Ordinance (Title 23). Alternative walkways are encouraged in place of standard concrete sidewalks, and may be approved by the Department of Public Works as an exception to the public improvement standards.
2. **South Bay Boulevard Extension.** New development and land divisions shall preserve, and where needed, include offers to dedicate a right-of-way easement of the South Bay Boulevard extension (see the Circulation map) for habitat conservation and potential trail uses only.
3. **Trees.** Planting of trees in the streetscape is required for all new land divisions and all construction of new dwellings and new non-residential development. Trees shall meet the following requirements; unless a streetscape-tree master plan has been approved by the County, in which case the requirements of that plan take precedence (see Figure 7-2):
 - a. **Size:** At least 15 gallon containers.
 - b. **Number:** An average of one tree per 25 feet of frontage. If that number is not feasible due to the following location requirements, the number of trees shall be the maximum that is consistent with those requirements.
 - c. **Location:** Outside of the street right-of-way and 10-15 feet behind the sidewalk or street (if no sidewalk); alternatively within the street right-of-way where an encroachment permit has been issued and establishes perpetual maintenance responsibilities. Trees may be grouped rather than equally spaced. Trees shall be planted at least 10 feet from driveways; 10 feet from street lights; 10 feet from fire hydrants; and in locations that maintain appropriate sight distances and that do not interfere with underground or overhead utilities.
 - d. **Characteristics:** Drought tolerant, appropriate to the climate, resistant to disease, compatible with the character of the area, consistent with the scale of the roadway, and of a size that will not impair major public view corridors to and along the coast.

Figure 7-2: Street Tree Location

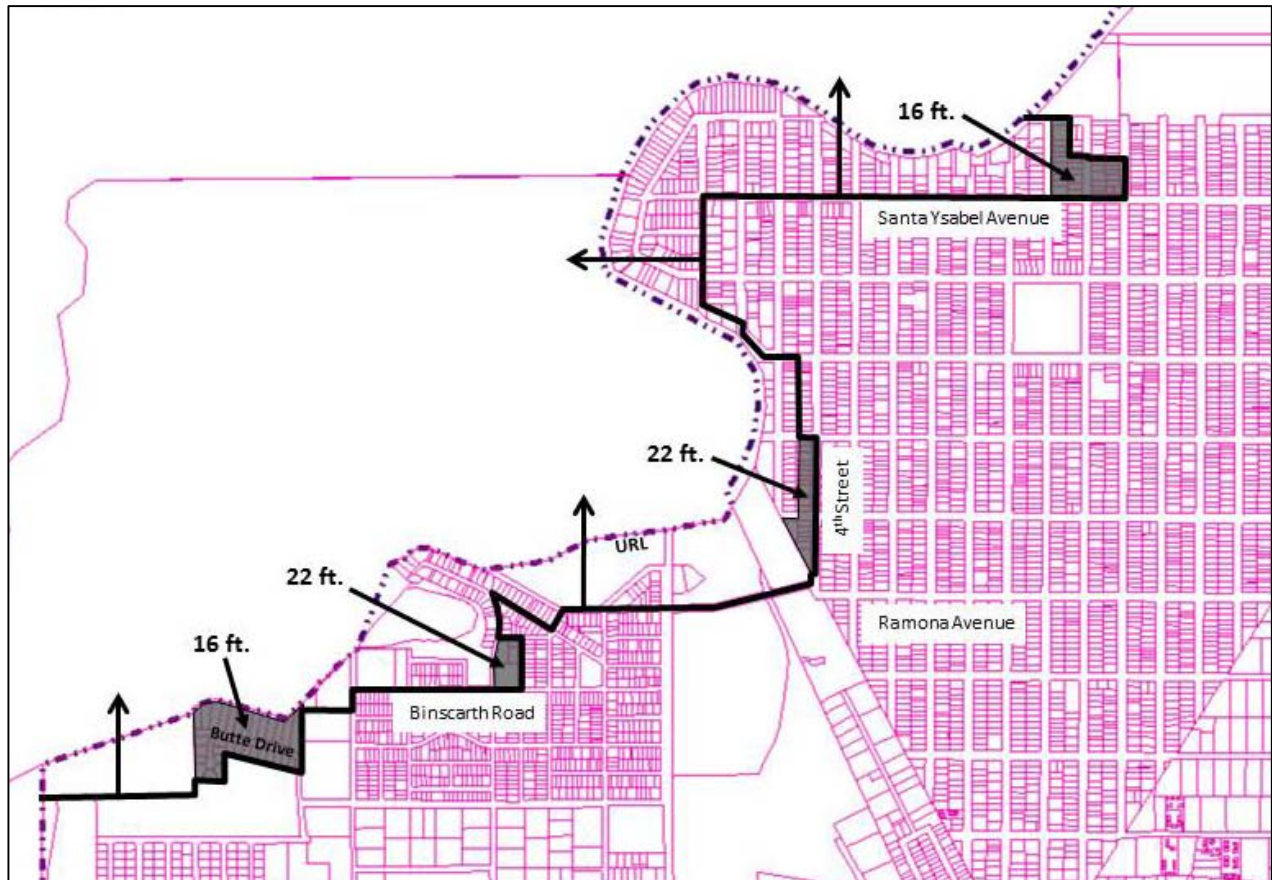


4. **Public Street and Access Connections.** The following standards apply to land divisions, and Minor Use Permits and Development Plans for development of more than one dwelling unit.
 - a. **Public Access.** Except where infeasible, dedicate and improve public right-of-way easements for vehicular, bicycle, pedestrian, and equestrian connections to surrounding areas where they: (1) provide efficient and convenient links to adjacent neighborhoods, nearby schools, nearby recreational areas, and other nearby activity centers; (2) are shown on the Circulation Element map; or (c) are needed for adequate emergency access.
 - b. **Street Extensions.** Where feasible and where no adverse impacts to environmentally sensitive areas will occur, dedicate and improve public right-of-way easements for streets in order to provide access to adjacent parcels and create an interconnected circulation system.

M. Coastal Access and Bayfront Development.

1. **Height.** Proposed structures on-sites that are bay-ward of the line shown on Figure 7-3 are limited to a maximum height of 14 feet, except where a greater height limit is noted.

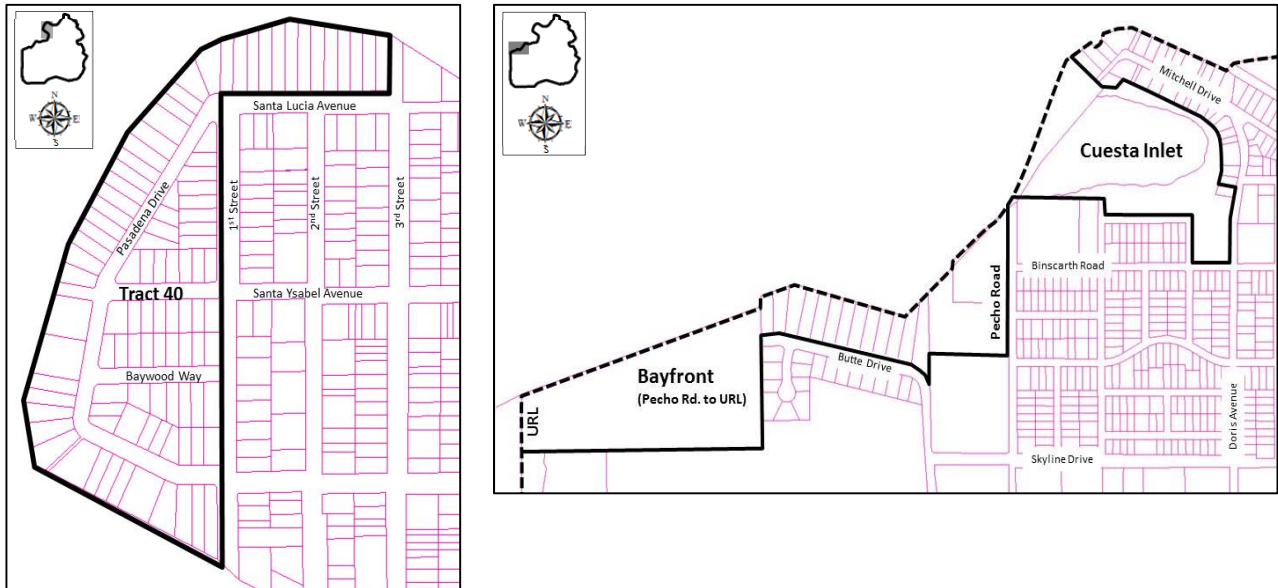
Figure 7-3: Los Osos Height Limits



2. **Vegetation Protection.** Sensitive vegetation shall be preserved whenever possible. Grading shall be minimized and limited to the building pad and driveway, road and other required improvements.
3. **Fences.** Fences shall not be constructed that would restrict public views of the bay from public roads or preclude lateral public access. Fences on the bayfront side of development shall not interfere with the movement or migration of native wildlife.
4. **Retain existing public access.** Any existing free public access to public recreational areas shall be maintained.
5. **Parking.** New development or other actions shall not result in a net loss of public parking that serves coastal access or recreation.
6. **Access and Improvements.** New development in the following areas shall include the specified access and improvements.
 - a. **Tract 40 Bayfront Development (see Figure 7-4):** Provide a minimum 30-foot wide lateral easement extending from the inland extent of wetland vegetation, primarily for habitat protection and secondarily for public access.

- b. **Cuesta Inlet (see Figure 7-4):** Provide opportunities for coastal recreation, and provide maximum public access to and along the shoreline in this visitor-serving priority area with the intent of the Circulation Element maps (see Chapter 5) and protection of sensitive habitat.
- c. **Bayfront From Pecho Road Westward to Urban Reserve Line (see Figure 7-4):** New bayfront development from Pecho Road westward to the Urban Reserve Line shall provide an offer to dedicate a lateral easement. An improved lateral pedestrian trail and signs are to be provided consistent with prescriptive rights and protection of wetland habitat.

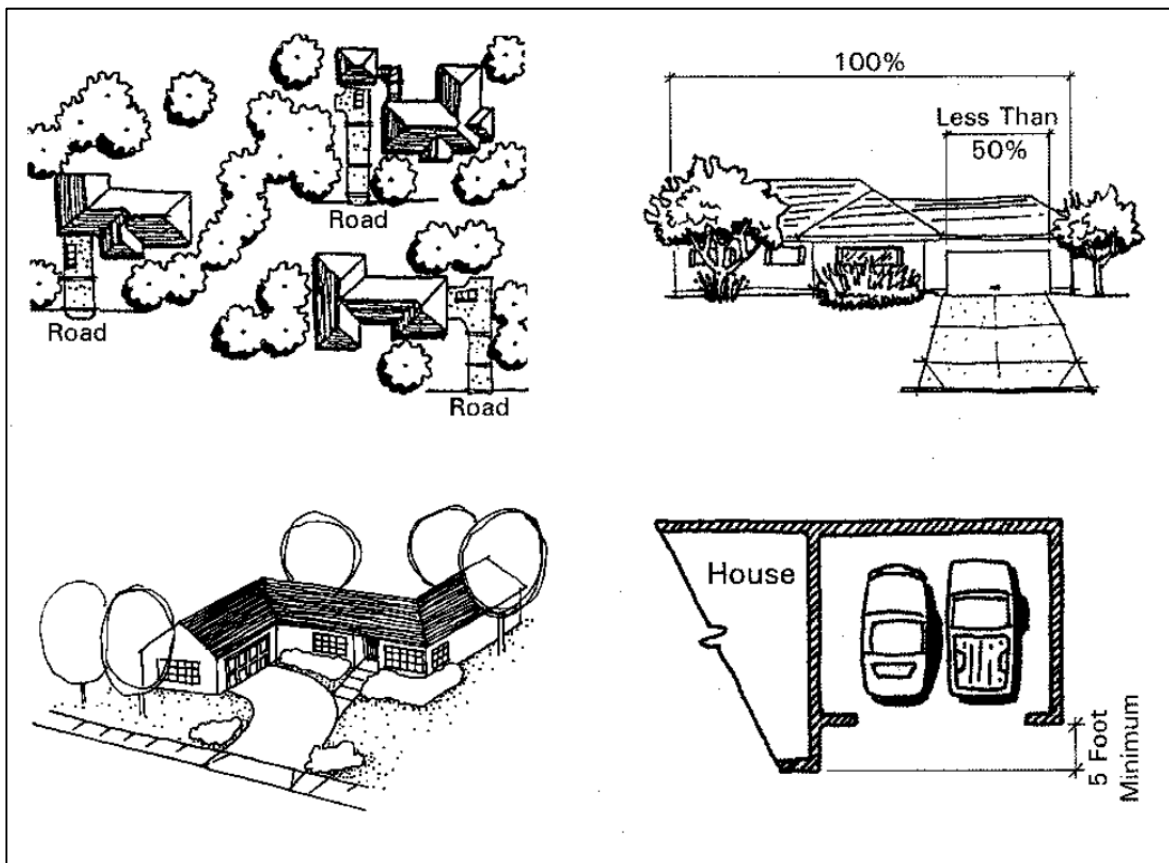
Figure 7-4: Bayfront Access



- N. **Building Height.** Exceptions to height limitations pursuant to Chapter 23.04 of the Coastal Zone Land Use Ordinance shall not apply to any planning area standards that specify maximum building height or building face height. Solar panels may extend an additional 2 feet above the ridgeline.
- O. **Affordable Housing.** New or replacement affordable housing units required by Section 23.04.092 of the Coastal Zone Land Use Ordinance shall, if feasible, be located on the same site as the other new, demolished or converted housing units, provided that all other requirements of the Coastal Zone Land Use Ordinance allow for such development. If such location is infeasible, the new or replacement affordable housing units shall be located within the Los Osos urban area.
- P. **Residential Garage Size and Location.** The following standards apply to land divisions, Minor Use Permits and Development Plans for new development that is located on lots less than one acre in area. The intent of the following standards is for garages to not dominate the structure as viewed from the fronting street (see Figure 7-5). Garages shall be located as follows:
 1. On the rear portion of the site, or

2. On the front portion of the lot as follows:
 - a. The garage door shall not be directly visible from and face the fronting street (e.g., a side entrance garage), or
 - b. Where the garage door is directly visible from and faces the fronting street, its width shall not exceed 50 percent of the total width of the street-facing building facade. If the parcel width is too narrow to comply with this standard, the following alternatives may be approved by the review authority:
 - (i) Stacked or tandem parking, or
 - (ii) A garage setback of at least five feet from the front plane of the residential portion of the building (the individual garage bays may be staggered if there is at least a five-foot setback between the rear-most bay and the front plane of the residential portion of the building), or
 - (iii) If the preceding alternatives are not feasible, other design or decorative measures that accomplish the intent of this standard may be approved by the review authority.

Figure 7-5: Residential Garage Size and Location

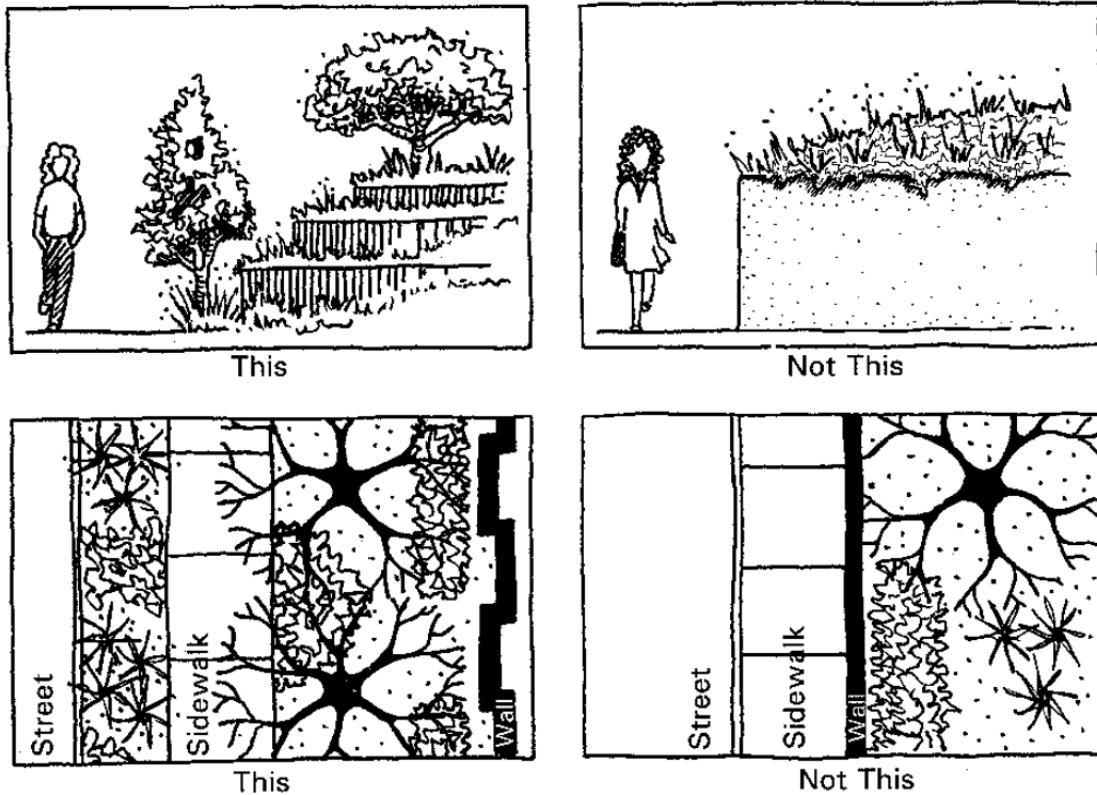


Q. Residential Development and Design Guidelines

The following guidelines apply to proposed new land divisions, Minor Use Permits and Development Plans in all residential categories (see also design standards for particular categories in this section).

1. ***Diversity in Appearance.*** *New land divisions, and Minor Use Permit and Development Plan applications for development of more than one dwelling unit should provide diversity in appearance, such as:*
 - a. *A variety of exterior colors.*
 - b. *A variety of exterior design features, such as facades, roof pitches, building materials, and architectural style.*
2. ***Gated Communities.*** *Gated communities are discouraged.*
3. ***Perimeter Walls and Fences.*** *Perimeter walls and fences higher than three feet along streets are discouraged, except where: 1) they are located along the street sides of corner lots, or 2) an acoustical analysis demonstrates that there is no feasible alternative to reduce noise levels to an acceptable level, or 3) the walls or fences are needed due to topography or to reduce the amount of grading. In preceding cases 2) and 3), walls and Fences should be attractive and not highly visible to the public, using the following guidelines, as illustrated in Figure 7-6.*
 - (i) *Where feasible, set back walls and fences from the street.*
 - (ii) *Where feasible, provide landscaped buffers or parkways between walls and the street.*
 - (iii) *Provide landscaping and/or earthen berms to partially screen the wall or fence from public view.*
 - (iv) *Provide articulation, texture, or other features to make the wall or fence more visually pleasing.*
4. ***Front Setbacks--Single-Family Dwellings in Certain New Land Divisions.*** *In new land divisions that are proposed as planned developments, condominiums or cluster divisions per Section 23.04.036 of the Coastal Zone Land Use Ordinance, the following minimum front setbacks are recommended for single family dwellings.*
 - a. *Where the plane of the garage door is parallel to the street: a minimum of 20 feet from the garage, and a minimum of 10 feet from all areas of the dwelling unit other than the garage.*
 - b. *Where the plane of the garage door is roughly perpendicular to the street or not directly visible from the street and there is sufficient room in the driveway to accommodate at least one vehicle: 10 feet.*

Figure 7-6: Wall and Fence Design



7.4 Combining Designation Standards

The following standards apply to lands in the Sensitive Resource Area (SRA), combining designations, as listed below.

[Designation of properties in the Sensitive Resource combining designation does not in and of itself convey or imply any right of public use, access, trespass or violation of privacy. The same is true when the LUE/LCP identifies a need for open space preservation through easement, contract or other instrument.]

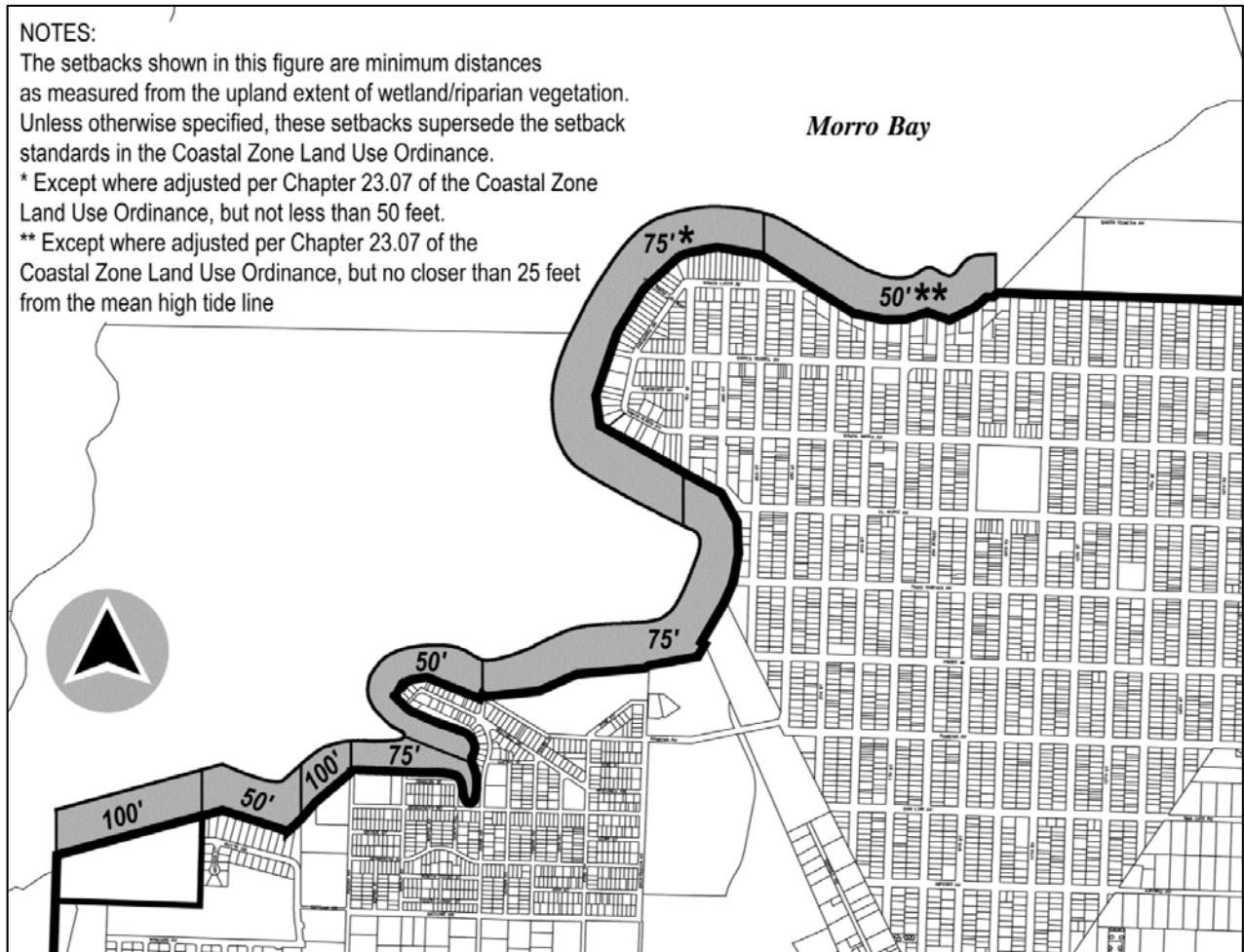
A. Morro Bay Shoreline (SRA)

1. **Residential Density, New Land Divisions.** Density shall be computed on the gross site area minus the portion that is identified as wetland.
2. **Wetland Setbacks.** New development shall be set back from the upland extent of wetland vegetation as shown in Table 7-1 and Figure 7-7. A biological survey performed consistent with Chapter 23.07 of the Coastal Zone Land Use Ordinance shall be used to determine the upland extent of wetland vegetation.

Table 7-1: Required Wetland Setbacks

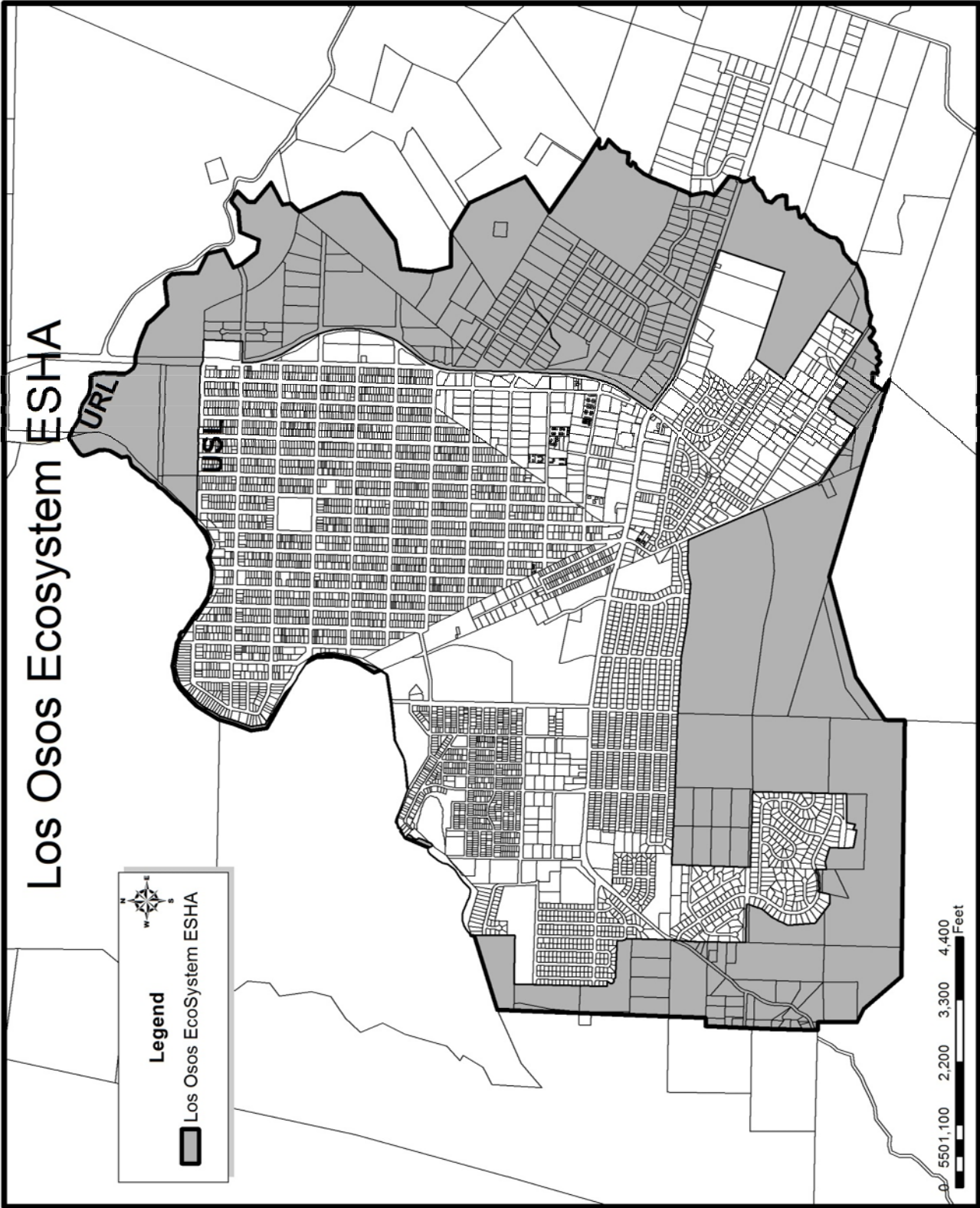
LOCATION (See Figure 7-10)	MINIMUM SETBACK (FT.) ¹
West of Tract 316 (Butte Drive Residential Single Family)	100
Tract 316 (Butte Drive Residential Single Family category)	50
Butte Drive to Pecho Road	100
Pecho Road to Doris Avenue (south half of Cuesta inlet) Blocks 4 and 5 , Cuesta-by-the-Sea Tract)	75
North half of Cuesta inlet (blocks 13,14, and 35 Cuesta-by-the-Sea Tract)	50
Doris Avenue to Tract 40 near (1st street.)	75
Tract 40 (Along Pasadena Drive, Santa Lucia Ave.)	75 (may be adjusted ² but to no less than 50 feet)
East of 3 rd Street	50 (may be adjusted ² but no closer than 25 feet from the mean high tide line)
<p>1. The required setbacks are minimum distances as measured from the upland extent of wetland/riparian vegetation.</p> <p>2. Section 23.07.172 of the Coastal Zone Land Use Ordinance.</p>	

Figure 7-7: Wetland Setbacks



- B. Los Osos Ecosystem (SRA), Required Finding.** For sites located within the Los Osos Ecosystem SRA, as shown in Figure 7-8 approval of a land use permit shall not occur unless the Review Authority first finds that, in addition to the required findings for Environmentally Sensitive Habitats specified in Chapter 23.07 of the Coastal Zone Land Use Ordinance, the project incorporates all feasible and reasonable means of maintaining Coastal Sage Scrub, Maritime Chaparral, and Coast Live Oak Woodland habitats as described in Chapter 4, Section 4.5.6.F of this plan.

Figure 7-8: Los Osos Ecosystem SRA (ESHA)



7.5 Land Use Category Standards

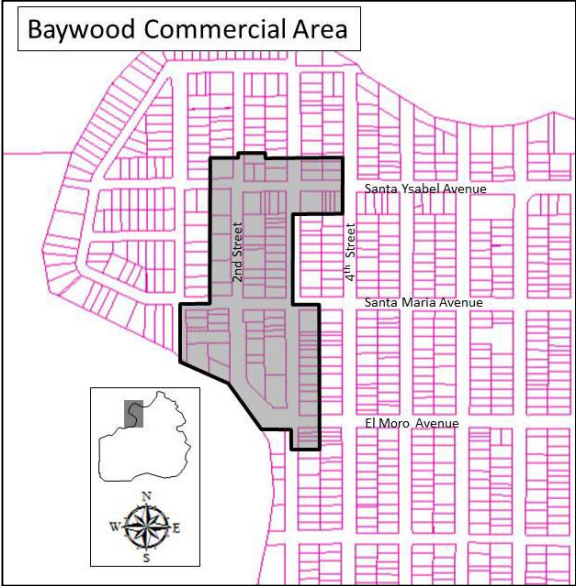
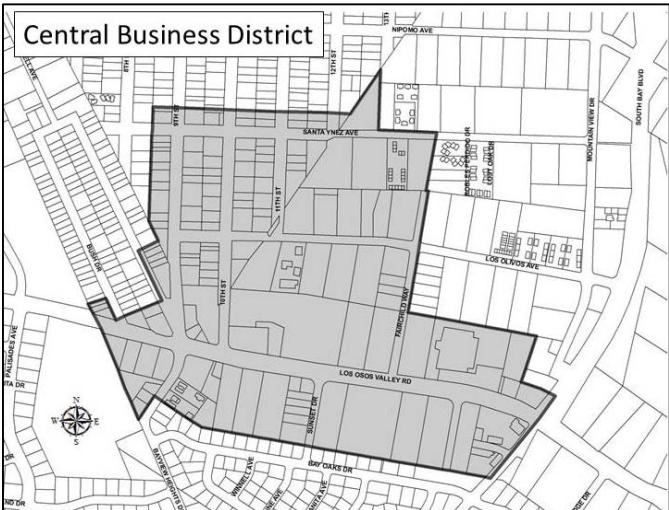
A. Commercial Retail (CR)

The following standards apply only to lands within the Commercial Retail land use category in the specified areas.

- 1. **Drive-Through Facilities.** No new drive-through facilities shall be established.
- 2. **Central Business District and Baywood Commercial Area, Permit Requirement.** Notwithstanding the requirements of the Coastal Zone Land Use Ordinance, new development may be authorized in the Central Business District and Baywood Commercial Area (see Figure 7-9) through Minor Use Permit approval in lieu of a Development Plan when the project complies with applicable planning area standards and design guidelines, except in any of the following circumstances:
 - a. When modifications or waivers from Coastal Zone Land Use Ordinance standards are required.
 - b. When a Development Plan is specifically required by the Planning Area Standards.

This standard shall not be construed to require Minor Use Permit approval where the Coastal Zone Land Use Ordinance otherwise allows ministerial approval through the Plot Plan or Zoning Clearance process.

Figure 7-9: Los Osos Central Business District and Baywood Commercial Area



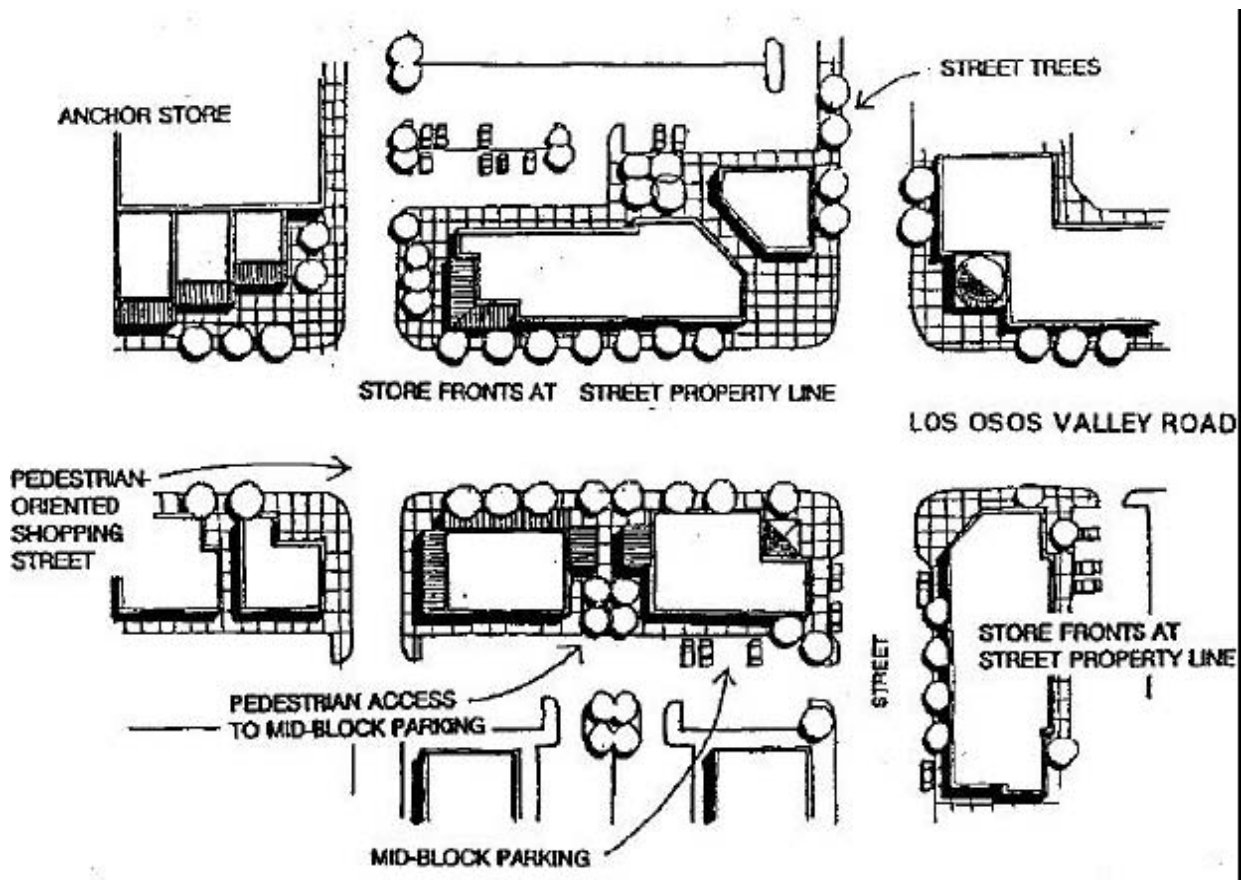
- 3. **Central Business District and Baywood Commercial Area, Parking.** (see Figure 7-9), the number of on-site parking spaces provided shall be no more than that required by Chapter 23.04 of the Coastal Land Use Ordinance. Community parking areas within a 1/4-mile radius and on-street parking within the same block may be used to satisfy parking requirements.

4. **Central Business District.** The following standards apply within the central business district, as shown in Figure 7-9:
- a. **Height.** Maximum building height shall be 30 feet.
 - b. **Mixed-Use Development.** This standard is intended to encourage provision of a mixture of residential and non-residential uses on the same site, to encourage provision of affordable and senior housing in close proximity to shopping and services, and to increase economic and social activity downtown.
 - (i) **Residential Uses.** Residential development shall be subject to the standards in Chapter 8 of the Coastal Zone Land Use Ordinance-- Residential Uses in Office and Professional or Commercial Categories-- except that where those standards conflict with the following standards, the following standards shall prevail.
 - (ii) **Site Coverage.** Residential development, excluding garages, shall comprise no more than 50 percent of the total floor area of the entire mixed-use site (residential and non-residential), and no more than 60 percent of the total floor area of the entire mixed-use site for development that meets the housing affordability standards in Chapter 23.04 of the Coastal Zone Land Use Ordinance.
 - (iii) **Floor and Open Area.** The maximum floor area and minimum open area requirements in Chapter 4 of the Coastal Zone Land Use Ordinance shall not apply. Instead, the land use permit shall require an amount of private open space and common area for privacy, recreation, light, and air that is appropriate for the nature of the project.
 - (iv) **Residential Density.** Maximum residential density shall be 15 dwelling units per acre, calculated using the acreage of the entire mixed use site. The density of senior citizen housing shall be as specified in the following Subsection (vi).
 - (v) **Detached Residential Development.** Residential development that is not attached to the non-residential use may be approved only if all of the following are satisfied, in addition to the preceding standards for mixed-use development:
 - (a) **Location.** Residential development shall be located mainly behind or on the second floor of the primary non-residential use(s) on the same site.
 - (b) **Site Coverage – Separate Parcel.** If residential uses are developed on a separate parcel, that parcel shall comprise no more than 50 percent of the parcel area of the total mixed use site.
 - (c) **Agreement for Non-Residential Use – Separate Parcel.** Residential uses may be developed on a parcel that is separate from the one developed with non-residential uses. In this circumstance, the owner of the parcel to be developed with non-residential uses shall enter into an agreement with the County to prohibit any future residential development on that parcel.

- (d) **Side and Rear Setbacks.** Where the side or rear yard of residential development is adjacent to a non-residential land use category, the minimum setback for the residential development shall be as specified in Chapter 4 of the Coastal Zone Land Use Ordinance for side and rear setbacks, as applicable, in Commercial and Industrial categories adjacent to a residential category/residential use.
- (e) **Pedestrian Connections.** Mixed use development shall include, where possible, convenient pedestrian connections between residential and retail commercial uses on the site.
- (vi) **Senior Citizen Housing.** Senior citizen housing is subject to the following standards, in addition to the preceding mixed-use development standards. Senior citizen housing consists of either a) residential development that is specifically designed to meet the physical and social needs of persons aged 62 and over; or b) residential development consisting of at least 35 dwellings specifically designed to meet the physical and social needs of persons aged 55 and over.
 - (a) **Residential Density.** Maximum residential density shall be 19 dwelling units per acre calculated using the acreage of the entire mixed use site.
 - (b) **Parking.** Parking spaces shall be provided at a ratio of 0.75 space per dwelling unit in accommodations for independent living, and 1 space per 3 dwelling units in assisted living accommodations.
 - (c) **Design.** Projects shall be sensitively designed to meet the special needs of senior citizens, especially with regard to: general safety; safe and convenient pedestrian access on gentle slopes, both within the project and connecting to community services and facilities; recreational choices; environmental amenities; social interaction; and integration with the larger community
- (vii) **Site Design.** New development shall facilitate pedestrian movement and activities and bicycle travel through design of buildings, parking areas, landscaping, and streetscapes. Design measures shall include the following and are conceptually illustrated in Figure 7-10:
 - (a) Locate building entry facades primarily adjacent to, but no more than 5 feet from the sidewalk along front and street-corner side property lines, or adjacent to interior pedestrian spaces with access to streets.
 - (b) Landscape all pedestrian spaces. Provide public gathering spaces with benches on the site. Provide conveniently located bicycle racks throughout the site.
 - (c) Encourage shared parking among businesses.
 - (d) Locate landscaped parking areas to the rear or side of non-residential buildings, and design the parking areas to be integral with (not dominating) the buildings.

- (e) Provide convenient connections between parking areas, businesses and adjoining properties through pedestrian-oriented and scaled spaces.
- (f) The number, location and design of driveways shall function in accordance with the planned center median on Los Osos Valley Road as recommended in Chapter 5 of this plan.
- (g) No building service facades shall face Los Osos Valley Road.
- (h) Where feasible and where adequate right-of-way exists, sidewalks shall provide a clear walking lane at least eight feet wide, not including any areas needed for street trees, street furniture, newspaper racks, and the curb.

Figure 7-10: Pedestrian-Oriented Design Concept



- (viii) **Drainage Basins.** Drainage basins in new development shall be placed either a) underground; or b) on the surface if designed for recreational or other public use and attractively landscaped.

c. **Design Guidelines – Central Business District**

Ground Floor Uses

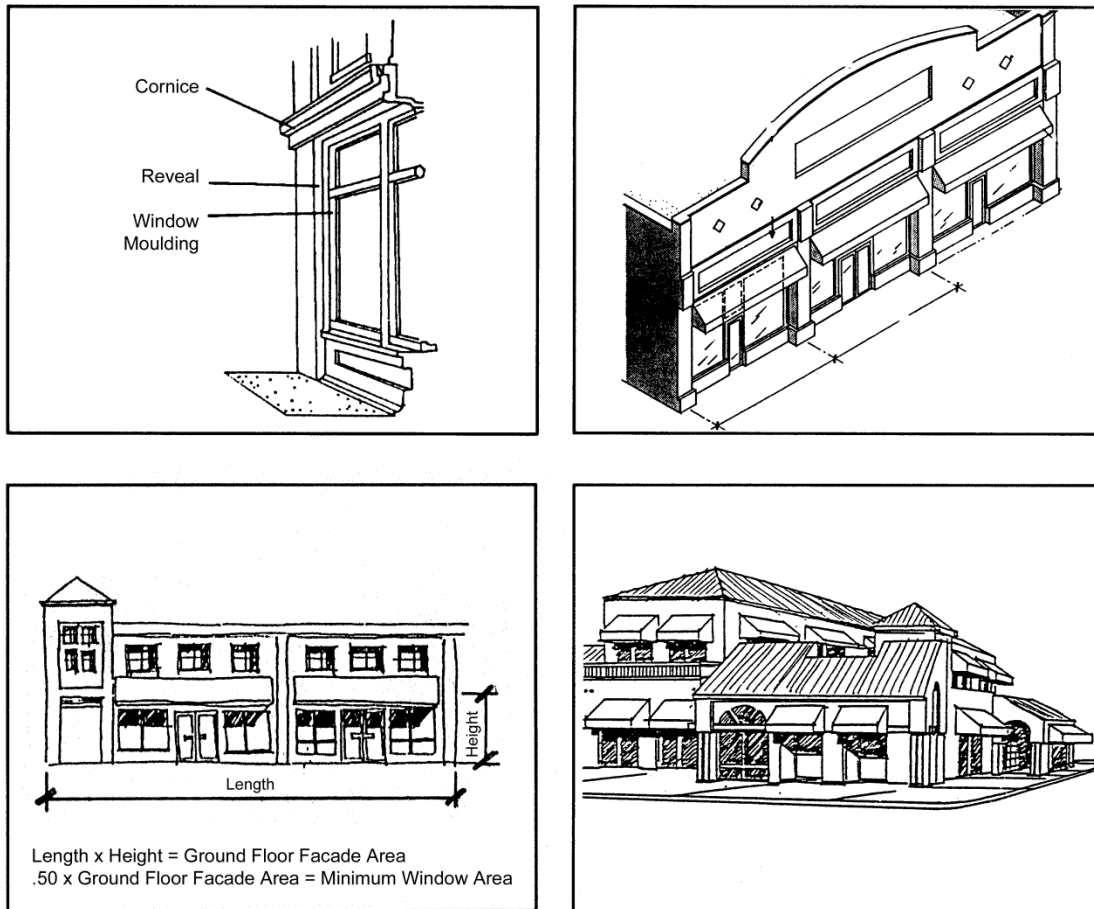
In order to attract customers and promote pedestrian activity, retail uses are encouraged on the ground floor fronting the street, while office, residential and other non-retail uses should be located on the upper floors or on the rear portion of the site.

Building Design

The design of new construction shall be pedestrian-oriented and have a human scale that is compatible with the scale of existing development in the Central Business District. Preferred design measures include the following:

- *Articulation of building facades to create relief and visual interest by using architectural elements such as awnings and projections, trellises, detailed parapets, and arcades.*
- *Locations of building entries within recessed entry bays to create transitional spaces between the street and buildings.*
- *Use of overhangs and awnings. Use of balconies over transitional spaces.*
- *Use of transparent glass windows or doors that together comprise more than 50 percent of the entry facade at ground level in order to allow pedestrians to see inside.*
- *Placement of store entrances/display windows at frequent intervals such as 25 feet in order to maintain visual interest for pedestrians. (see Figure 7-11).*
- *Building facades or public spaces should occupy most or all of the site frontage, except where infeasible due to sensitive vegetation or other physical or environmental constraints.*
- *Sidewalks along Los Osos Valley Road shall be in accordance with County public improvement standards. Recommended materials for pathways and areas outside the public right-of-way are brick, concrete pavers and concrete.*

Figure 7-11: Example of Façade Building Design



5. **Baywood Commercial Area (Special Community).** The following standards apply within the Baywood Commercial Area as shown in Figure 7-12.
 - a. **Limitation on Use.** All allowable uses are permitted in accordance with Coastal Table O, Part I of the Land Use Element, except as follows: auto, mobile home and vehicle dealers and supplies; and food and kindred products as a primary use.
 - b. **Height.** Maximum building height shall 25-feet, except where a lower height limit is established (see Section 7.3.N.1 and Figure 7-3).
 - c. **Signs.** Freestanding signs, other than monument signs, are not permitted. Monument signs shall not exceed a height of six feet and a sign area of 20 square feet.
 - d. **Sidewalks on 2nd Street.** Sidewalks shall include a minimum clear walking lane of six feet in width, and a minimum four-foot wide parkway between curb and sidewalk.

Figure 7-12: Baywood Commercial Area



e. **Sidewalks on Other Streets.**

- (i) On street frontages other than 2nd Street, sidewalks shall be a minimum four feet wide, with a minimum four-foot wide parkway between curb and sidewalk.
- (ii) Additional width may be needed to accommodate proposed street furniture, or as needed to comply with the requirements of the Americans with Disabilities Act (ADA).
- (iii) These requirements for sidewalk or parkway width may be modified at the discretion of the review authority in consultation with the Department of Public Works through a Minor Use Permit (unless a Development Plan is otherwise required), based upon site-specific right-of-way and topographic constraints.

f. **Setbacks and Parking Location, 2nd Street and Street-Corner Sites.** Locate building entry facades primarily adjacent to, but no more than five feet from the sidewalk along front and street-corner side property lines adjacent to 2nd Street, or adjacent to interior plazas with access to streets. Locate landscaped parking areas to the rear or side of nonresidential buildings. Design the parking areas to be integral with (not dominating) the buildings.

g. **Bay Access.** New development adjacent to the bay shall provide improved public access to the bay where feasible and consistent with protection of natural resources.

- h. **Mixed Use.** Single-family and multi-family dwellings are allowable on the same site as non-residential development as follows:
- (i) Mixed-use projects shall be in accordance with the standards in Chapter 23.08 of the Coastal Zone Land Use Ordinance for Residential Uses in Office and Professional or Commercial Categories, except that maximum residential density is 15 dwelling units per acre, calculated using the acreage of the entire mixed use site (residential plus non-residential).
 - (ii) **Additional standards applicable to Area "A" as shown in Figure 7-12.** The following standards supersede any conflicting standards of Chapter 23.08 of the Coastal Zone Land Use Ordinance:
 - (a) **Location.** Residential development shall be located on the upper floor(s) above a non-residential use or in the rear of the site behind a non-residential use.
 - (b) **Density.** Maximum residential density is 15 dwelling units per acre, calculated using the acreage of the entire mixed use site (residential plus non-residential).
 - (c) **Parking.** Notwithstanding any other provisions of this plan, the number of parking spaces shall be as required by the Coastal Zone Land Use Ordinance, and shall be provided on the site.
 - (d) **Existing single family residences.** Residential uses existing prior to adoption of the Los Osos Community Plan and located on properties may continue and be expanded or remodeled as a primary use without the limitations imposed by Section 23.09.026 Nonconforming Uses of Land and without being required to include commercial development.
- i. **Residential multi-family development as a principle use in Area "B" as shown in Figure 7-12.** Multi-family dwellings are allowable as a principal use in accordance with applicable Coastal Zone Land Use Ordinance standards for multi-family development, except as follows:
- (i) **Chapter 23.08, Coastal Zone Land Use Ordinance.** The standards for residential uses in Office and Professional and Commercial categories shall not apply.
 - (ii) **Density.** Maximum density shall be 15 dwelling units per acre.
 - (iii) **Side and Rear Setbacks.** Where the side or rear yard of residential development is adjacent to a non-residential land use category, the minimum setback shall be as specified in Chapter 23.04 of the Coastal Zone Land Use Ordinance for side and rear setbacks, as applicable, in Commercial and Industrial categories adjacent to a residential category/residential use.

j. Baywood Design Guidelines

New development should apply the following design principles. An example of how these principles might be applied is illustrated in the Baywood Commercial Area Design Concept shown in Appendix B, Figure B-2.

- Design streets, streetscapes, landscaping, parking lots, and buildings to encourage pedestrian use and activities and bicycle travel.*
- Provide building facades or public spaces that occupy most or all of the site frontage, except where infeasible due to sensitive vegetation or other physical or environmental constraints.*
- Landscape all pedestrian spaces, which should be inter-connected by a network of walkways and plazas. Encourage shared parking among businesses.*
- Encourage the use of modifications to the parking standards in the Coastal Zone Land Use Ordinance to allow, where appropriate, the use of on-street parking spaces to help satisfy requirements for the number of on-site parking spaces.*
- Provide convenient connections between parking areas and businesses through pedestrian-oriented and scaled spaces. Fences and other barriers between non-residential development should be avoided, especially on 2nd Street.*
- Design new development to emphasize the importance of public spaces.*

B. Commercial Service (CS)

The following standards apply only to land within the Commercial Service land use category.

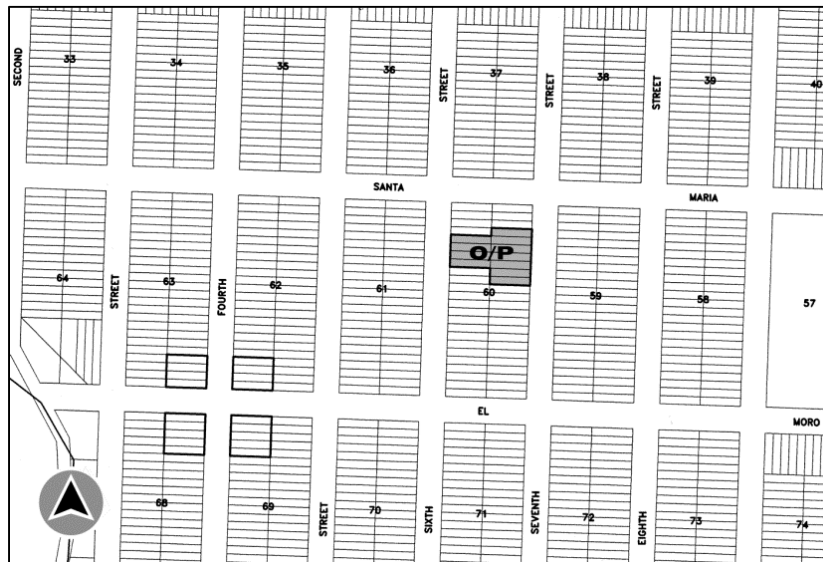
- 1. Height.** Maximum building height shall be 30 feet.
- 2. Compatibility.** All commercial development subject to discretionary approval shall incorporate measures to assure compatibility with nearby residences (including on-site caretaker units), with regard to impacts associated with, but not limited to, noise, vibration, odor, light, glare, hazardous materials, truck traffic, exhaust, unsightliness, or hours of operation. Land use permit applications shall include a description of activities that may be incompatible with residential neighbors and measures to avoid or mitigate those incompatibilities. This may require the applicant to submit special studies, such as a noise study, to address the issue(s).

C. Office and Professional (OP)

The following standards apply only to lands within the Office and Professional land use category in the specified areas.

1. **Central Business District, Parking (See Figure 7-9).** The number of on-site parking spaces provided shall be no more than that required by Chapter 23.04 of the Coastal Land Use Ordinance. Community parking areas within a 1/4-mile radius and on-street parking within the same block may be used to satisfy parking requirements.
2. **Height, Central Business District.** Maximum building height in the central business district shall be 30 feet.
3. **West Side of 7th Street Between El Moro and Santa Maria Avenues.** The following standards apply only to the property shown in Figure 7-13.
 - a. **Limitation on Use.** Uses identified in Coastal Table O, Part I of the Land Use Element/Local Coastal Plan as "A", "S" or "P" uses are limited to: churches, schools – pre to secondary, caretaker residence, residential care, membership organization facilities, and residential accessory uses.
 - b. **Site Design Criteria.** All new development shall resemble the size, character and scale of the surrounding residences, and shall provide landscaping between the new development and the frontage of the nearest public road. Pedestrian sidewalk(s) shall be provided between new development and the nearest public road. All outdoor lighting, play areas, and new parking spaces shall be located away from the adjacent residential property lines or shall be separated by a minimum 10-foot wide landscaping screen.

**Figure 7-13: O/P Category on West Side of 7th Street
Between El Moro and Santa Maria Avenues**



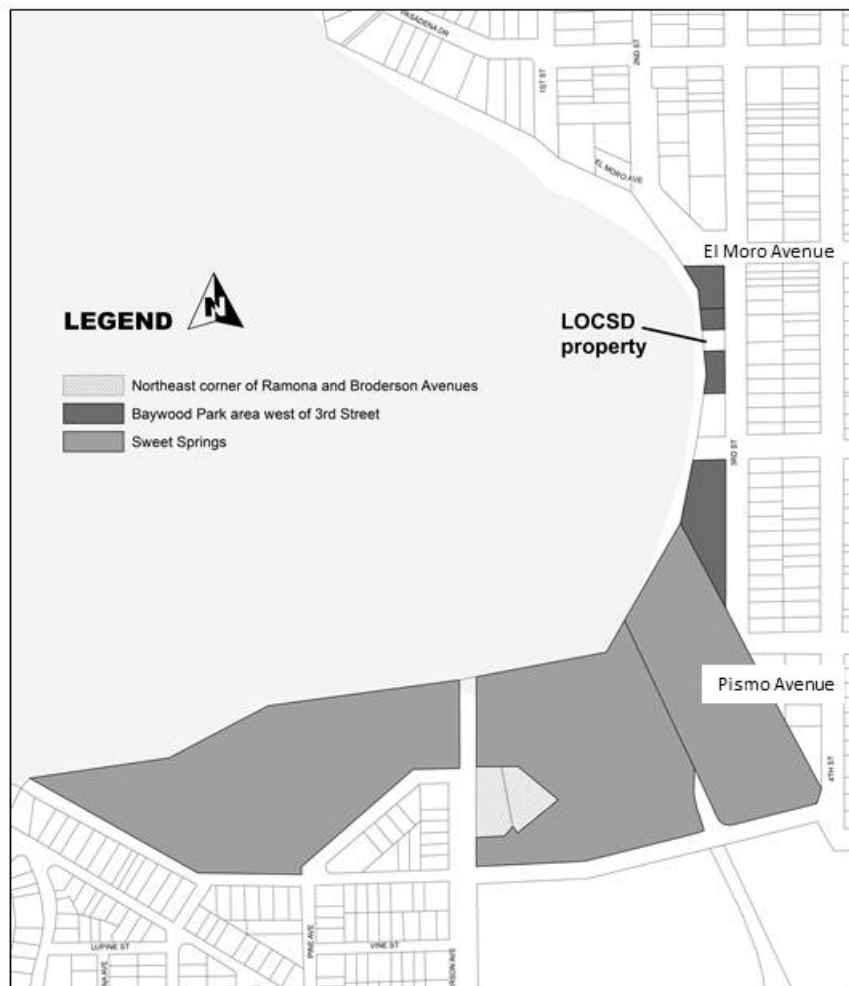
D. Open Space (OS)

The following standard applies only to lands within the Open Space land use category in the specified area.

[Designation of properties in the Open Space land use category does not in and of itself convey or imply any right of public use, access, trespass or violation of privacy. The same is true when the LUE/LCP identifies a need for open space preservation through easement, contract or other instrument.]

1. **Sweet Springs Preserve, Limitation on Use.** Allowable uses in the Sweet Springs area as shown in Figure 7-14 are limited to coastal accessways and passive recreation.

Figure 7-14: Sweet Springs Area and Baywood Park Area West of 3rd Street

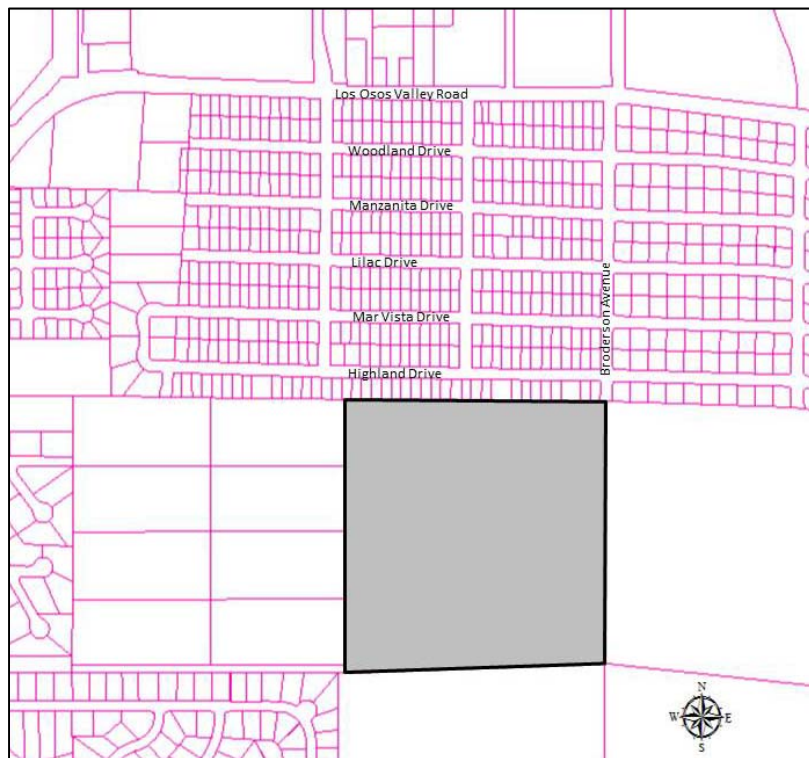


E. Public Facilities (PF)

The following standards apply only to lands within the Public Facilities land use category in the specified areas.

1. **Broderson Site, Limitation on Use.** Allowable uses shall be limited to passive recreation and public utility facilities on the approximately 40-acre area south of Highland Drive and west of an extension of Broderson Avenue, as shown in Figure 7-15.

Figure 7-15 Broderson Site



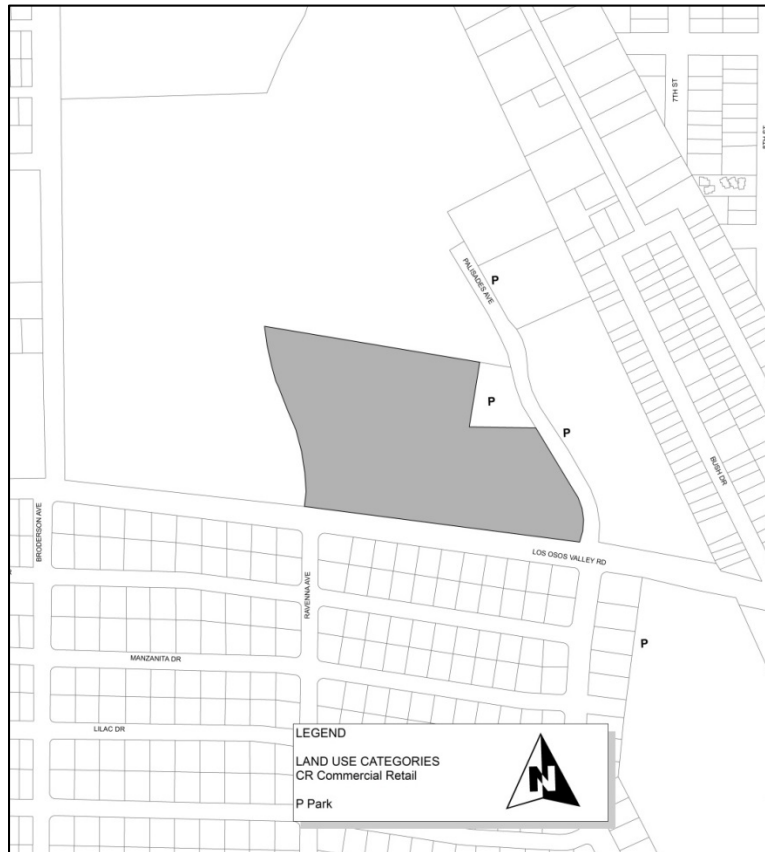
2. **Limitation on Site Disturbance, LOCSO Property.** New development on the Los Osos Community Services District property in the Baywood Park Area West of 3rd Street, as shown in Figure 7-14, shall be limited to the area of disturbance of the existing well site.

F. Recreation, Public Facilities (REC, PF)

The following standards apply only to lands within the Public Facilities and Recreation land use categories in the specified area. The following standard applies to the County-owned site, as shown in Figure 7-16.

1. **Limitation on Use.** Allowable uses shall be limited to passive recreation, pipelines and transmission lines, and pump or lift stations consistent with the approved communitywide sewer project. The following additional uses shall be allowed only in the event that the CDP for the communitywide sewer (CDP A-3-SLO-09-055/069) is amended to replace sensitive habitat offsite and allow additional uses: outdoor sports and recreation, public assembly and entertainment, temporary events, water wells and impoundments, outdoor retail sales, offices.

Figure 7-16: Midtown Site (Los Osos Valley Road at Palisades Avenue)



G. Recreation (REC)

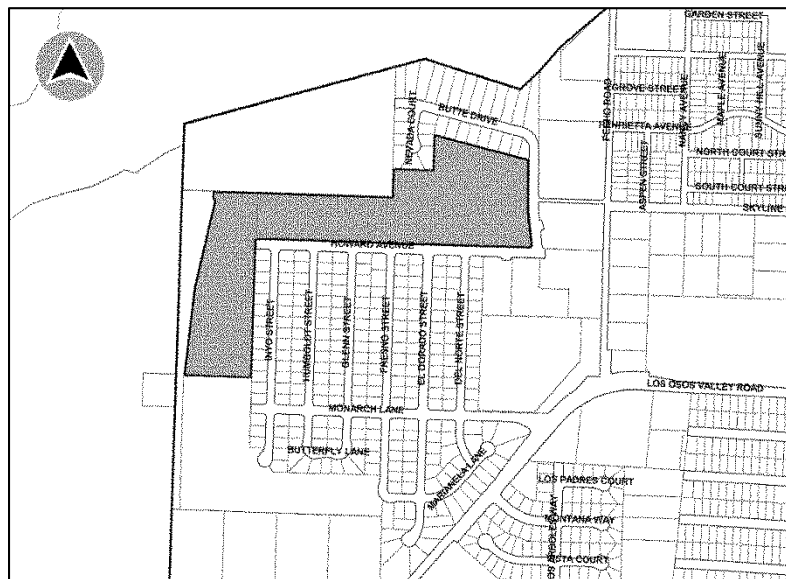
The following standards apply only to lands within the Recreation land use category in the specified areas.

Designation of properties in the Recreation land use category does not in and of itself convey or imply any right of public use, access, trespass or violation of privacy. The same is true when the LUE/LCP identifies a need for open space preservation through easement, contract or other instrument.

1. **Cuesta Inlet.** The following standard applies within the Cuesta Inlet area (visitor-serving priority area) as shown in Figure 7-4.

- a. **Limitation on Use.** Allowable uses shall be limited to passive recreation (including a boat launching ramp and parking areas), one single-family dwelling or one mobilehome.
 - b. **Density.** The maximum development potential shall be one dwelling unit. Development shall be concentrated or clustered in accordance with Section 7.3.E.
 - c. **Public Access.** Maximum public access shall be provided to the shoreline in this visitor-serving priority area, consistent with the intent of the Circulation Element maps (see Chapter 5) and protection of sensitive habitat.
 - d. **Application Content.** All applications for development shall document the location of state tidelands in relation to this site and resolve any questions about ownership of this property.
2. **Baywood Park Area West of 3rd Street.** The following standards apply to the bayfront area between Pismo and El Morro Avenues (see Figure 7-14).
- a. **Limitation on of Use - West of 3rd Street.** For the bayfront area between Pismo and El Morro Avenues, allowable uses are limited to one single family dwelling per legal parcel, residential accessory structures, home occupations, animal raising and keeping, coastal accessways, and passive recreation (hiking and nature trails and nature study).
 - b. **Land Divisions Prohibited.** No further land divisions are allowed due to environmentally sensitive habitats and lack of appropriate building sites on these bayfront properties.
3. **Golf Course North of Howard Avenue, Limitation on Use.** Allowable uses on the existing golf course north of Howard Avenue in the northern portion of the West of Pecho area, as shown in Figure 7-17, shall be limited to coastal accessways, water wells and impoundments, and the existing uses on the site: golf course with eating and drinking places (restaurant), hotels, motels.

Figure 7-17: Golf Course North of Howard Avenue



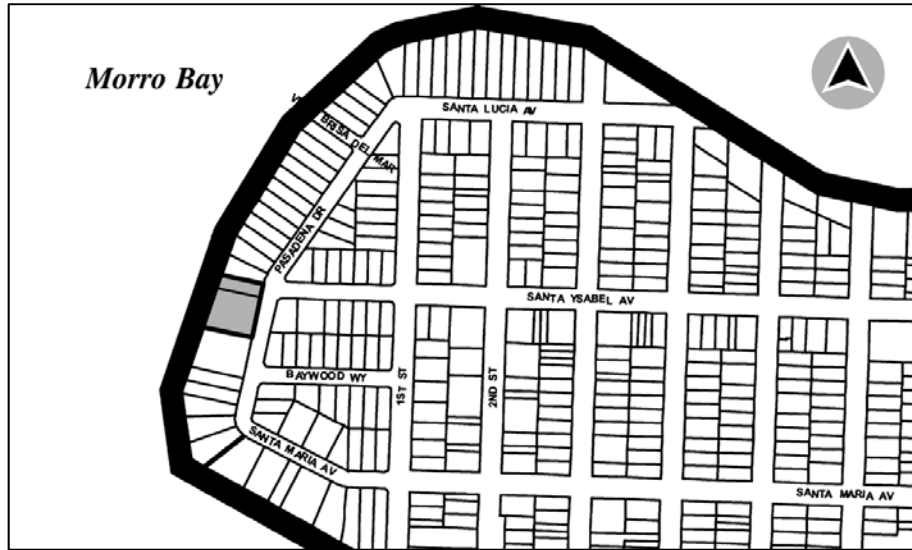
4. **Portion of Tract 1646 West of Pecho Road.** The following standards apply to the approximately 2.7-acre area located at the southwest corner of Pecho Road and Skyline Drive, as shown in Figure 7-18.
 - a. **Limitation on Use.** Allowable uses are limited to those that are allowable only in both the Residential Single Family and Recreation land use categories per Table O, Coastal Framework for Planning. Bed and breakfast facilities, hotels, and motels are also allowable.
 - b. **Lodging Design and Height Limitation.** All buildings shall be residential in scale and shall have a maximum height of 28 feet.

Figure 7-18: 2.7-Acre Area at Southwest Corner of Pecho Road and Skyline Drive



5. **Santa Ysabel Avenue Coastal Access, Limitation on Use.** Allowable uses on the County-managed coastal access at the westerly terminus of Santa Ysabel Avenue, west of Pasadena Drive, as shown in Figure 7-19, are limited to coastal accessways and passive recreation.

Figure 7-19: Santa Ysabel Avenue Coastal Access



- H. **Residential Rural (RR) – Creekside Area.** The following standards apply only to lands within the Residential Rural land use category in the Creekside Area as shown in Figure 7-20.

Figure 7-20: RR – Creekside Area



- a. **Clustered Development.** Minimize site disturbance and concentrate or cluster development in accordance with Section 7.3.E. This is intended to protect riparian and wetland habitat; rare, endangered or threatened species--such as the Morro Bay Kangaroo Rat and the Morro Shoulderband snail--and their habitat; the Morro Bay estuary; and other sensitive features described in Section 7.3.E.
- b. **Setbacks.** New development shall be set back at least 100 feet from the following sensitive features: wetland vegetation, the upland extent of riparian vegetation, and areas of habitat that support rare, endangered or threatened species.
- c. **Secondary dwellings.** Secondary dwellings shall only be allowed on sites over ten acres in size.

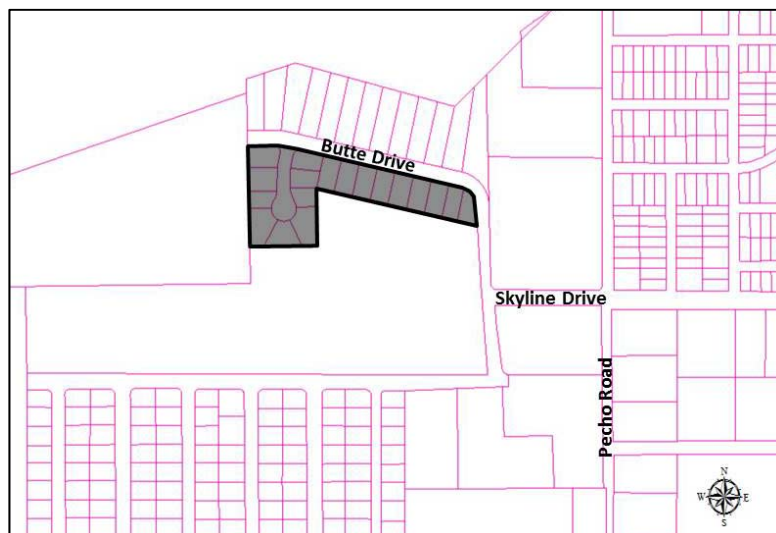
I. Residential Multi-Family (RMF)

The following standards apply only to lands within the Residential Multi-Family land use category.

1. Residential Density--New Projects

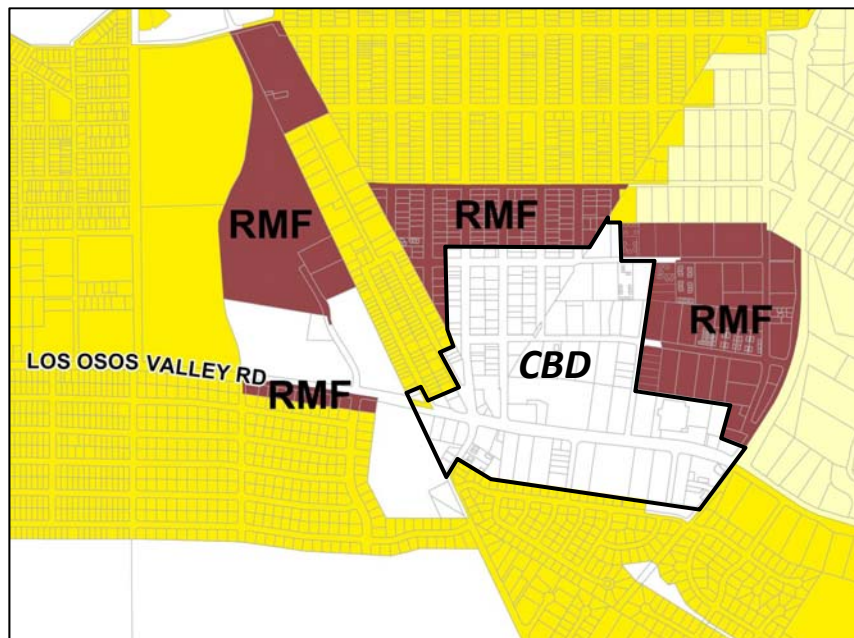
- a. **Maximum Density.** Except for senior citizen housing (see Subection I.3.) maximum density shall be 15 dwelling units per acre on properties less than one acre and 26 dwelling units per acre on properties of one acre or more.
- b. **Minimum Density.** In all Residential Multi-Family categories, except in the Morro Shores Mixed Use Area as shown in Figure 7-24 and the West of Pecho area as shown in Figure 7-21, if physically feasible and if environmental impacts can be mitigated, the *minimum* overall density on parcels of 10,000 square feet and larger shall be 10 dwelling units per acre. Refer to the standards for the Morro Shores Mixed Use Area (Section J) for minimum densities in that area.

Figure 7-21: RMF West of Pecho Road



2. **Height Limitation.** Maximum height shall be 28 feet, except for bayfront areas (see Figures 7-3).
3. **Senior Citizen Housing.** Senior citizen housing defined: a project that consists of either a) residential development that is specifically designed to meet the physical and social needs of persons aged 62 and over, or b) residential development consisting of at least 35 dwellings specifically designed to meet the physical and social needs of persons aged 55 and over. Senior citizen housing may include accommodations for independent living and/or assisted living. Senior citizen developments are subject to the following:
 - a. **Residential Density.** Within a ½ mile distance of the Central Business District, as shown in Figure 7-22, the maximum residential density shall be 38 dwelling units per acre.

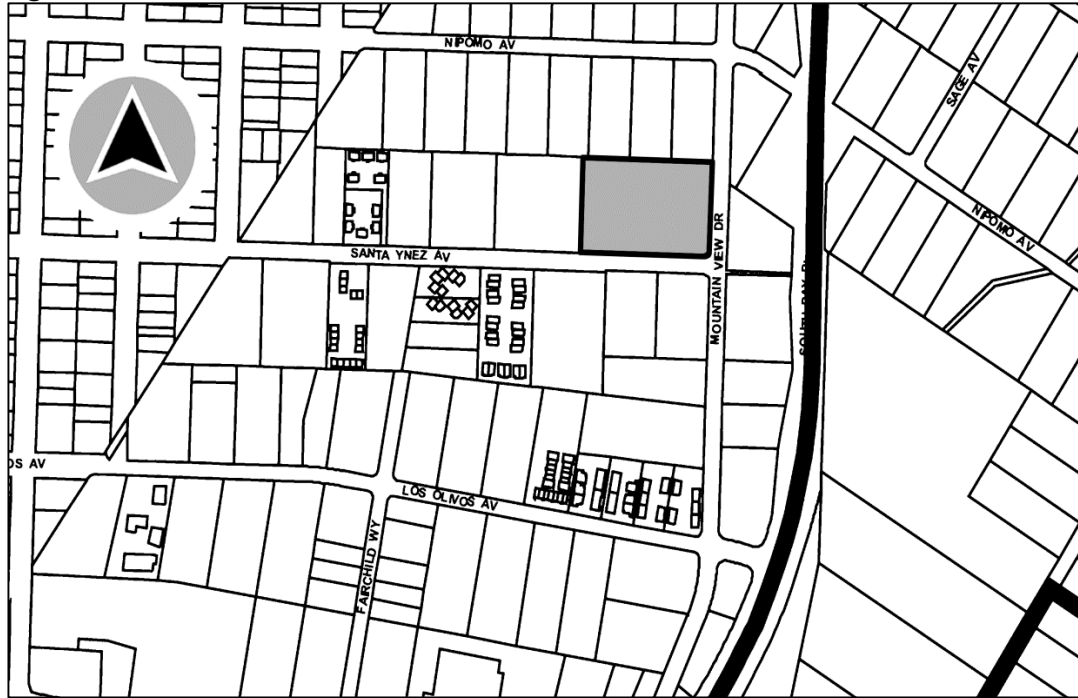
Figure 7-22: RMF within ½ Mile from CBD



- b. **Floor and Open Area.** The land use permit shall require an amount of private open space and common area for privacy, recreation, light, and air that is appropriate for the nature of the project. There is no maximum floor area limitation; however, in no case shall the minimum open area fall below 40 percent of the site area, as defined in Chapter 23.04 of the Coastal Zone Land Use Ordinance.
- c. **Parking, Design.** Parking and design shall comply with the standards for senior citizen housing listed in the Commercial Retail land use category for the central business district – Section 7.5.A.4.b(vi)(b).

4. **Northwest Corner of Mountain View Drive and Santa Ynez Avenue, Residential Development.** On the approximately three-acre parcel located at the northwest corner of Mountain View Drive and Santa Ynez Avenue, as shown in Figure 7-23, a maximum of one dwelling unit is allowable in accordance with an existing deed restriction that limits residential development.

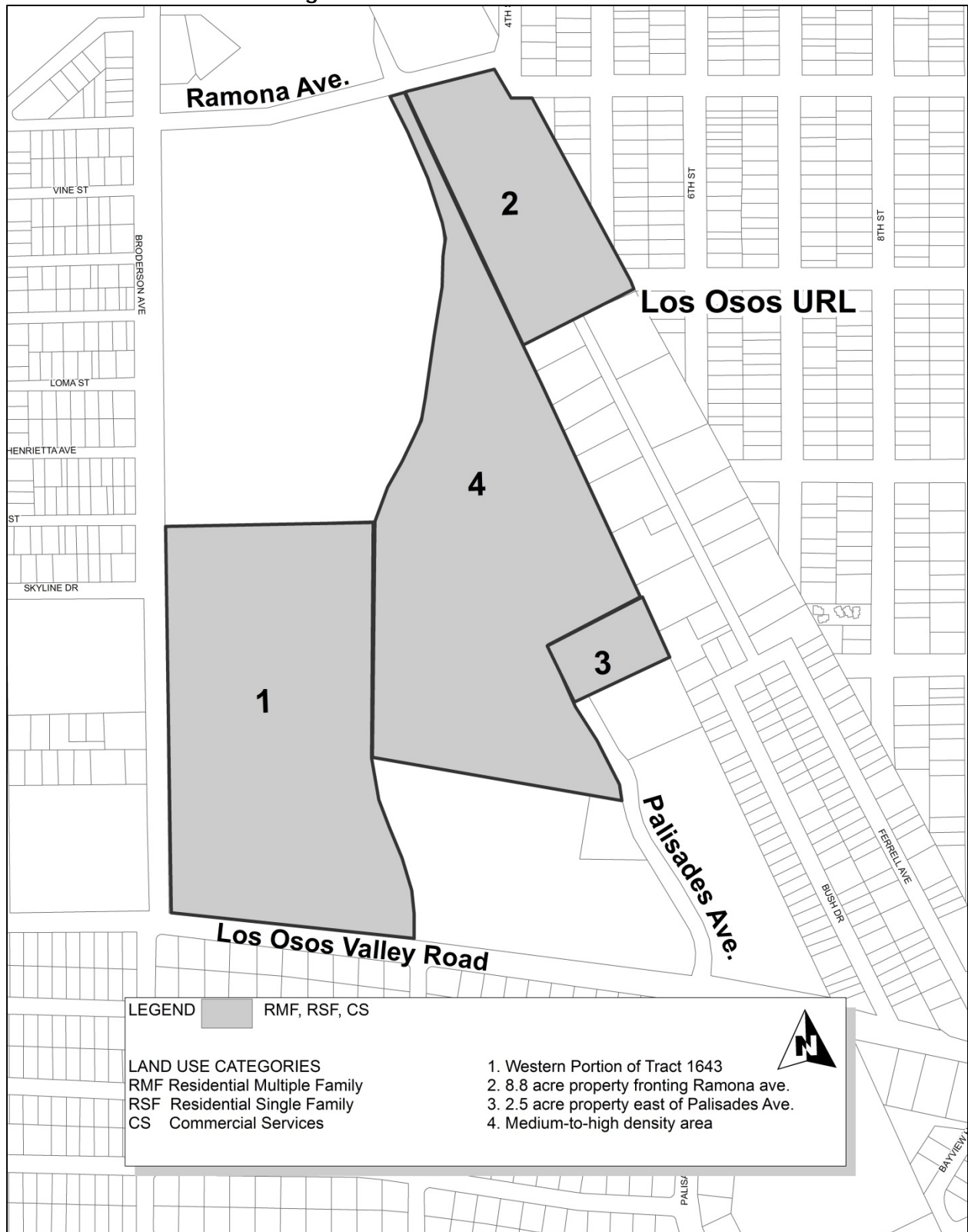
Figure 7-23: Northwest Corner of Mountain View Drive and Santa Ynez Avenue



J. Morro Shores Mixed Use Area RMF, RSF, CS.

The following standards apply to the Morro Shores Mixed-Use Area in the RMF, RSF, CS categories (see Figure 7-24).

Figure 7-24: Morro Shores Mixed Use



1. **Height.** The maximum building height for residential, transient lodgings, and accessory uses shall be 28 feet.
2. **Habitat corridor.** Development shall provide a permanently protected habitat corridor that extends from the southern part of the site to Ramona Ave. This corridor shall be designed so that future circulation connections can be made to Los Osos Valley Road and through Area 1 (see Figure 7-24) to Broderson Ave.
3. **Circulation connections.** Development shall provide public vehicular, bicycle, pedestrian, and equestrian links to adjacent neighborhoods, commercial areas, schools, parks, the bay, and the community center.
4. **Medium to High Density Residential.**
 - a. **Development Potential.** A maximum of 200 (250 with a senior citizen housing bonus) dwelling units are allowable within Area 4 (see Figure 7-24) if physically feasible and if environmental impacts can be mitigated.
 - b. **Housing Types.** A variety of housing types are encouraged: single family, multi-family, attached, detached, or zero lot-line units. Creative lot designs are also encouraged, such as "Z" lots, courtyard lots, and others.
 - c. **Densities.** If physically feasible and if environmental impacts can be mitigated, the *minimum* density shall be 10 dwelling units per acre within the development area. The maximum density within the development area shall be 26 dwelling units per acre.
 - d. **Senior Citizen Housing.**
 - (i) **Incentive.** Senior citizen housing as defined Subsection H is encouraged, but not required. If at least 100 senior housing units are provided, a bonus of 50 additional residential units with a density of at least 10 dwelling units per acre (up to a maximum total of 250 units) shall be granted if physically feasible and if environmental impacts can be mitigated.
 - (ii) **Density.** The maximum density of senior citizen housing shall be 38 dwelling units per acre within the development area.
 - (iii) **Other Development Standards.** Development shall comply with the floor and open area, parking, and design standards for senior citizen housing in the Residential Multi-Family land use category listed in Subsection I.
5. **Multi-Use Business/ Commerce Park standards:** A multi-use business park that is characterized by high quality architecture and design is encouraged. The business park shall not occupy more than 51.5 acres, and shall be planned as an integrated, multi-use, employment-generating business park that complies with the following criteria. The Business Park is allowable in Areas 1 and 4, as shown in Figure 7-24.
 - a. **Permit Requirement.** A Development Plan shall be required to establish business/commerce park uses.

- b. **Character.** The multi-use business park shall have landscaped open spaces in a campus-like character that provides an attractive environment and respects the natural environment. It shall be compatible with surrounding neighborhoods and the community.
- c. **Encouraged Uses and Features.** The following uses and features are encouraged:
- “Business incubators” (an organization of various services that helps young businesses get started until they can survive on their own)
 - Employee amenities such as child day care, fitness center
 - Industry clusters and businesses (as allowed in the CS land use category):
 - Agricultural services, and food processing
 - Technology industries
 - Telecommunications
 - Development services (contractors, engineering, finance, real estate)
 - Manufacturing of medical instruments and supplies
 - Offices
 - Supporting warehousing and distribution
 - Supporting retail, service and recreational uses
- d. **Location of Operations.** Manufacturing and assembly operations shall occur entirely within enclosed buildings.
- e. **Work Bays.** Work bays shall be oriented away from residential categories, and unless screened, away from collector and arterial streets.
- f. **Circulation.** The business park shall include a system of pedestrian/bicycle paths that connect to parking areas, buildings, open space, recreation area(s), transit, and where feasible, adjacent neighborhoods and public facilities.
- g. **Drainage.** Where feasible, drainage shall be conveyed in above-ground, naturalized channels and basins that serve as attractive, open space/recreational features.
- h. **Open space.** Open space and recreation area(s) shall be provided for use by employees. Public use of open space is encouraged.
- i. **Parking Lot Design.** Large parking lots should be avoided by providing smaller lots separated by landscaping or structures.
- j. **Height.** Maximum building height shall be 30 feet.
- k. **Other Criteria.** Criteria shall be developed that address the following:
- (i) Lot sizes and dimensions.
 - (ii) Location design, and screening of service areas and truck loading and unloading areas, especially adjacent to residential categories; hours when truck loading and unloading is permitted.
 - (iii) Setbacks/buffers from residential categories and streets.

- (iv) Building heights that are compatible with the community.
 - (v) Screening of: outdoor storage; waste disposal; and mechanical, electrical and other equipment.
 - (vi) High quality building design and flexible designs conducive to a variety of tenants.
 - (vii) Minimum and maximum parking ratios.
 - (viii) A coordinated landscaping, screening and fencing program, including a required percentage of landscaped area.
 - (ix) Outdoor lighting.
 - (x) A sign program with a unifying theme.
 - (xi) Public art.
6. **Neighborhood Commercial.** Up to 3.5 acres are allowable for commercial uses intended to serve the surrounding neighborhood and employees of the adjacent business park.
7. **Future Community Services Center.** Up to 3.5 acres may be planned for a future community services center that could include a community hall, a substantially expanded library, a sheriff's substation, and medical and social services.
8. **Low Density Residential.** Up to 95 low density residential parcels, including any such parcels in the western portion of Tract 1643 (see Area 1 of Figure 7-24), are allowable on up to 30.5 acres.
- a. **Area 2: 8.8-Acre Property Fronting on Ramona Avenue (see Figure 7-24).**
- (i) **Limitation on Use.** Allowable uses shall be limited to all uses allowable in the Residential Multi-Family category per Coastal Table O, Part I of the Land Use Element; Hotels, Motels; and accessory Eating and Drinking Places.
 - (ii) **Residential Development Potential.** A maximum of 90 dwelling units are allowable in Area 2. A variety of housing types are encouraged: single family, multi-family, attached, detached, or zero lot-line units. Creative lot designs are also encouraged, such as "Z" lots, courtyard lots, and others.
 - (iii) **Compatibility.** Non-residential development shall be sited, designed, and landscaped to be compatible with surrounding residential areas. Several smaller buildings are preferred to fewer, more massive ones.

b. **Area 3: 2.5-Acre Property East of Palisades Avenue (see Figure 7-24).**

- (i) **Limitation on Use.** Allowable uses shall be limited to all uses allowable in the Residential Multi-Family category per Coastal Table O, Part I of the Land Use Element.
- (ii) **Residential Development Potential.** A maximum of 25 dwelling units are allowable in Area 3. A variety of housing types are encouraged: single family, multi-family, attached, detached, or zero lot-line units. Creative lot designs are also encouraged, such as "Z" lots, courtyard lots, and others.

K. West of South Bay Boulevard RMF, REC

The following standards apply only to the area west of South Bay Boulevard, as shown in Figure 7-25.

1. **Limitation on Use.** Allowable uses are limited to: single family dwellings, multi-family dwellings, food and beverage retail sales, and general merchandise, office, and all uses listed as "A," "S," or "P" uses in both the Residential Single-Family category and the Recreation land use category in Table O, Coastal Framework for Planning.
2. **Residential Density.** Maximum development potential shall be equivalent to an overall residential density of 7 dwelling units per acre. In order to provide opportunities for a variety of housing types, maximum net density on portions of the site shall be 15 units per acre or for the following housing, 26 units per acre:
 - a. Senior housing that complies with the standards for such housing as specified for the Commercial Retail land use category, Central Business District – Subsection A.4.b.(vi).
 - b. Affordable housing projects that comply with the housing affordability standards in Section 23.04.094 of the Coastal Zone Land Use Ordinance.

Figure 7-25: South Bay Boulevard Site



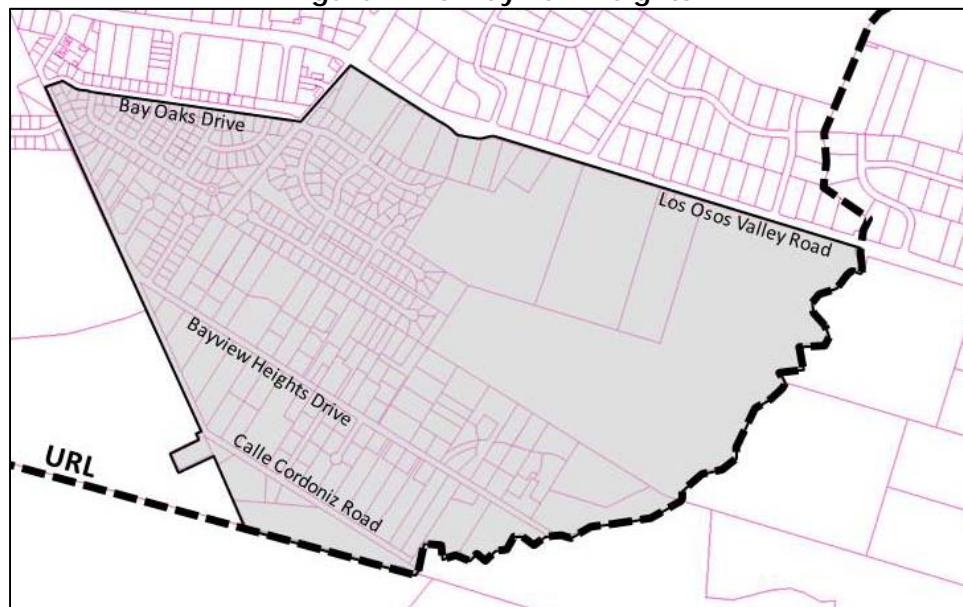
3. **Neighborhood Commercial Uses.** Neighborhood commercial uses are limited to 2.5 acres and 8,000 square feet of floor area. Neighborhood commercial uses are limited to food and beverage retail sales, general merchandise, and personal care uses.
4. **Guidelines: Development Concept.** *Development of this area is encouraged to achieve the following objectives. An example of how these objectives may be achieved is illustrated in the design concept shown in Appendix B, Figure B-3.*
 - *Plan the entire site as an integrated project*
 - *Promote mixed use*
 - *Provide small-scale neighborhood commercial uses within walking distance of nearby neighborhoods*
 - *Provide senior and affordable housing that is integrated into the overall development*
 - *Provide an area for a park and recreational uses*
 - *Make development attractive and compatible with the surrounding neighborhood*
 - *Provide convenient pedestrian and bicycle connections throughout the project, to the surrounding neighborhood, and to the junior high school*
 - *Keep development below the ridgeline at the northern end of the site*
 - *Take advantage of solar energy and energy conservation measures*

L. Residential Single Family (RSF)

The following standards apply only to lands within the Residential Single Family land use category in the specified areas.

1. **Height Limitations.** Maximum height shall be 28 feet except where other applicable planning area standards establish other specific height limits (see Figures 7-3).
2. **Bayview Heights Area, New Land Divisions.** The following standards apply only to the Bayview Heights area (see Figure 7-26).
 - a. **Parcel Size:** Minimum parcel size for new land divisions shall be one acre.
 - b. **Access - New Land Divisions.** New land divisions south of Bayview Heights Drive are to be designed to provide through-street access between Bayview Heights Drive and Calle Cordoniz Road.

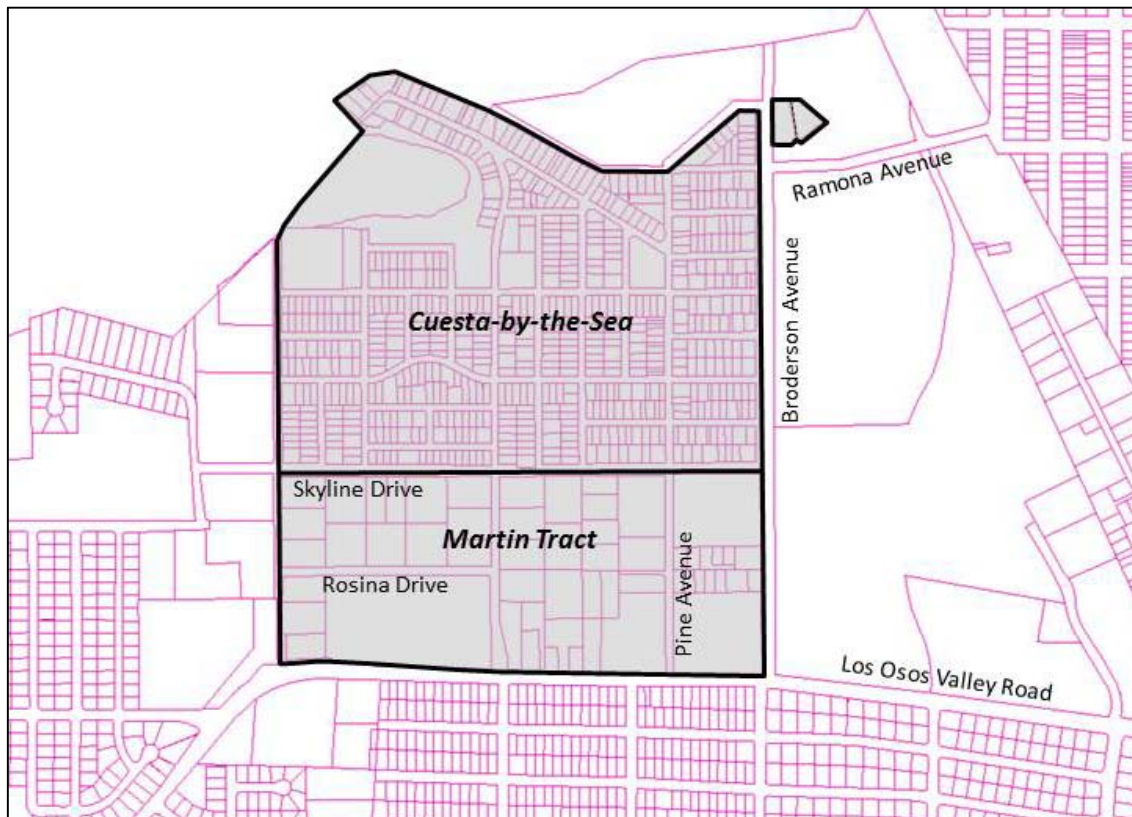
Figure 7-26: Bayview Heights



3. **Martin Tract.** The following standards apply only to the Martin Tract as shown in Figure 7-27.
 - a. **Land Divisions.** The minimum parcel size for new land divisions is one acre, except that the number of parcels for new land divisions on the parcel at the northeast corner of Pine Avenue and Los Osos Valley Road shall be one per 10,000 square feet (gross site area).
 - b. **Access - Los Osos Valley Road.** Where alternative access is available, lots fronting on Los Osos Valley Road shall not use Los Osos Valley Road for access.
 - c. **Access - New Lots Adjacent to Rosina Drive.** Proposed land divisions south of Rosina Drive are to be designed to have cul-de-sac access from Rosina Drive.

4. **Cuesta-by-the-Sea.** The following standards apply only to Cuesta-by-the-Sea as shown in Figure 7-27.
 - a. **Setbacks.** Minimum setbacks for new construction are as follows, except that new construction proposed on bayfront properties is to be set back from the Morro Bay wetlands according to wetland setback requirements in Section 7.4.A.2. Front: 15 feet, Side: 3 feet, Corner side: 10 feet, Rear: 10 feet.

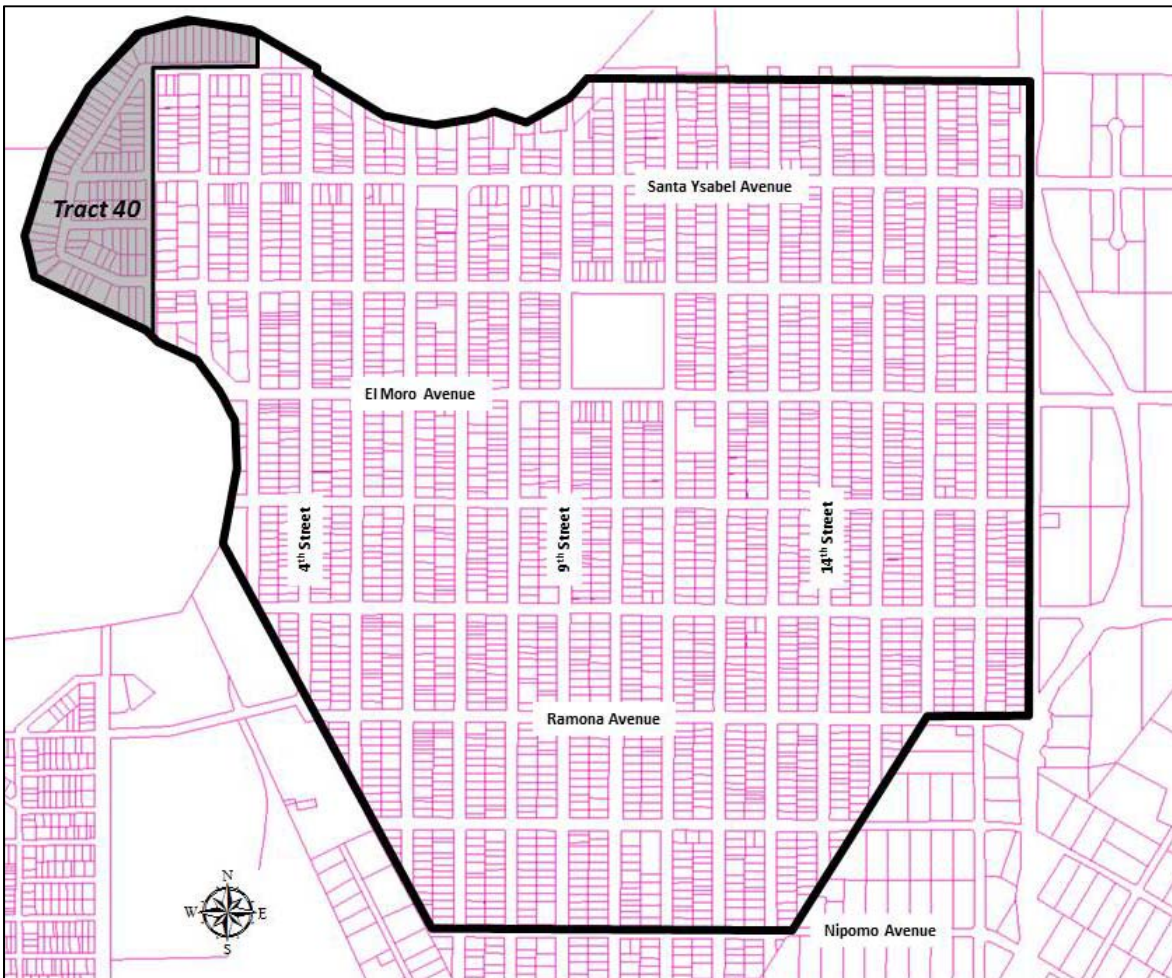
Figure 7-27: Cuesta-by-the-Sea, Martin Tract, Ramona/Broderson Avenues



5. **Sweet Springs Area Northeast Corner of Ramona and Broderson Avenues.** The following standards apply to the two residential parcels near the northeast corner of Ramona and Broderson Avenues in the Sweet Springs Area (see Figure 7-27).
 - a. **Minimum Site Area.** The minimum site area is 20,000 square feet. The existing parcels shall not be further subdivided.
 - b. **Density.** Each parcel may be developed with a maximum of one dwelling unit (no secondary dwellings permitted).
 - c. **Tree Protection.** Retain trees to the maximum extent feasible.
 - d. **Storm Water.** Surface water/storm drainage shall be maintained on-site or directed in such a manner to protect the marsh and wetlands habitat.

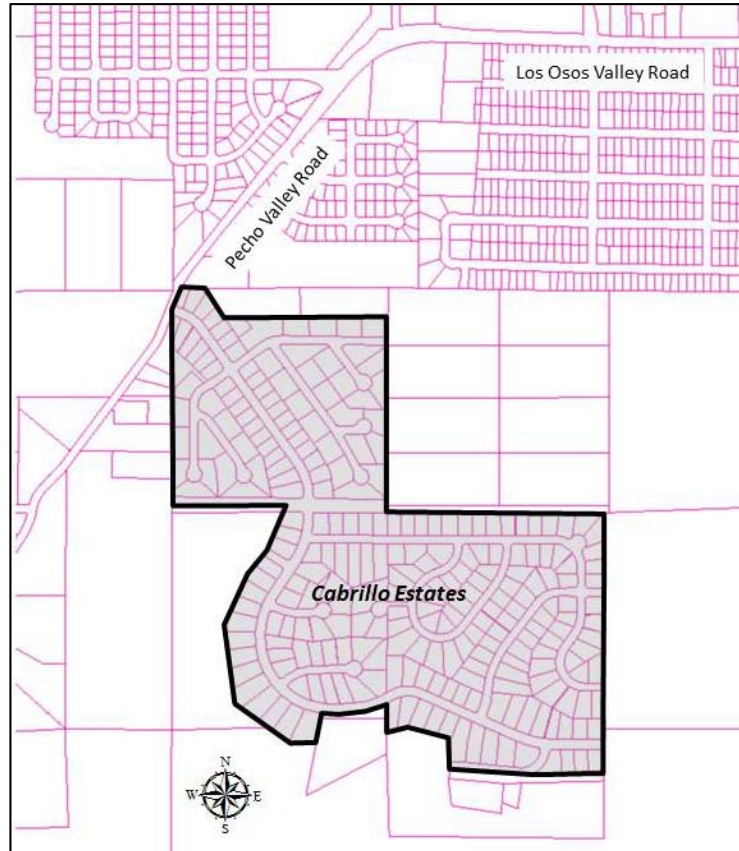
6. **Baywood Park Area.** The following standards apply to the Baywood Park area (see Figure 7-28).
- a. **Lot Coverage.** Maximum lot coverage on a single 25-foot lot shall be 60 percent. On lots of 6,000 square feet or more, maximum lot coverage shall be 40 percent, excluding patios, driveway, walks, etc.
 - b. **Tract 40 (Small-Scale Neighborhood).** In Tract 40, as shown in Figure 7-28, street lights shall not be installed and shall not be required with new development.

Figure 7-28: Baywood Park Area



7. **Southwestern Hillside - Cabrillo Estates.** The following standards apply only to Cabrillo Estates (see Figure 7-29).

Figure 7-29: Cabrillo Estates



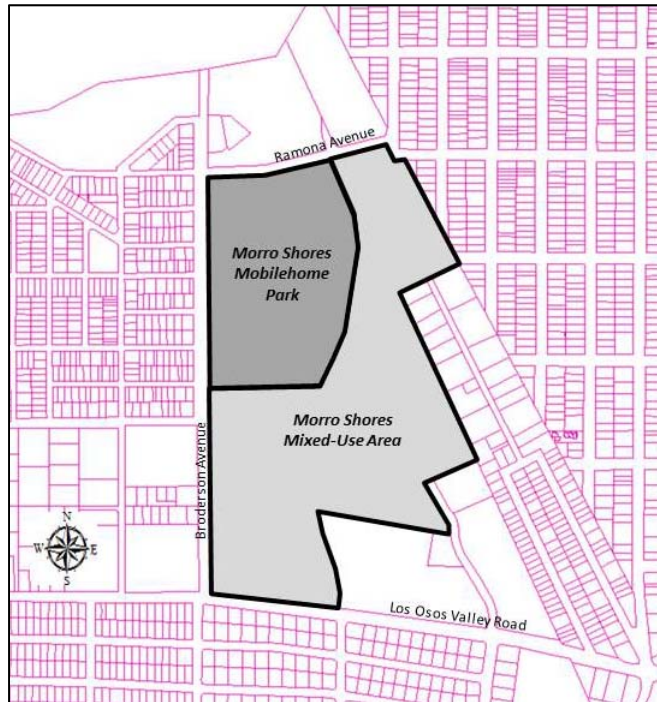
- a. **Land Divisions.** The minimum parcel size for new land divisions shall be 20,000 square feet, unless a larger parcel size is otherwise required by Section 23.04.028 of the Coastal Zone Land Use Ordinance.
- b. **Architectural Control Committee.** Prior to issuance of building permits the applicant shall provide the Department of Planning and Building certification that the Architectural Control Committee (ACC) for Cabrillo Estates has reviewed pertinent plans. The ACC shall have thirty (30) days to make a recommendation. The review authority is not bound by any decision of the committee, and may grant permits and approvals under these provisions.
- c. **Limitation on Use.** Uses shall be limited to: single family dwellings, mobilehomes, residential accessory uses, temporary dwellings, home occupations, schools-preschool to secondary (limited to day care centers), and water wells and impoundments.
- d. **Setbacks.** Minimum setbacks are as shown in Table 7-2.

- e. **Height Limitation.** The maximum height of all structures shall be 15 feet above the highest point of the lot as measured from the highest point of the roof, not to exceed 28 feet at all points as measured continuously through the building footprint from existing grade (prior to the proposed development) to the highest point of the roof.

Setback Location	Setbacks for Dwellings	Setbacks for Detached Accessory Structures
Front	25 feet	25 feet
Rear	20 feet	8 feet
Side	5 feet	3 feet
Corner Side	10 feet	10 feet

- 8. **Morro Shores (see Figure 7-30), Expansion of Mobilehome Park.** Expansion of existing mobilehome park development shall incorporate conditions so that roofing materials (non-glare) reduce visibility from upland areas and landscaping screens structures.

Figure 7-30: Morro Shores Area



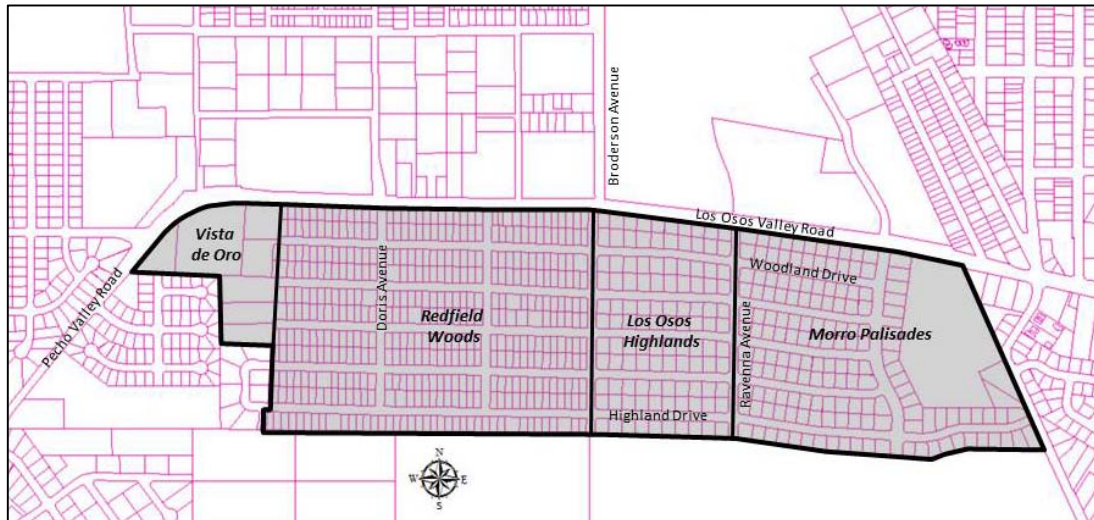
- 9. **Morro Shores Mixed-Use Area (RMF, RSF, CS)** (see Figure 7-30). The standards for this area are listed in Subsection J.

10. **Redfield Woods, Los Osos Highlands (Tract 84) and Morro Palisades (Tract 122) Areas (Figure 7-31).** Minimum setbacks for new structures are as shown in Table 7- 3.

Table 7-3: Minimum Setbacks – Redwood Fields, Los Osos Highlands (Tract 84), Morro Palisades (Tract 122)				
	Front	Rear	Side	Corner Side
Tract No. 84	20 feet	10 feet	10 feet	15 feet
Tract No. 122	20 feet	10 feet	5 feet	15 feet
Redfield Woods	20 feet	5 feet	5 feet	5 feet

11. **Land Divisions, Vista de Oro Area.** For the Vista de Oro area shown in Figure 7-31, the minimum parcel size for new land divisions shall be one acre.

Figure 7-31: Highlands Neighborhoods



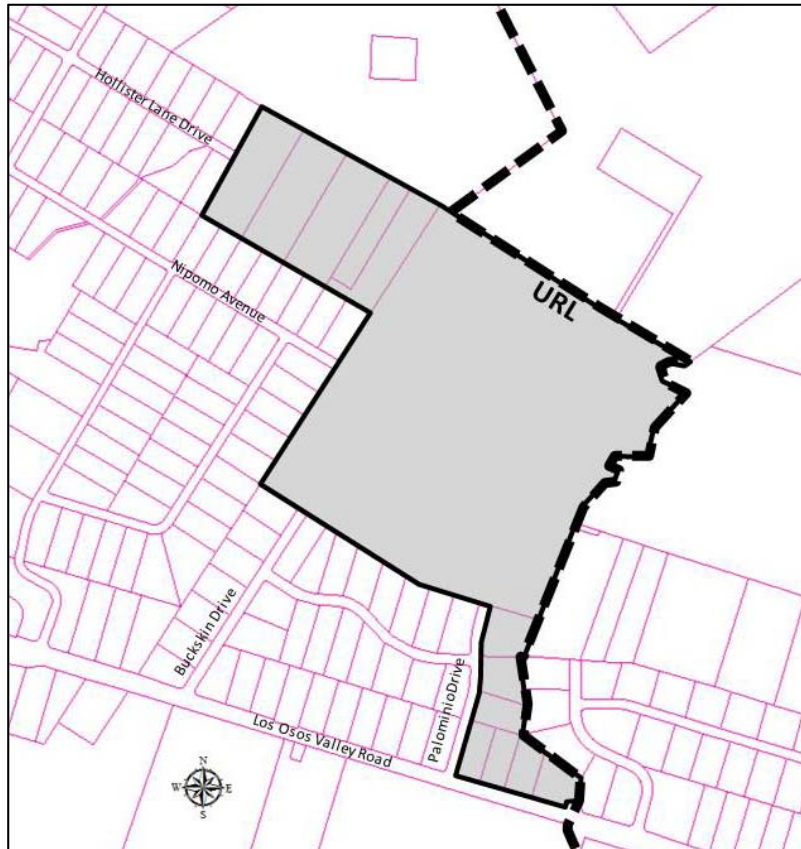
M. Residential Suburban (RS)

The following standards apply only to lands within the Residential Suburban land use category in the specified areas.

1. **Land Divisions.** The maximum number of parcels shall be one per five acres of gross site area.

2. **Los Osos Creek/Eto Lake Corridor.** The following standards apply to all parcels adjacent to Eto Lake and Los Osos Creek and its riparian vegetation, as shown in Figure 7-32.

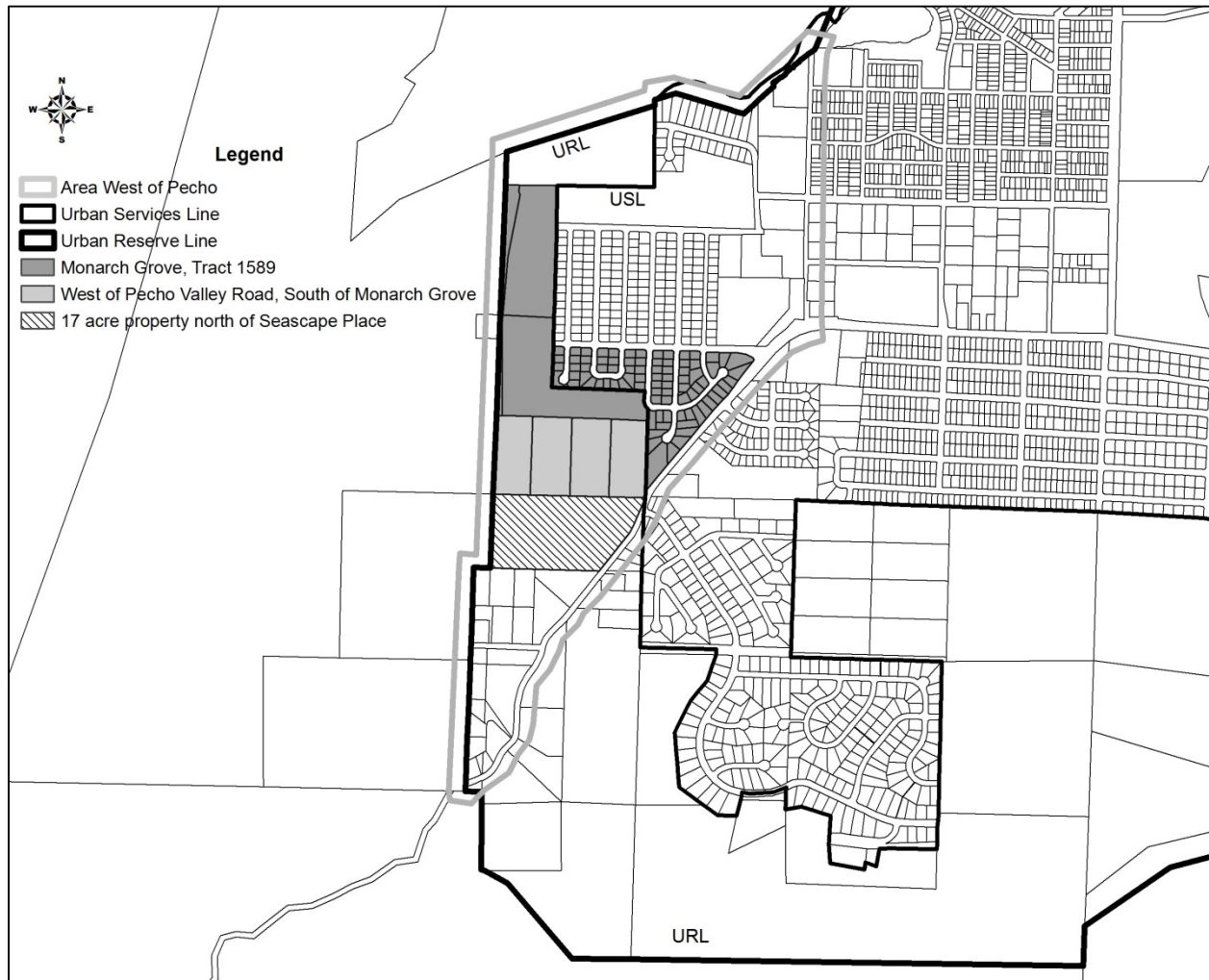
Figure 7-32: RS – Los Osos Creek/Eto Lake Corridor



- a. **Clustered Development.** Minimize site disturbance and concentrate or cluster development in accordance with Section 7.3.E.
- b. **Setbacks.**
- (i) **All Areas Except Existing Parcels Adjacent to Palomino Drive.** New development shall be set back at least 100 feet from the following sensitive features: wetland vegetation, the upland extent of riparian vegetation, and significant areas of habitat that support rare, endangered or threatened species as defined in the Resource Protection standards in Section E of the Communitywide Standards.
 - (ii) **Existing Parcels Adjacent to Palomino Drive.** New development shall be set back at least 50 feet from the sensitive features described above in Subsection a (i).
 - (iii) **Adjustments.** The preceding setbacks may be adjusted as follows:

- (a) **Riparian and Wetland Setbacks.** As provided in Chapter 23.07 of the Coastal Zone Land Use Ordinance.
 - (b) **Setback from Habitat that Supports Rare, Endangered or Threatened Species.** As provided in Chapter 23.05 of the Coastal Zone Land Use Ordinance in the standards for grading adjacent to Environmentally Sensitive Habitats.
- 3. **West of Pecho Area.** The following standards apply to the areas shown in Figure 7-33 that are in the Residential Suburban land use category.
 - a. **Access – Pecho Valley Road.** Where alternative access is available, lots fronting on Pecho Valley Road shall not use Pecho Valley Road for access.
 - b. **West of Pecho Valley Road, South of Monarch Grove.**
 - (i) **Building Height.** Maximum building height shall be 22 feet.
 - (ii) **Limitation on Use,** This standard applies only to the area west of Pecho Valley Road and south of Monarch Grove (Tract 1589), not including the 17-acre property north of Seascapes Place (see subsequent standards for that area). All special uses (identified as "S" uses in Coastal Table O, Part I of the Land Use Element) are prohibited except for: animal raising and keeping, home occupations, mobilehomes, residential accessory uses, secondary dwellings, temporary dwellings, pipelines and transmission lines, coastal accessways, water wells and impoundments, and public utility facilities.

Figure 7-33: West of Pecho Area

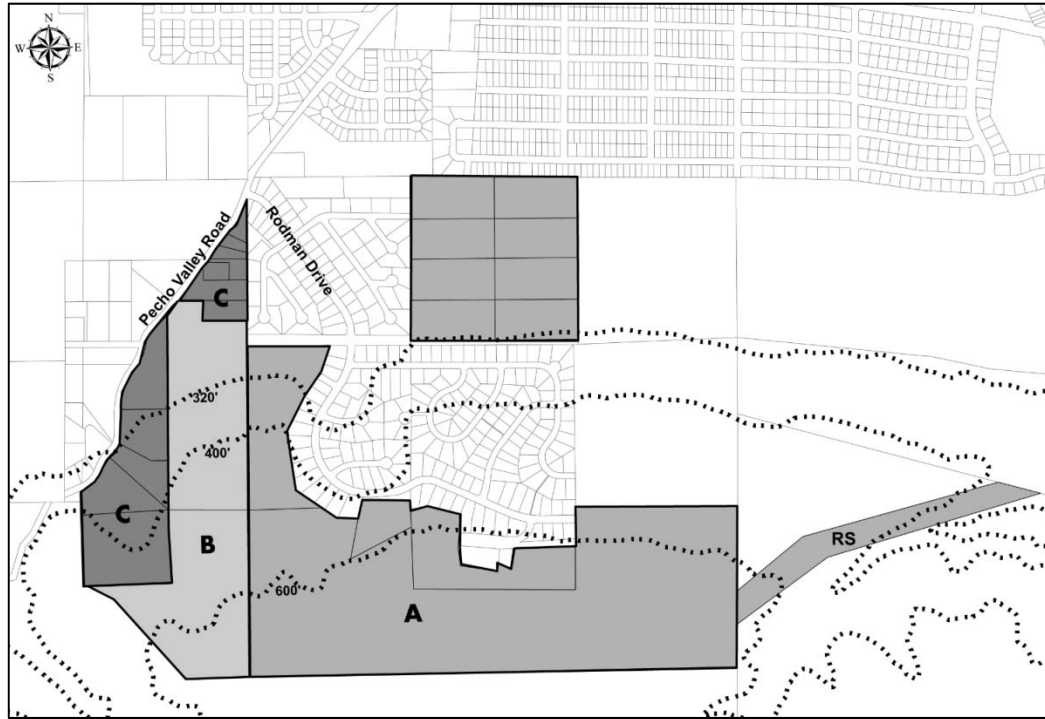


c. **17-acre Property North of Seascape Place.**

- (i) **Limitation on Use.** This standard applies to the 17-acre property fronting on Pecho Valley Road as shown in Figure 7-33. Allowable uses are limited to single family dwellings, coastal accessways, residential accessory uses, home occupations, mobilehome, and water wells and impoundments.

4. **Southwestern Hillside**s. The following standards apply to the Southwestern Hillside as shown in Figure 7-34 in the subareas specified.

Figure 7-34: Southwestern Hillside: Subareas



- (i) **Building Design, All Areas.** In the entire Southwestern Hillside as shown in Figure 7-34, all buildings shall have 1) low profiles that architecturally follow and adapt to the natural slope and 2) subdued colors that blend with the natural environment.
- (ii) **Access, East of Pecho Valley Road.** This standard applies only to parcels that front on the east side of Pecho Valley Road within Subarea C, as shown in Figure 7-34. Where alternative access is available, lots fronting on Pecho Valley Road shall not use Pecho Valley Road for access.
- (iii) **Land Divisions, Cabrillo Estates (Subarea A).** New land divisions shall require a road to be offered for dedication and improved to the western property line to enable access to the adjacent property to the west in Subarea B, as shown in Figure 7-34.
- (iv) **Clustered Development Subarea B.** At least 60 percent of the site shall be permanently protected as open space for habitat.

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Appendix A: Los Osos Community Advisory Council – Vision for Los Osos

A.1. Vision Statement for Los Osos

Approved June 22, 1995

[If the Vision Statement is updated by LOCAC, it will be included in the Public Hearing draft Community Plan.]

- *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.*

A.2. Morro Bay Estuary

- *Morro Bay is clean and functioning, protected through local interest, with State and National Estuary status, harboring and nurturing wildlife.*
- *The watershed is managed to minimize siltation and pollution from pesticides, herbicides and fertilizers.*
 - *Chorro and Los Osos Creeks run to the Bay free of pollution and again nurture steelhead and other species of flora and fauna, and maintain fresh-water flow to support the estuary.*
 - *Fossil fuel transportation and delivery is minimized and managed to prevent potential spills in Morro Bay and Estero Bay.*
 - *Analysis has been completed and appropriate actions have been taken to restore the tidal current flow throughout the bay for the purposes of promoting self-cleansing, deepening the back bay areas, supporting wildlife and providing recreational opportunities. Possible actions to be considered include dredging, restoring the north entrance to the bay, and increased stream flow into the bay.*
 - *No hunting is permitted on the bay.*
- *There are no fossil fuel drilling platforms off our coast.*

A.3. Water

- *Our water is carefully managed on a holistic basis to provide a clean, sustainable resource for the community. Included in this management plan are:*
 - *Aquifer maintenance, management and recharge, preventing over-drafting of the aquifer and salt-water intrusion into the water supply.*
 - *A septic system maintenance district.*
 - *Management of water extraction and delivery systems.*

- *Waste water management, cleansing and restoration to the lower aquifer or upper aquifer with pumping from upper aquifer for domestic use.*
 - *Graywater reclamation, management and recycling.*
 - *Conservation of water is an integral part of the management plan.*
 - *Runoff and storm drainage (in excess of that required to sustain the Estuary fresh-water flows) are managed, where possible, through the use of retention/percolation basins which are an integral part of the landscape and used for recreation purposes.*
 - *Current percolation "pits" in the community have been redesigned to provide for landscaping or recreational uses, and are maintained.*
 - *Agricultural and landscape management practices to reduce water usage and pollution from fertilizers, herbicides and pesticides.*
- *Our waste water treatment facility(s) is based on a natural biological process rather than mechanical system approach to the highest extent possible. These facilities have become a visual and recreational asset to the community, including development of water supply for agricultural or irrigation purposes, and habitat for wildlife.*

A.4. Air

- *Our air is kept clean by reducing or eliminating pollution from sources within and outside of our community.*
- *Since automotive emissions are a primary source of air pollution, planning decisions and land use practices minimize automobile trip miles generated.*

A.5. Soils

- *The productive agricultural soils of the watershed are maintained and protected for agricultural purposes. Those soils which are primarily supportive of grazing are managed to minimize siltation and pollution of the riparian habitats in the watershed.*

A.6. Planning and Zoning

- *A small-town, rural atmosphere has been maintained.*
- *Self-governance has been achieved.*
- *The community of Los Osos, within the Urban Reserve Line, has been designated as a "town." The "town's" influence (through recommendations) extends to the boundaries of the Los Osos Creek watershed.*
- *A planning commission for the town is responsible for planning recommendations, decisions and project evaluation.*
- *Development proposals are analyzed by visual analysis, planning assessment, excellence of design, from the community's viewpoint and from within the community.*

- *Development standards are performance-based.*
- *Development provides incentives for solar heating, solar hot water heating and gray water recycling for irrigation.*
- *Well-designed, energy-efficient structures are encouraged.*
- *Site planning guidelines are established for non-residential development in the community.*
- *We have in place a General Plan that contains a high level of graphic and visual content, supported by written content to clearly define intent and enforcement of the plan. This plan is easily understood and interpreted by a lay person.*
- *Planning documents are clarified to strengthen directives ("shall", rather than "should").*
- *Part of the charm of Los Osos is the eclectic nature of the various neighborhoods. With infill of existing neighborhoods, this is not a problem. In new development, multiple builders are encouraged, and newer neighborhoods provide variety and are not mass-produced, "cookie-cutter" designs.*
- *New subdivisions generally do not employ perimeter walls and fences unless justified, and are not "gated," implying exclusivity or isolation from adjacent neighborhoods and the community. They provide through auto, bicycle, equestrian and pedestrian traffic where desirable in accordance with the Traffic and Circulation Plan for the community.*
- *Neighborhoods have instituted "neighborhoods-helping-neighbors" programs, including exchange of labor, bartering, community vegetable gardens sharing excess garden produce, exchange child care and baby-sitting, health care help, helping the elderly with fix-up tasks, and neighborhood watch - looking out for each other.*
- *Incentives have been initiated to encourage walking and bike riding.*
- *The focus of development is on infill and mixed use.*
 - *Residential and businesses co-exist as mixed uses.*
 - *Multi-family and affordable housing exists and is encouraged.*
 - *Mixed-use incentives make development of affordable housing feasible for developers and acceptable to the community.*
 - *In-law units, bed and breakfast, and second small rental units are allowed in residential neighborhoods on lots of adequate size.*
- *Improvement of the "jobs/housing balance" has not changed the small-town and rural character.*
- *One or more senior residential care facilities offering independent living, assisted living and convalescent care have become an integral part of the community.*
- *Land uses shall be performance-based and shall include:*
 - *Passive recreation/ground water recharge.*
 - *Commercial retail/residential.*
 - *Office and professional/residential.*
 - *A category emphasizing research and development.*

- *Industrial is redefined with performance standards.*
- *Wholesale.*
- *The current **Urban Reserve Line** remains in place.*
- *Current **zoning east of the Urban Reserve Line** to the boundaries of the watershed has been clearly defined, promotes agriculture and agriculturally-related land uses in the Los Osos Valley, and discourages speculative purchase and development for other uses.*
- *Agricultural owners have been provided with **incentives** to maintain land in productive **agricultural use**. These incentives include a transfer of development rights program, tax incentives, or other programs which permit property taxation assessed on an agricultural basis as "highest and best use."*
- *Incentives are offered to property owners willing to grant **easements for bike routes** to San Luis Obispo.*
- *There is **no commercial development east of South Bay Boulevard**.*
- *All **vertical accesses** to the Bay are designated recreation/open space for the public benefit and are developed as mini-parks.*
- ***Permit processing** in the urban area of Los Osos has been streamlined and provides incentives for excellence in design and planning through reduced processing time and fees. Plans which fall within the stated planning and design criteria are expedited for immediate processing and approval within 10 days.*
- ***Impact fees** are fairly assessed to new development.*
- ***Infill of existing subdivided lots** within the Urban Reserve Line has **priority** over any further subdivision of the lands, subject to review of excellence in planning and design and community benefit.*
- *There is **no increase of density** on land **outside the Urban Reserve Line**.*
- *There is no further development of land which is **30% slope** or steeper.*
- ***No development** has been permitted to the south of the proposed South Bay Boulevard Extension **above the elevation of 400 feet, with proper compensation to affected land owners**.*
 - *If **lands south and north of the South Bay Boulevard Extension** are deemed developable, consider development as a resort hotel/golf/shopping as a gateway to Montaña de Oro with high density and considerable open space.*
- *Any **development** must protect the watershed; control runoff; reduce water diversions and limit the number of trees and natural vegetation removed in order to be permitted. Serious penalties apply to unapproved vegetation removal.*
- *No buildings have been permitted within federally-designated **flood plains**; however, recreational uses have been permitted.*

A.7. Growth

- *A maximum rate of growth based on the population of the community of Los Osos within the Urban Reserve Line has been established, consistent with the resources available, services and infrastructure provided, and with maintaining our sense of place.*
 - *Note: The population at maximum buildout of currently zoned land within the Urban Reserve Line of the Los Osos community has been established by County Planning to be approximately 28,000 people. This figure may be adjusted depending upon finally-determined land use designations.*
- *Greenbelts have been implemented, providing a clearly defined "green edge" to the urban area and providing and protecting a riparian wildlife corridor.*
- *The Moros have been incorporated into a permanent agriculture/open space/view shed protective district, eliminating speculative development of this scenic resource.*

A.8. Infrastructure

- *Our street system (on the grid) has been completed and paved, except where other uses have been designated in the Traffic and Circulation Plan.*
 - *Logical street connections exist between neighborhoods to encourage efficient circulation and reduce the distance of vehicular travel in the community.*
 - *Street cross-sections are minimal and sufficient to provide a reasonable flow of traffic and emergency vehicles.*
 - *Major and minor roadways have been planted with street trees (5-gallon can size) of species and characteristics consistent with the scale of the roadway (height limitations?)*
 - *Streets in commercial areas have landscaping, trees, social areas, curbs, gutters, street lighting and sidewalks, and utilities are underground. Streets in residential areas do not unless a majority of the residents of the neighborhoods request these improvements.*
 - *Where street improvements have been scheduled, opportunities have been coordinated to complete other improvements during the same construction process, i.e., undergrounding utilities.*
 - *Circulation systems by means other than automobile have been encouraged and are in place.*
 - *Newly developed and newly paved streets are minimum width with bike lanes included and parking on one side of street (where this is consistent with the Traffic Circulation Study recommendations). Street tree planting is a requirement.*
 - *Minimum street widths and good street design maximize traffic safety throughout the community.*
 - *Los Osos Valley Road from the bridge at Los Osos Creek to Foothill Boulevard remains at current level (1995) of improvement; from South Bay Boulevard to 9th Street has a landscaped median with street trees, and turning lanes. West of 9th Street to Pecho Road (or the intersection with the South Bay Boulevard Extension), it is a two-lane road with center turning lane; from that point south, it is two-lane.*

- *The pedestrian crosswalk at Sunset Avenue is provided with a flashing light for pedestrian activation.*
- *No new traffic signals have been installed and those at 9th and 10th Streets and South Bay Boulevard are sequenced to reduce traffic speeds to 25 mph.*
- *Utilities have been placed underground.*
- *A communitywide wastewater and drainage system is in place.*
- *The automobile (perhaps electric) will be around a long time. Auto use must still be accommodated in the plan.*
- *Parking in business districts is mitigated by shared parking facilities and on-street availability is included in calculated requirements.*
- *A transit system is established, permitting residents to access public transit within 1500 feet of their residences. A local transit loop connects with a regional transit terminal which provides frequent, fast and convenient connection to the major employment centers served by our residents.*
- *South Bay Boulevard extension to the south and east with connection to Pecho Road has been completed, diverting through traffic to Montaña de Oro from downtown Los Osos and relieving this through traffic from Los Osos Valley Road west of South Bay Boulevard. This extension is completed only when needed by new development in the area and is fully funded as an improvement by the developers through impact fee assessment.*
- *Entrances to the community are well-defined, designed, and planted, with appropriate signage and/or elements of community identity.*

A.9. Community Facilities and Services

- *Another elementary school and a high school and related recreation areas and park facilities have been built in Los Osos. A partnership between schools and parks allows maximization of recreational benefits for schools and residents and shared development and maintenance costs.*
- *The library has doubled in size, with hours convenient to the residents.*
- *Residents have the ability to subscribe and be charged for waste collection and recycling on an as-used basis, rather than a flat rate basis. Reward self-sorting and waste reduction.*
- *A program has been developed to work with the suppliers of products to enable buying in bulk and reducing packaging costs and the waste material generated from packaging and wrapping articles multiple times. Reduce waste material at the source.*
- *A recreation district has been formed for the purchase of providing community recreation facilities and park land purchases and development (through CSA #9?).*

- *Public/private/community partnerships* have been established to create and maintain parkways, mini-parks, street-end parks, and recreational and social opportunities for people of all ages.
- *Our recreation facilities include:*
 - *Neighborhood and community parks*, consistent with the population size and needs. Some of these parks are established in conjunction with the school district and on land already owned by the county. A minimum of 70 acres of community and neighborhood parks is required to bring the community up to established standards now on a population basis of 15,000.
 - *A cinema*
 - *Recreation facilities for teen-agers and younger residents.*
A community swimming pool.
 - *A community center*, central to the community, where anyone can drop in for ping-pong; to play cards or other games; have conversations, with soft chairs, plants, soft lights and reading material; a crafts shop; and inside and outside recreation for the children. Include a snack bar open long hours. Wings for senior citizens, family activities, teenagers, but with a common center shared by all.
 - *A small performing arts area (amphitheater).*
- *A green-waste recycling/composting center* has been established with the proceeds, if any going to fund youth and senior activities. Include a worm farm.
- *A community tree lot or tree bank* is established, run by volunteers, making trees inexpensive or free to residents. Species are indigenous and culturally adapted, according to the tree master plan of the community.
- *Neighborhoods have developed volunteer groups to water and maintain their public plant materials.*
- *Awards are given to the neighborhood(s) making the most improvements.*

A.10. Business/Commercial Facilities

- *Our business and commercial areas encourage pedestrian activities and include:*
 - *An additional "full-service" supermarket.*
 - *A farmers market* with local produce and products with both permanent and day stalls are held at times when local residents are in the community.
 - *User-friendly businesses that are open during hours convenient to local residents.*
 - *Business areas exist in which pedestrians, rather than cars, rule the streets; walk-streets exit in the commercial and residential areas.*
 - *Landscaped pedestrian spaces throughout.*
 - *The present commercial center (Von's complex) has been expanded and redesigned to provide pedestrian spaces and additional shopping which encourage pedestrian rather than automobile movement within the complex and provide pedestrian scaled spaces and activities to encourage shopping and business. It is no longer a typical automobile-oriented strip-commercial center. Incentives were provided to the owner to accomplish this.*
 - *All commercial, retail, office, service commercial, and multi-residential zoning has been re-evaluated to permit flexibility, mixed use, and planned development*

with emphasis on providing accelerated processing and other incentives for design which exceed minimum standards.

- *Shared, landscaped automobile parking integral with the businesses with pedestrian-oriented and scaled spaces connecting the businesses and parking areas.*
- *More outside dining, reasonably screened from our prevailing winds.*
- *Buildings that present a good facade to roadways (instead of parking lots).*
- *Zoning flexibility that enables expansion of businesses (to retain them in the local economy) and that places incentive on good design.*
- *We have actively pursued and attracted user- and environmentally-friendly businesses that value the amenities of our community and provide jobs for our residents.*
- *A multi-media center which can be linked to the world through Internet and World Wide Web.*
- *Media links to Cal Poly, Cuesta and other networks to permit in-home occupation and business development without commuting.*
- *Environmentally-oriented retreats/conference centers for professionals and/or tourists have been developed in conjunction with Cuesta College/Cal Poly.*
- *We have developed a small, user-friendly government center.*
- *We have developed a community-sized medical center for the residents.*

A.11. Tourist-Oriented Facilities

- *We have provided for tourist-oriented facilities, including:*
 - *One or more 18-hole golf courses strategically located (as part of the greenbelt) to use land which is not primary agricultural land; which use treated waste water effluent for irrigation; and provide, through irrigation practices, return of the effluent to the water system.*
 - *Tourist-oriented recreation focused on the Bay (kayaking, canoeing, sailing) and our scenic environment (hiking, biking, equestrian paths; picnicking; arts and crafts).*
 - *Trail systems have been provided which link Montaña de Oro, the Estuary, the Moros and Los Padres National Forest adjacent to riparian corridors and scenic reserves.*

A.12. Conclusions

During all of this activity, we have remained a community which upholds our community values and scale, who have taken control of our own destiny, who have shunned gated communities and encouraged neighborhood and community continuity and, best of all, made our Los Osos community uniquely ours, not a replica of some other vision or model.

We live in one of the most beautiful places in the world. We have our own values and sense of place. Let's enhance those and maximize our involvement with them, not try to copy someone else's lifestyle, environment, or reasons for protecting and preserving them.

The name of this beautiful place is Los Osos, not "South Bay".

Approved by the Los Osos Community Advisory Council June 22, 1995.

A.13. Vision Team

*Henry Hammer
Warren Hamrick
Gary Karner, co-chair
Pandora Nash-Karner
June Shepard*

*Maryellen Simkins
Lesa Smith, co-chair
Al Switzer*

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Appendix B: Design Concepts

B.1. About Concept Plans

The plans in the following Figures F-1 through F-3 are conceptual in nature. They are intended to illustrate certain design principles that are described in this plan. Each design concept shows one way, but not the only way, to achieve desired design principles. Specific improvements depicted in these plans are not required in connection with individual development proposals, except as may be required by the planning area standards in Chapter 7 of this plan.

The design and location of improvements illustrated in the concept plans are not exact, and are not to be construed as engineered plans. More detailed design work, including engineering studies, would be required before the improvements shown in these concept plans could actually be built. As a result, changes to the concept plans might be needed.

B.2. Sweet Springs Connection Design Concept

Please see Figure B-1

B.3. Baywood Commercial Area Design Concept

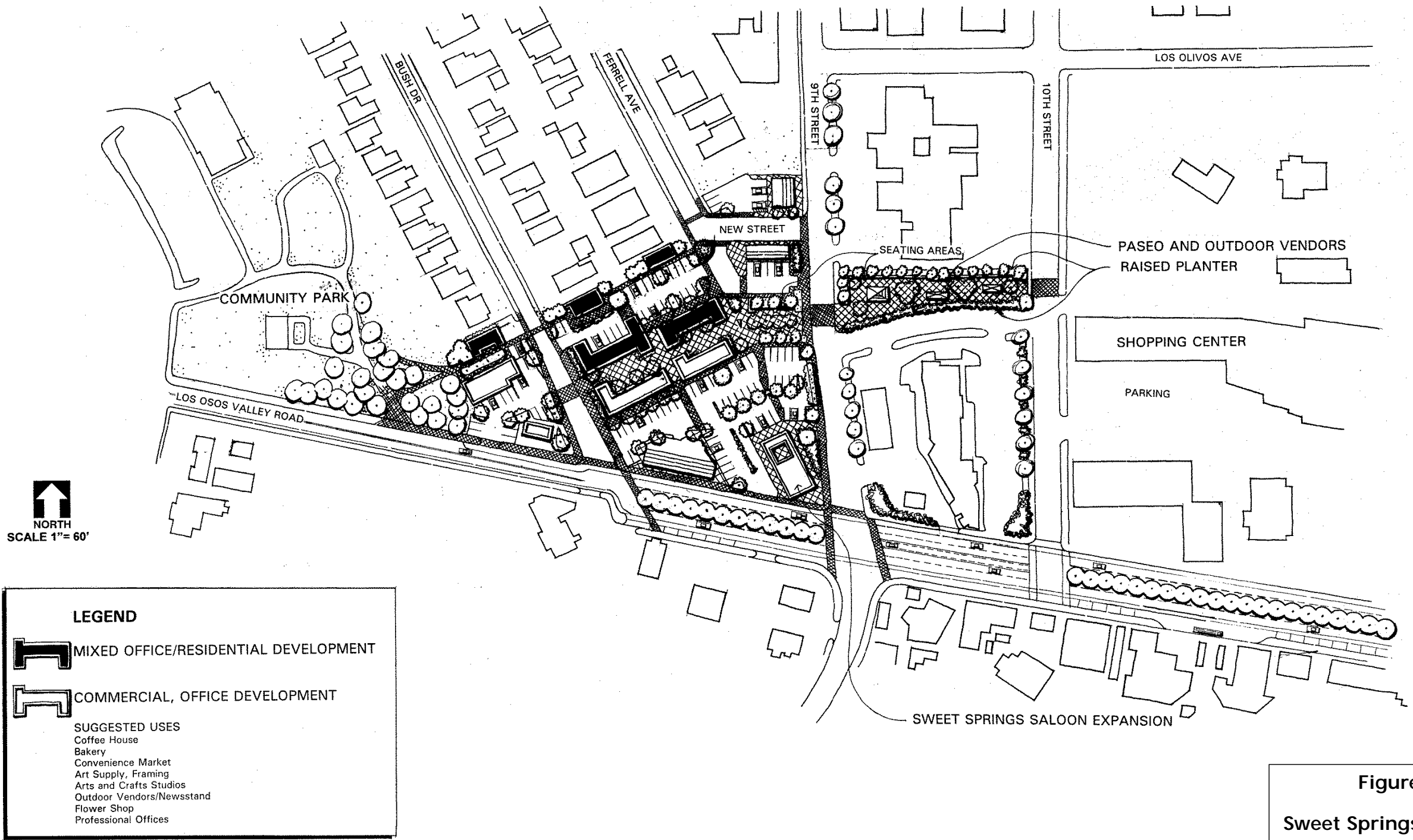
Please see Figure B-2

B.4. South Bay Boulevard Area Design Concept

Please see Figure B-3

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LOS OSOS
 SWEET SPRINGS CONNECTION DESIGN CONCEPT



NORTH
 SCALE 1" = 60'

LEGEND

MIXED OFFICE/RESIDENTIAL DEVELOPMENT

COMMERCIAL, OFFICE DEVELOPMENT

SUGGESTED USES

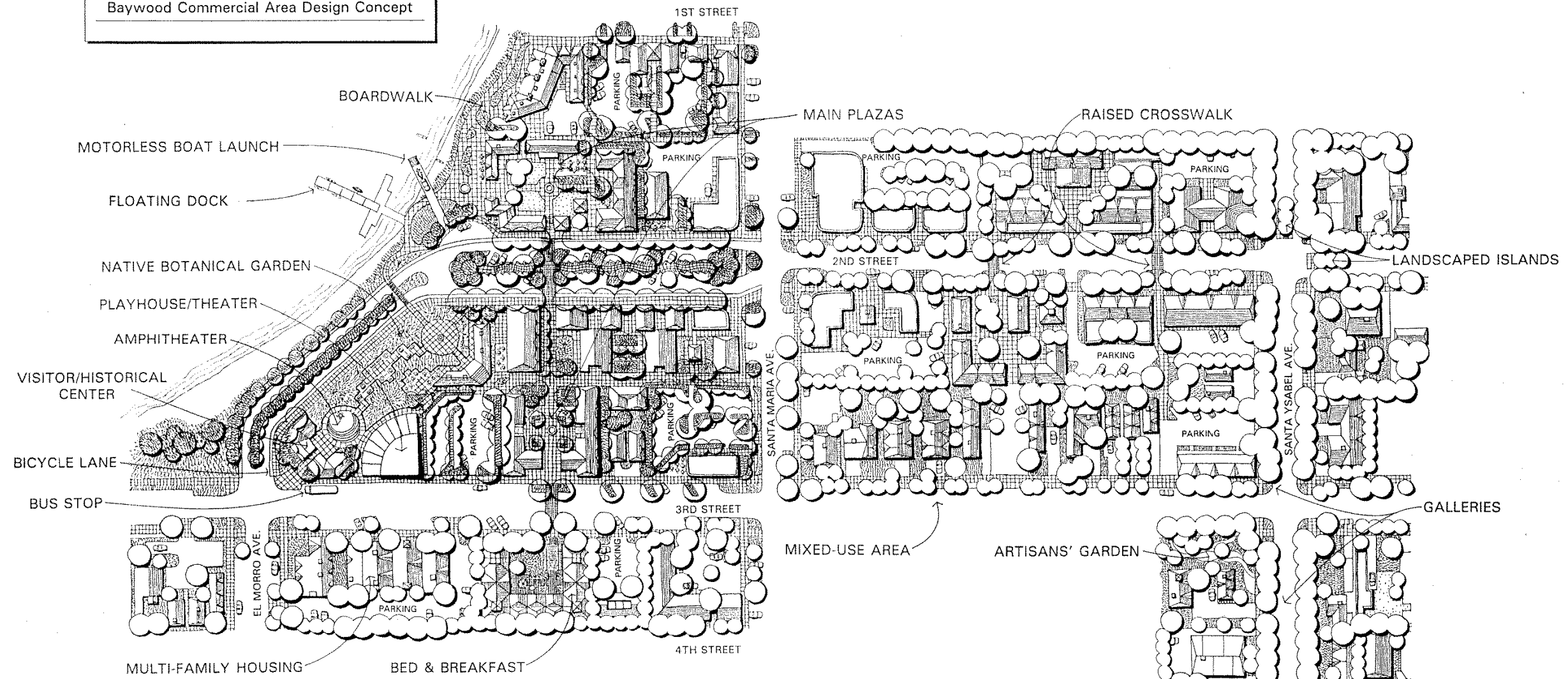
- Coffee House
- Bakery
- Convenience Market
- Art Supply, Framing
- Arts and Crafts Studios
- Outdoor Vendors/Newsstand
- Flower Shop
- Professional Offices

Figure B-1
 Sweet Springs Connection
 Design Concept

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LOS OSOS

Baywood Commercial Area Design Concept



SUGGESTED USES	
 VISITOR-SERVING AREA	 NEIGHBORHOOD-SERVING AREA
Visitor/Historical Center Amphitheater Playhouse/Theater Arts and Crafts Galleries Restaurants (with outdoor seating) Coffee Houses Bed and Breakfasts Recreation rental (kayak, canoe, bicycle) Nature Store Book Store Camera Store/Film Developing Arts & Crafts Shows Sidewalk Sales	Grocery Store Bakery Laundromat Dry Cleaner Beauty Salon Barbershop Video Rental Flower Shop Day Care Professional, Other Offices Residential Mixed Use (3rd St., Santa Ysabel-3rd to 4th) Arts and Crafts Studios Art Instruction Studios Art Supply, Framing

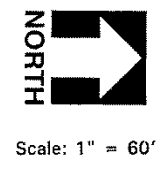


Figure B-2
Baywood Commercial Area Design Concept

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LOS OSOS
South Bay Boulevard Area Design Concept

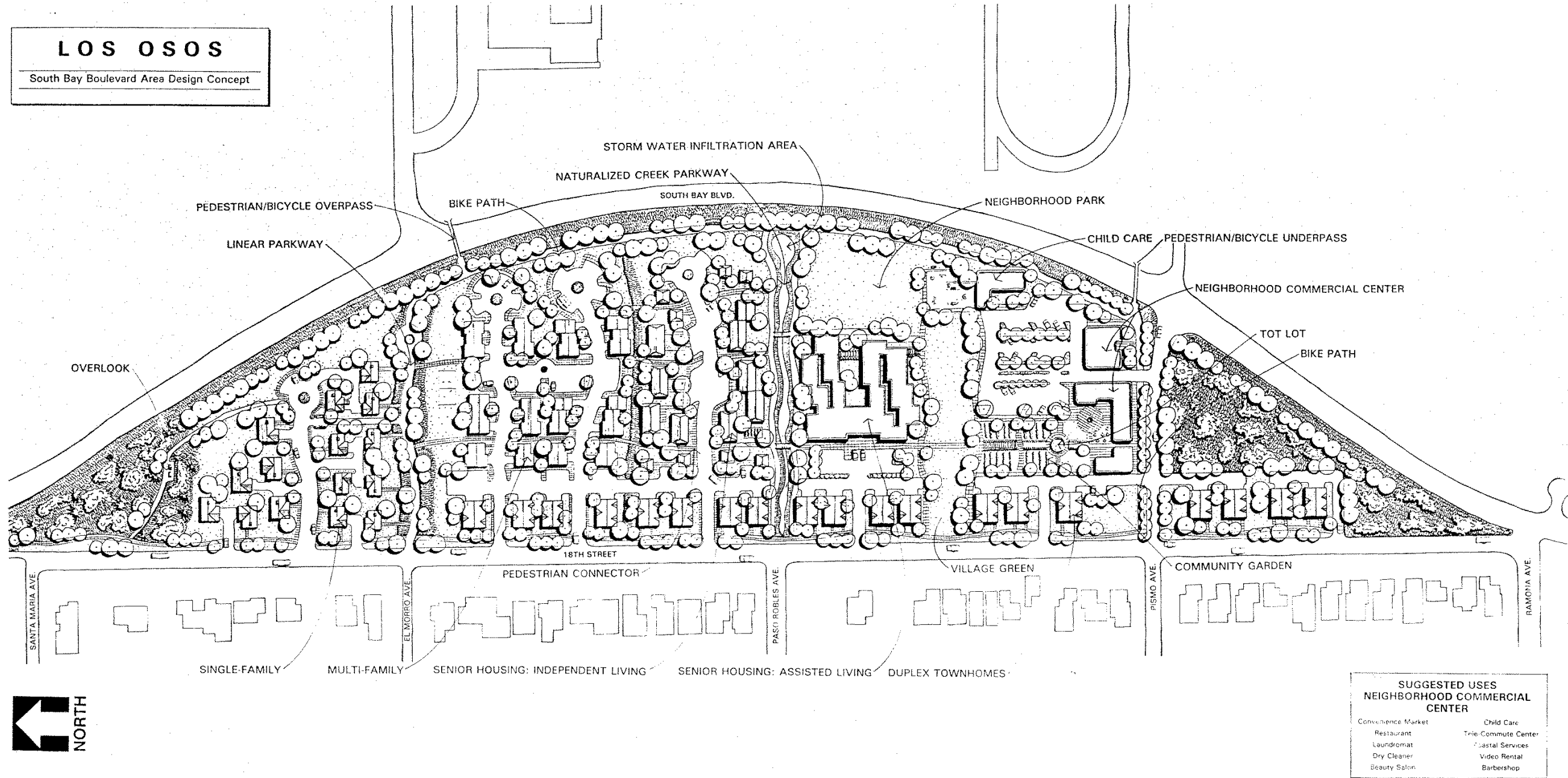


Figure B-3
South Bay Boulevard Area
Design Concept

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Appendix C: Modifications to the Estero Area Plan

Note: This appendix is included with this Public Review Draft of the Los Osos Community Plan to describe and illustrate proposed changes to the Estero Area Plan that are intended to occur concurrently with the adoption of the Los Osos Community Plan. The adopted version of the Community Plan will not include this appendix.

TABLE C-1: Summary of Modifications to the Estero Area Plan		
ID	Affects	Description
1	Chapter 1	Revise Section VII, Subsection C.4
2		Replace a diagram in Section VII
3	Chapter 6	In Section III, delete Subsection E.12
4		Delete Figure 6-3
5		Retitle Section IV, Subsection A and Section V, Subsection A.
6		Retitle Section VI, Subsections C and E.
7	Chapter 7	Retitle Section III and revise the preamble.
8		Add new Subsection H to areawide standards.
9		Remove an annotation to Figure 7-6.
10		Renumber Subsection H and I of areawide standards.
11		Renumber and revise Subsection J of areawide standards.
12		Delete combining designation standard B.3 from the rural standards.

Text to be added is indicated with blue coloring and an underline.

~~Text to be deleted is indicated with red coloring and a strikeout.~~

C.1 Changes Affecting Chapter 1

1. *In Section VII (Relationship of the Estero Area Plan to the Local Coastal Program), revise Subsection C.4 (Page 1-11), as follows:*

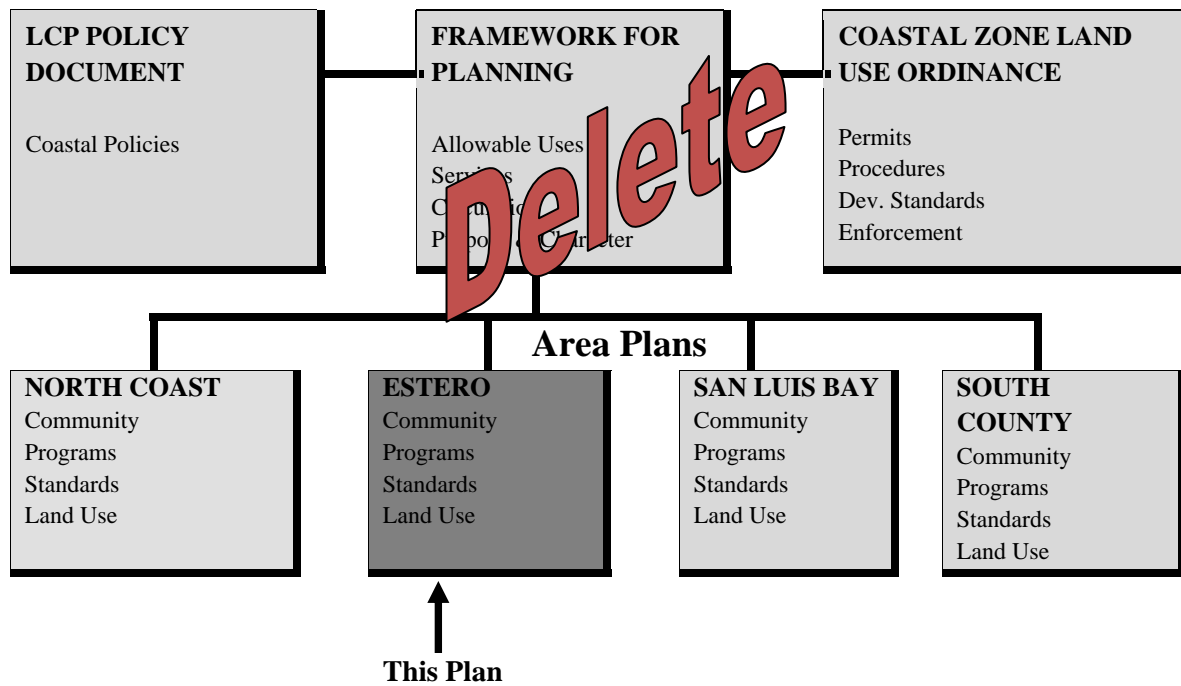
4. **The Area Plans.** The area plans ~~replace the former community general plans, and~~ provide goals, objectives, policies, programs, and standards unique to each area. The Coastal Zone of San Luis Obispo County is divided into four areas: ~~segments~~, North Coast, Estero, San Luis Bay, and South County. Community plans may also be adopted as a component of an area plan, in order to focus specifically on an urban or village area. For example, the Estero Area Plan also incorporates the Los Osos Community Plan by

reference, though the Community Plan is actually a separate document. The area plans (and related community plans) work with the other elements of the LCP and the county general plan. Key provisions found in the area plans are land use maps, programs, and standards that guide development. In addition, standards guide resource management, conservation, environmental protection, and community character.

2. In Section VII (Relationship of the Estero Area Plan to the Local Coastal Program), delete and replace the diagram labeled “County of San Luis Obispo Land Use Element and Local Coastal Program” following Subsection C (Page 1-12), as follows:

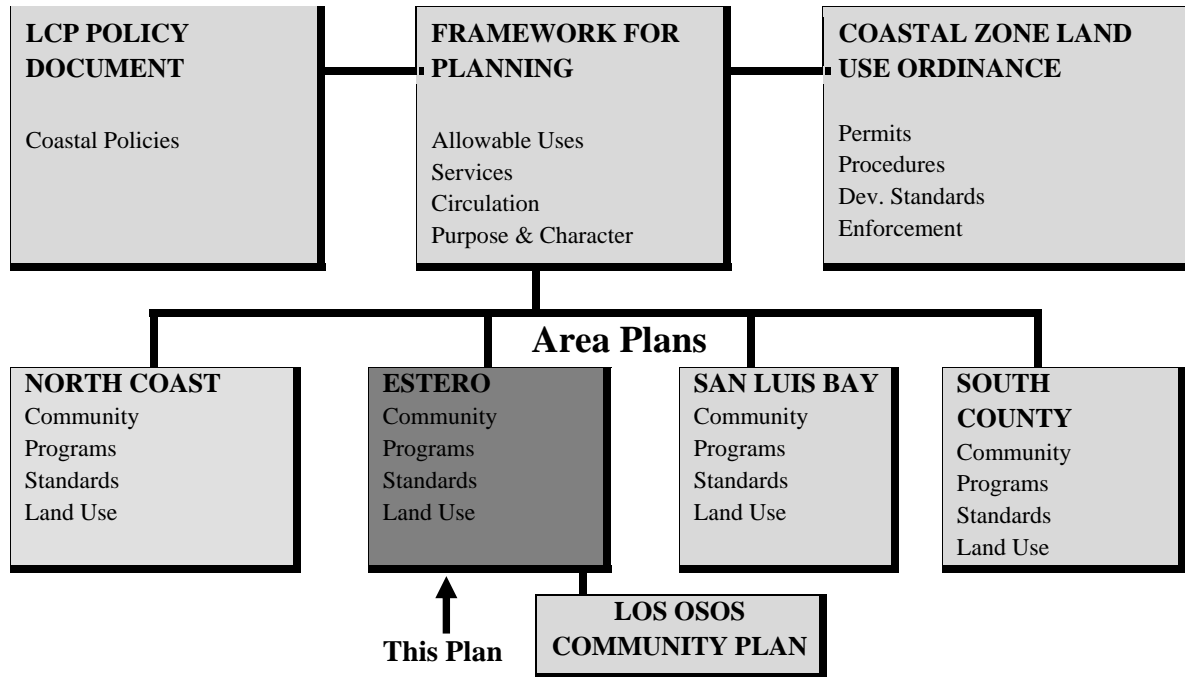
Delete old diagram:

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



Replace with new diagram:

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



C.2 Changes Affecting Chapter 6

3. In Section III (Combining and Other Designations), delete Subsection E.12 (Page 6-9), as follows:

Cayucos and Vicinity

~~12. Los Osos Dune Sands Habitat (SRA). The southern shore of the Morro Bay estuary, extending to the southern slopes of the first range of the Irish Hills and to Los Osos Creek, is comprised of sandy soils — primarily “Baywood fine sands,” as identified by the Natural Resources Conservation Service in the Soil Survey of San Luis Obispo County, Coastal Part (see Figure 6-3). These sands also underlie some areas outside of Los Osos, and occur in the city of Morro Bay. The areas underlain by these sands outside of Los Osos are included in the Sensitive Resource Area combining designation and are also an Environmentally Sensitive Habitat (Terrestrial Habitat). These sands provide the soil characteristics that support globally rare habitat in a unique composition of the following biological communities, as described in detail in the Environmental Impact Report for the Estero Area Plan Update. The habitats of Los Osos have been disturbed from time to time for agriculture,~~

silviculture and development. However, they usually recover quickly and result in high quality vegetative cover.

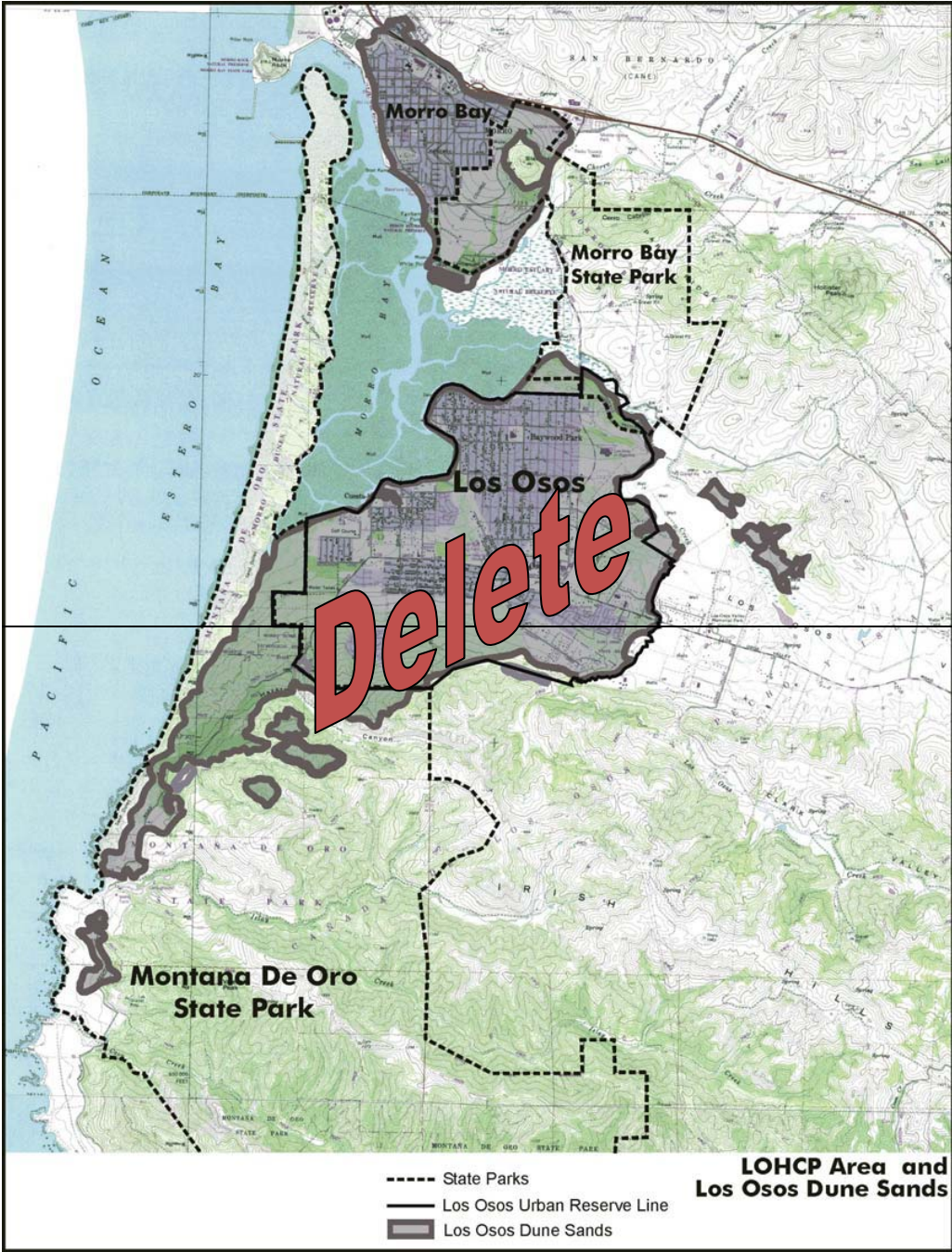
- Coastal foredune communities usually occur adjacent to open, sandy beaches and barren active dunes near the coast. They often integrate with dune scrub communities on more stabilized dunes away from the coast and in areas with well established dune hummocks. Coastal foredunes usually contain a low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

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

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

- Central maritime chaparral communities have a limited distribution in the Estero Planning Area and are most often established on well drained, sandy substrates within the zone of summer fog incursion. They tend to form a mosaic with central dune scrub, coastal scrub and coast live oak communities. Stiff, woody shrubs dominate in central maritime chaparral. Together, these communities support a diversity of native plant species and a number of rare, endangered or threatened species of plants and animals, including the Morro manzanita, Indian Knob mountainbalm, Morro shoulderband snail, and perhaps the last known population of the endangered Morro Bay kangaroo rat. Many species in these habitats are found nowhere else in the world. In order to protect the Los Osos Dune Sands, planning area standards are included in Chapter 7 of this plan. The standards recognize that the most valuable habitat surrounds the more developed portion of Los Osos.

4. Delete Figure 6-3 (Page 6-11).



5. *In both Section IV (Areawide Water Quality) and Section V (Morro Bay Estuary and its Watershed), retitle Subsection A (Pages 6-13 and 6-14, respectively) as follows:*

A. Policies, ~~Cayucos and Rural~~ Area-wide

6. *In Section VI (Programs), retitle Subsections C (Page 6-21) and E (Page 6-22) as follows:*

C. Water Quality, ~~Cayucos and Rural~~ Area-wide

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

C.3 Changes Affecting Areawide Standards, in Section III of Chapter 7

7. *Retitle Section III (Page 7-3) and edit its preamble, as follows:*

III. AREAWIDE STANDARDS, EXCLUDING LOS OSOS

The following standards apply throughout the Estero Planning Area, or in the specific locations or land use categories listed, ~~but not in the Los Osos urban area.~~ For the Los Osos urban area, please refer to the communitywide standards in Section 7.3 of the Los Osos Community Plan. The standards are intended to protect natural and cultural resources, encourage high quality residential development, and provide an efficient transportation system that encourages walking, bicycling and other types of transportation.

8. *Add new Subsection H to the Areawide Standards (Page 7-10) as follows:*

H. Los Osos Planning Impact Area

Within the planning impact area shown in Figure 7-6, applications for land divisions, general plan amendments, Minor Use Permits, and Development Plans shall be referred to the Los Osos Community Advisory Council or its successor for review and comment.

9. Remove an errant annotation following Figure 7-6 (Page 7-16) as follows:

~~(For Reference Only)~~

10. Renumber existing Subsections H (Light and Glare) and I (Shoreline Development) as Subsections I and J, respectively.

I.H. Light and Glare.

J.I. Shoreline Development

11. Renumber existing Subsection J (Los Osos Groundwater Basin) as Subsection K, and revise the standard as follows:

K.J. Los Osos Groundwater Basin.

~~New development using water from the Los Osos Groundwater Basin (see Figure 7-7) shall be required to offset water use within the Los Osos Groundwater Basin and shall not result in a net increase in water use.~~

1. **Basin Plan compliance.** Development of land uses that use water from the Los Osos Groundwater Basin shall be prohibited until the Board of Supervisors determines that successful completion and implementation of specific programs identified in the Los Osos Basin Plan (“Basin Plan”) have occurred. The following programs from the Basin Plan must be successfully completed and implemented to address existing resource constraints prior to development of new dwelling units or commercial uses:
 - a. Program “M” – Groundwater Monitoring
 - b. Program “E” – Urban Efficiency
 - c. Program “U” – Urban Water Reinvestment
 - d. Program “A” – Infrastructure Program A
 - e. Program “P” – Wellhead Protection
 - f. At least one of the following additional programs:
 - Program “B” – Infrastructure Program B
 - Program “C” – Infrastructure Program C
 - Program “S” – Supplemental Water Program

2. **Amendments to Title 26.** Development of new dwelling units that use water from the Los Osos Groundwater basin shall be prohibited until 1) a growth limitation for the Los Osos Groundwater Basin is established in Section 26.01.070.k of the Growth Management Ordinance to reflect current basin conditions and the successful completion of the programs identified in the BMP and 2) the Board of Supervisors determines that the specific programs identified in the BMP and required by these standards as a prerequisite for additional development have been successfully completed and implemented and are effective, as follows.
 - a. The BMP program(s) shall be completed to the satisfaction of the Director of Public Works, in consultation with the Los Osos Groundwater Basin Watermaster.
 - b. As part of the review for Basin Plan effectiveness, the County shall consider data collected as part of the Groundwater Monitoring program (Program “M”). If the data indicate that completed programs have not been effective in reducing groundwater demand, increasing the perennial safe yield or facilitating seawater retreat as predicted in the BMP, then the development of new residential units shall be limited accordingly.
 - c. As part of the review for Basin Plan effectiveness, the Board of Supervisors shall consider trends in commercial development and commercial water demand to ensure that such demand is not growing beyond a proportional relationship with the community’s population.
3. **Growth limitation standards.** Development of new residential units that use water from the Los Osos Groundwater Basin shall be prohibited until successful implementation of all programs identified in Subsection K.1. Once this has been achieved, Section 26.01.070.k of the Growth Management Ordinance may be modified to allow development of new residential units as follows:
 - a. **Implementation of one additional program.**
 - i. **Implementation of Program “B”.** Upon successful implementation of Program “B,” an additional 1,230 residential units may be constructed within the Los Osos Groundwater Basin.
 - ii. **Implementation of Program “C”.** Upon successful implementation of Program “C,” an additional 680 residential units may be constructed within the Los Osos Groundwater Basin.
 - iii. **Implementation of Program “S”.** Upon successful implementation of Program “S,” assuming groundwater desalination producing 250 acre-feet per year, 550 residential units may be constructed within the Los Osos Groundwater Basin.
 - b. **Implementation of more than one additional program.** In the event that more than one additional BMP program is pursued, additional residential dwelling units may be constructed within the Los Osos Basin. The number of additional units allowed shall be as indicated in the following table, which are in addition to those indicated in Subsection 3a:

<u>Previously Implemented Program</u>	<u>New Program(s) to Be Completed</u>	<u>Additional Dwelling Units</u>
B	<u>C</u>	<u>560</u>
	<u>C + D</u>	<u>1,030</u>
	<u>C + S</u>	<u>1,550</u>
	<u>C + D + G</u>	<u>3,020</u>
	<u>C + D + S</u>	<u>2,020</u>
C	<u>B</u>	<u>1,110</u>
	<u>B + D</u>	<u>1,580</u>
	<u>B + S</u>	<u>2,100</u>
	<u>B + D + G</u>	<u>3,570</u>
	<u>B + D + S</u>	<u>2,570</u>
S (250 AFY)	<u>Additional S (+500 AFY = 750 AFY)</u>	<u>1,590</u>
	<u>B + C</u>	<u>2,230</u>
	<u>B + C + D</u>	<u>2,700</u>
	<u>B + C + G</u>	<u>3,620</u>

4. Exemptions. All development approved (pursuant to land use permits or entitlements) prior to the effective date of this standard that complies with Title 19 retrofit requirements shall be exempt from the provisions of these standards in Subsections K.1, 2 and 3.

C.4 Changes Affecting Rural Area Combining Designation Standards, in Section IV of Chapter 7

12. Delete Combining Designation Standard B.3 (Page 7-22)

~~3. Los Osos Dune Sands Habitat (SRA).~~ In order to ensure the long-term preservation of the rare and sensitive Los Osos Dune Sands habitat in the rural areas (an Environmentally Sensitive Habitat), new development within this SRA (see Figure 6-3 for location) shall comply with the following standards:

~~a. Habitat Conservation Standards.~~ These provisions are intended to ensure the long-term preservation of the rare and sensitive Los Osos Dune Sands habitat (much of which is an Environmentally Sensitive Habitat), recognizing that habitat in the "Los Osos Dune Sands SRA-TH" area is of relative high quality compared to that on smaller, isolated, undeveloped lots.

~~b. Los Osos Dune Sands Habitat (SRA).~~ The following provisions are intended to ensure the long-term preservation of the rare and sensitive Los Osos Dune Sands habitat (which is an Environmentally Sensitive Habitat). Such habitat is of relative high quality compared to that on smaller, isolated, undeveloped lots. Following are the specific objectives:

- ~~• Preserve, maintain, and protect rare and specific endangered species;~~

- ~~Preserve, maintain, and enhance the following environmentally sensitive areas: 1) Los Osos Dune Sands habitat, and 2) natural land forms that are barren or covered with non-native plants and that are potentially restorable to native plant cover such as Morro manzanita and Indian Knob mountainbalm;~~
- ~~Eliminate any incentives for the illegal or inappropriate removal of Dune Sands habitat;~~
- ~~Ensure that all new development is compatible with and sensitive to Los Osos Dune Sands habitat;~~
- ~~Subordinate all public and private development to the protection of critical natural areas~~

Los Osos Dune Sands Development Standards. ~~The following standards apply to new development within the areas designated "Los Osos Dune Sands SRA TH" except where the Planning Director determines that the proposed activity is otherwise sufficiently minor that no adverse effects on habitat can result. Within this area, the highest conservation priority is avoiding disturbance of sensitive Los Osos Dunes habitat.~~

~~(1) Required Findings. Approval of a land use permit shall not occur unless the review authority first finds that, in addition to the required findings for Environmentally Sensitive Habitats specified in Chapter 23.7 of the Coastal Zone Land Use Ordinance, the project incorporates all feasible and reasonable means of maintaining Los Osos Dune Sands habitats.~~

~~(2) Resource Maintenance and Restoration Plan and Biological Survey. Land use permit applications shall include a resource maintenance and restoration plan and biological survey prepared by a qualified biologist approved by the Environmental Coordinator. The recommendations of this plan and survey shall be incorporated into the project design and conditions at the discretion of the Planning Director.~~

~~(i) Required contents. The resource maintenance and restoration plan and biological survey shall recommend design, construction, restoration/ enhancement, maintenance, and monitoring measures for the entire site, as applicable, to achieve the preceding specified purposes of the Los Osos Dune Sands SRA.~~

~~(ii) Survey methodology. Biological survey methodology shall at a minimum comply with California Department of Fish and Game and U.S. Fish and Wildlife Service guidelines.~~

~~(iii) Monitoring. The monitoring measures recommended in the resource maintenance and restoration plan may include frequent monitoring during and soon after the completion of initial habitat restoration and/or enhancement activities, and less frequent monitoring after plants are well established.~~

~~(iv) Referrals. The resource maintenance and restoration plan and biological survey shall be referred for review and comment to the California Department of Fish and Game, and the California Coastal Commission if requested by the Coastal Commission. The Planning Director may require that the plan be revised to include any additional project modifications recommended by these agencies as being necessary to reduce impacts to sensitive habitat.~~

~~(3) Landscaping Plan. A landscaping plan in accordance with Chapter 23.04 of the Coastal Zone Land Use Ordinance shall be required where development will disturb existing or potential native dune plant habitat. The landscaping plan shall include restoration planting on the site, including areas to be permanently protected, as recommended by the required resource maintenance and restoration plan. Invasive, non-native plants, including Pampas grass, Acacia, Genista, and non-native iceplants, pose a threat to the indigenous plant community and shall not be approved as part of proposed landscaping. The use of other non-native plants shall be limited to the outdoor living space immediately adjacent to the proposed development (i.e.,~~

~~within the defined building envelope) and shall not be used within a conservation easement or other area to be set aside for permanent protection.~~

~~(4) Conservation Instruments. If proposed development will disturb sensitive habitat supporting or potentially supporting Morro manzanita, Indian Knob mountainbalm, or other rare or endangered species, as determined by the required resource management and restoration plan and biological survey, all portions of the property beyond the maximum area of site disturbance specified in this standard shall be permanently protected by agreements, easement controls, or other appropriate instrument, consistent with applicable legal requirements to allow reasonable use of the site.~~

~~(5) Long term maintenance and monitoring. When areas to be permanently protected through conservation instruments are to remain in private ownership, the owner shall enter into a long term maintenance and monitoring agreement with the county prior to issuance of building permits. The agreement and any easement shall provide for, but not be limited to, all of the following:~~

~~(i) The ongoing maintenance of remaining Los Osos Dune Sands habitat in a natural state.~~

~~(ii) The restoration of native plants, as recommended by the approved resource maintenance and restoration plan, and as shown in the approved landscape plan.~~

~~(iii) The long term monitoring of rare and endangered plants and the maintenance of supporting habitat, as recommended by the approved resource maintenance and restoration plan.~~

~~(iv) Requirements for financial security, including guarantees to cover the cost of:~~

~~(a) The proper completion of restoration measures (for example, plant installation and the eradication of nonnative species) within a specified time; and~~

~~(b) The proper maintenance of restored and undisturbed areas over a specified time (for example, five years), and the monitoring of those efforts.~~

~~These requirements may also include penalty provisions such as extensions of the monitoring period, in addition to the forfeit of funds provided, in response to a failure to perform as agreed.~~

~~(6) Site Disturbance. This standard is intended to provide maximum preservation of Los Osos Dune Sands and its associated habitat of rare and endangered species. New development causing site disturbance shall ensure protection of habitat for Morro manzanita, Indian Knob mountainbalm, or any other rare or endangered species determined to be present on the site. However, limitations on the amount of site disturbance shall be consistent with applicable legal requirements to allow reasonable use of the site.~~

~~Site disturbance includes disturbance of the following areas: areas disturbed by structures, roads, utility trenching, and pavement; areas on which grading or removal of native vegetation occurs. Site disturbance does not include activities that are consistent with the restoration and maintenance of native plant habitats as guaranteed by project approval.~~

~~(7) Resource Protection During Construction. Habitat containing Morro manzanita, Indian Knob mountainbalm, and other rare and endangered species shall be protected from disturbance by construction activities. Temporary wire mesh fencing shall be placed around such habitat prior to construction, and protected areas shall not be used by workers or for the storage of machinery or materials.~~

~~(8) Permanent Fencing. Permanent fencing shall be restricted to that which will not impact the free passage of native wildlife, and shall employ design and materials determined by the review authority to be compatible with the open space character of the Los Osos Dune Sands habitats.~~

~~(9) Utilities. Where feasible, utility connections shall be installed in a single corridor, and shall avoid surface disturbance of conservation easements or other areas to be set aside for permanent protection of sensitive habitat.~~

~~(10) Destroyed Structures. Where a dwelling has been destroyed pursuant to Coastal Zone Land Use Ordinance Section 23.09.033a, it may be restored or a new dwelling rebuilt within the existing footprint without having to comply with the preceding Los Osos Dune Sands Habitat standards.~~

Appendix D: Population and Economy

This appendix profiles Los Osos population and socioeconomic characteristics and describes past trends, present conditions, and future projections. The following population and demographic profile has been prepared using information obtained from U.S. Census data, including the American Communities Survey, the California Department of Finance, and the San Luis Obispo Council of Governments (SLOCOG).

When communities undertake a long-range planning program such as a Community Plan, a critical part is projecting future growth. Data is assembled describing the existing population and base economy, a land use plan is selected, and absorption forecasts are made. The Community Plan is then designed to accommodate anticipated growth resulting from the land use plan. Infrastructure, economic and business expansion, and community programs are based on the anticipated growth in this Community Plan and reflect the Los Osos Community Advisory Council's Vision Statement for Los Osos.



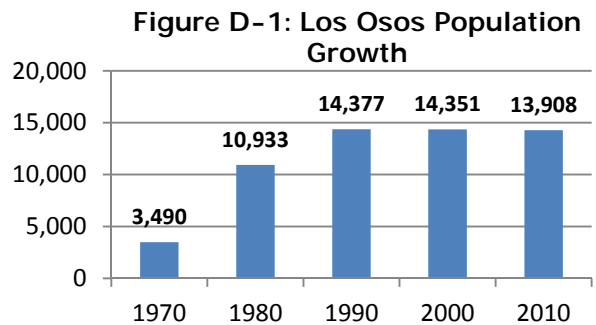
D.1 Population and Housing

D.1.1 Population Growth

As shown in Table D-1, the growth rate of the community of Los Osos had been among the highest in the county until the 1980s. Since that time, growth has slowed, largely because of building limitations due to a prohibition of waste discharge from individual septic systems in much of the community. Population in Los Osos increased from 3,490 to 10,933 persons or 213 percent between 1970 and 1980. By 1990, the population of Los Osos was 14,377, an increase of about 31 percent from 1980. The population has changed little since 1990, showing a slight decline between 2000 and 2010. Whereas, during the same 20-year period, the population for the county as a whole increased by nearly 40 percent. The lack of population growth in the community has been significantly influenced by limitations on new construction (please refer to Appendix E – Status of Public Facilities).

	1970- 1980	1980- 1990	1990- 2000	2000- 2010
Los Osos	213.3%	31.5%	-0.2%	-3.1%
County	47.1%	74.5%	13.6%	9.3%

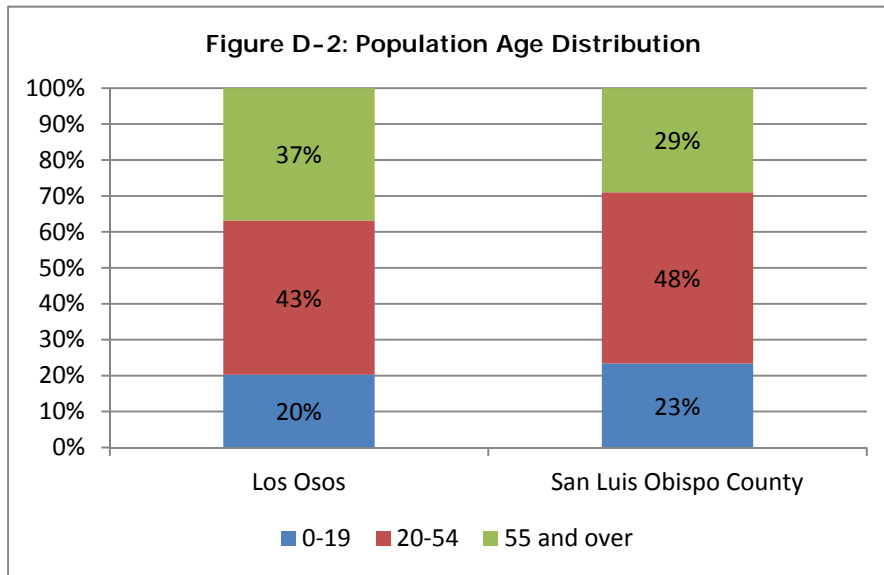
Sources: 2010 U.S. Census of Population and Housing, California State Department of Finance, SLO County



Note: The Los Osos Census Designated Place in 2010 is configured differently than the Los Osos URL. However, these differences do not significantly affect the comparisons shown in Table D-1 and Figure D-1.

D.1.2 Age Distribution

Compared to the county as a whole, Los Osos has a smaller proportion of children and teenagers as well as residents age 20-54. According to the 2010 Census, 20 percent of Los Osos residents are 20 and under, compared to 23 percent in the county as a whole, while 43 percent of Los Osos residents are ages 20-54, compared to 48 percent in the county as a whole. Conversely, Los Osos has a larger proportion of senior citizens than the county as a whole. In Los Osos, 37 percent of residents are 55 and over, compared to 29 percent in the county as a whole (see Figure D-2 and Table D-2). This difference in age distribution could indicate that families with school-aged children are moving out of the community and being replaced by households of retired persons, which also indicates the desirability of this area for retirement.



Certain populations, such as senior citizens and youth, require special services and have specific needs. Knowing a community's age distribution can aid the community in providing the right services and addressing social needs for various age groups.

Table D-2: 2010 Population Age Distribution

Age Range	Los Osos	County
0-19	2,818	63,044
20-54	5,967	128,455
55 and over	5,123	78,138
Total	13,908	269,637

Source: Based on 2010 U.S. Census of Population and Housing

D.1.3 Household Size

Household sizes in Los Osos are smaller than those in the county as a whole. In Los Osos, there is an average of 2.38 persons per occupied dwelling unit. This compares to a county average of 2.48 persons per occupied dwelling unit.

D.1.4 Population Projections

The following table contains population projections for Los Osos over the 20-year time-frame of this plan, as well as buildout. Buildout is the theoretical, likely maximum population that could result under this plan. If population growth continues beyond 2035 at the pace projected for the years between 2015 and 2035, then buildout could occur in 2044. It is important to note that actual population growth will have variations from these projections due to many factors, including statewide and regional trends, legislative policy, potential limitations on new development, and market demand.

Table D-3: Population Projections			
Year	Total Population	Percent Increase from 2010	Annual Growth Rate
2010	13,908	--	--
2015	13,988	0.58%	0.11%
2035	18,607	33.7%	1.35%
Buildout	18,750	34.8%	--

Note: Percent Increase and Annual Growth Rate are measured from the previous year in the first column of the table

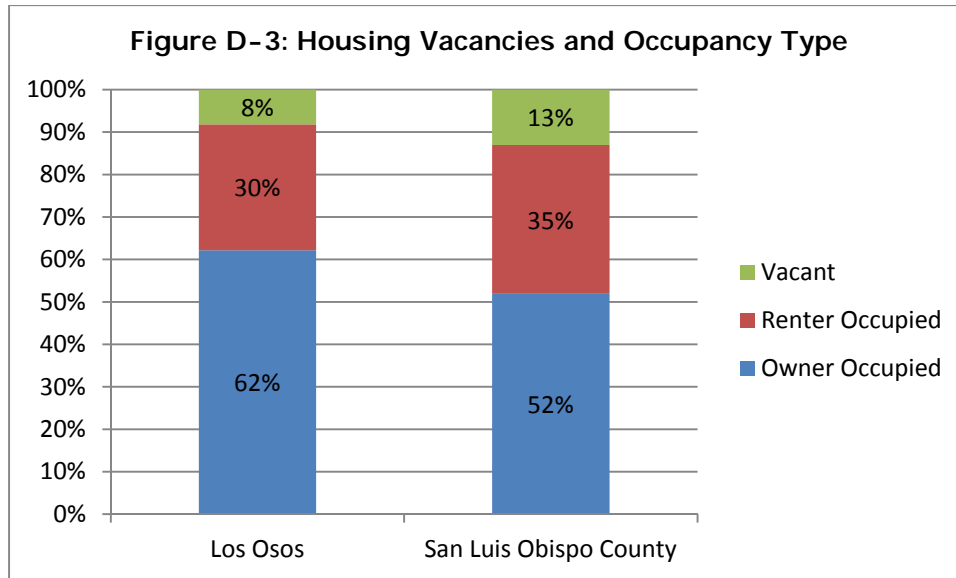
The Los Osos Community Advisory Council has recommended establishing an annual growth limitation for residential development within the Los Osos Urban Reserve Line. The purpose of such a limitation is twofold: to allow public services to keep pace with a moderate rate of new development and to reduce possible stresses on the economy caused by a "boom-and-bust" cycle that may occur with uncontrolled growth. A program to accomplish the recommended growth limitation is described in Section 2.5.2, Public Services and Facilities Policies (see Programs PS-1.1 and PS-2.1).

D.1.5 Housing Vacancies and Occupancy Type

In 2010, the vacancy rate in Los Osos was eight percent compared to 13 percent for the county as a whole, as shown in Figure D-3. Vacancy rates are determined for the month of April; therefore, actual vacancy rates may vary throughout the year. Seasonal, recreational or occasional use occupancies can affect the availability of housing for permanent residents. In 2010, eight percent of all dwellings in the county as a whole were vacant due to occasional use compared to four percent in Los Osos.

About 62 percent of the units in Los Osos are owner-occupied, as compared to 52 percent countywide. Higher owner-occupancy percentages can be attributed to housing costs, the percentage of dwellings that are not detached single-family dwellings¹ (that tend to have a higher percentage of renters), and the transitory nature of the population in a community. In Los Osos, the number of owner-occupied dwellings declined from 4,116 in 2000 to 4,034 in 2010.

¹ Other units include multi-family structures, mobile homes and single units attached to other structures



Note: Percentages are based on total number of housing units.
 Source: 2010 U.S. Census of Population and Housing

D.2 Economy

Los Osos has long been considered highly attractive to residents because of the mild climate, the slow pace of the "rural-like" setting, and surrounding natural areas. There are many tourist attractions in and around the community; however, in 2014 there were a limited number of visitor-serving businesses in town. In 2014, the commercial sector was under-developed compared to nearby incorporated cities. Consequently, residents and visitors are spending much of their money outside of the community. Los Osos has businesses that provide retail and service uses to local residents, but it lacks major employers, large-scale manufacturing and industrial uses (the employment of residents by industry is shown in Table D-4). The major employment industries for the Los Osos labor force reflect those for the county as a whole with educational services, health care and social services heading the list. Other key industries include retail trade, professional groups, and recreational services.

Table D-4: Employment by Industry (including Armed Forces)				
Industry	Los Osos		San Luis Obispo County	
Agriculture, forestry, fishing and hunting, and mining	112	1.5%	4,272	3.5%
Construction	560	7.6%	8,286	6.7%
Manufacturing	564	7.6%	7,808	6.3%
Wholesale trade	146	2.0%	2,724	2.2%
Retail trade	666	9.1%	15,759	12.8%
Transportation and warehousing, and utilities	307	4.2%	5,337	4.3%
Information	172	2.3%	2,727	2.2%
Finance and insurance, and real estate and rental and leasing	284	3.9%	6,269	5.0%
Professional, scientific, and management, and administrative and waste management services	695	9.5%	13,737	11.1%
Educational services, and health care and social assistance	1,931	26.4%	27,842	22.6%
Arts, entertainment, and recreation, and accommodation and food services	711	9.7%	13,835	11.2%
Other services, except public administration	535	7.3%	6,377	5.2%
Public administration	618	8.4%	7,642	6.2%
Armed forces	21	0.3%	776	0.6%
Total	7,322	100%	123,391	100%

Source: 2012 American Community Survey

In 2012, according to the American Community Survey, 92.5 percent of the labor force in Los Osos was employed compared to 91.4 percent for the county as a whole (see Table D-5). However, the community's economy is fueled primarily by income from jobs located in other communities. The city of Morro Bay provides some employment for local residents (and contributes significantly to the area's economy). A large percentage of local workers find employment in the San Luis Obispo area. Because of this, Los Osos is often referred to as a "bedroom community," with roughly three out of every four workers working outside of the community (see Table D-6). Therefore, it is important for the Los Osos Community Plan to provide opportunities for people to live and work in Los Osos.

Table D-5: 2012 Labor Force				
	Los Osos		SLO County	
Employment Status	Number	Percent	Number	Percent
In Labor Force	7,917	62.3%	135,033	59.8%
Employed	7,322	92.5%	123,391	91.4%
Unemployed	595	7.5%	11,642	8.6%
Not in Labor Force	4,791	37.7%	90,662	40.2%
Population over 16	12,708	100.0%	225,695	100.0%

Source: 2012 American Community Survey

Table D-6: Place of Work – Los Osos and County Labor Force				
Place of Work	Los Osos		SLO County	
Within Community of Residence	1,945	26.6%	46,643	37.8%
Outside Community of Residence	5,377	73.4%	76,748	62.2%
Total	7,322	100%	123,391	100%

Source: 2012 American Community Survey

D.2.1 Income

As shown in Table D-7, the estimated median household income in Los Osos in 2012 was about \$57,683 as compared to \$59,628 in the county as a whole. In Los Osos, the percentage of lower income groups (below \$35,000) is on par with the county as a whole. Middle income groups (between \$35,000 and \$99,999) show higher percentages in Los Osos than countywide and the percentage of higher income groups (\$100,000 and greater) is somewhat lower than the county as a whole.

Table D-7: Household Income				
	Los Osos		SLO County	
Income	Number	Percent	Number	Percent
Less than \$10,000	304	4.8%	5,969	5.9%
\$10,000 to \$14,999	333	5.2%	5,219	5.1%
\$15,000 to \$24,999	573	9.0%	9,442	9.3%
\$25,000 to \$34,999	577	9.1%	9,777	9.6%
\$35,000 to \$49,999	1,014	15.9%	13,167	12.9%
\$50,000 to \$74,999	1,164	18.3%	17,831	17.5%
\$75,000 to \$99,999	989	15.5%	13,655	13.4%
\$100,000 to \$149,999	927	14.6%	15,773	15.5%
\$150,000 to \$199,000	288	4.5%	6,198	6.1%
\$200,000 or more	194	3.0%	4,677	4.6%
Median Household Income (dollars)	\$57,683	X	\$59,628	X
Total	6,363	100.0%	101,708	100.0%

Source: 2012 American Community Survey

D.2.2 Home Values

The housing market in the county has seen generally increasing values, despite a substantial decline in values after about 2006. In 2012, according to the American Community Survey, the median home value of owner-occupied homes in Los Osos was \$387,100, while the median home value in the county as a whole in 2012 was about \$449,300 (see Table D-8).

Table D-8: House Value - Owner Occupied				
	Los Osos		SLO County	
Value	Number	Percent	Number	Percent
Less than \$50,000	120	2.8	2,005	3.3%
\$50,000 to \$99,999	183	4.3	1,806	3.0%
\$100,000 to \$149,999	99	2.3	1,423	2.3%
\$150,000 to \$199,999	200	4.7	2,003	3.3%
\$200,000 to \$299,999	448	10.5	6,894	11.4%
\$300,000 to \$499,999	2,066	48.6	20,864	34.4%

\$500,000 to \$999,999	1,015	23.9	21,563	35.5%
\$1,000,000 or more	123	2.9	4,170	6.9%
Median House Value (dollars)	\$387,100	X	\$449,300	X
Total	4,254	100.0%	60,728	100.0%

Source: 2012 American Community Survey

D.2.3 Future Opportunities

Los Osos has many attributes that are conducive to economic development. The community is located in a beautiful natural setting with a mild, coastal climate and offers a high quality of life.

In addition to its natural assets, Los Osos offers several other advantages for businesses looking to locate in the area. For example, the potential work force is attractive to business, as the general level of education of residents in Los Osos is higher than that for residents of the county as a whole (2012 American Community Survey). Businesses should also find the lower housing prices in Los Osos compared to the cities of Morro Bay and San Luis Obispo a definite advantage. These advantages, together with the area's high-quality environment, are becoming increasingly more important considerations for businesses. With continuing advances in telecommunications, many businesses and industries no longer need to locate in traditional locations near major transportation facilities and markets, and instead are freer to locate in areas that offer qualities like those found in the community of Los Osos.

There are opportunities to improve the local economy in Los Osos. For example, job opportunities can be provided by encouraging environmentally-friendly businesses such as "clean," high-technology industries, perhaps in a business park. Additional flexibility in zoning regulations can help retain existing businesses and encourage new businesses by allowing a wider variety of uses in commercial areas. In addition, policies and standards to encourage active, pedestrian-oriented commercial areas with mixed-use development can help support commercial and general activity by making commercial areas attractive and functional for shopping, dining, and public gathering.

The local economy could benefit from expanding recreation and tourist-oriented uses, taking advantage of the area's natural assets and existing tourist presence. Additional lodging, "eco-tourism," and recreational services are possibilities.

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

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Appendix E: Status of Public Facilities

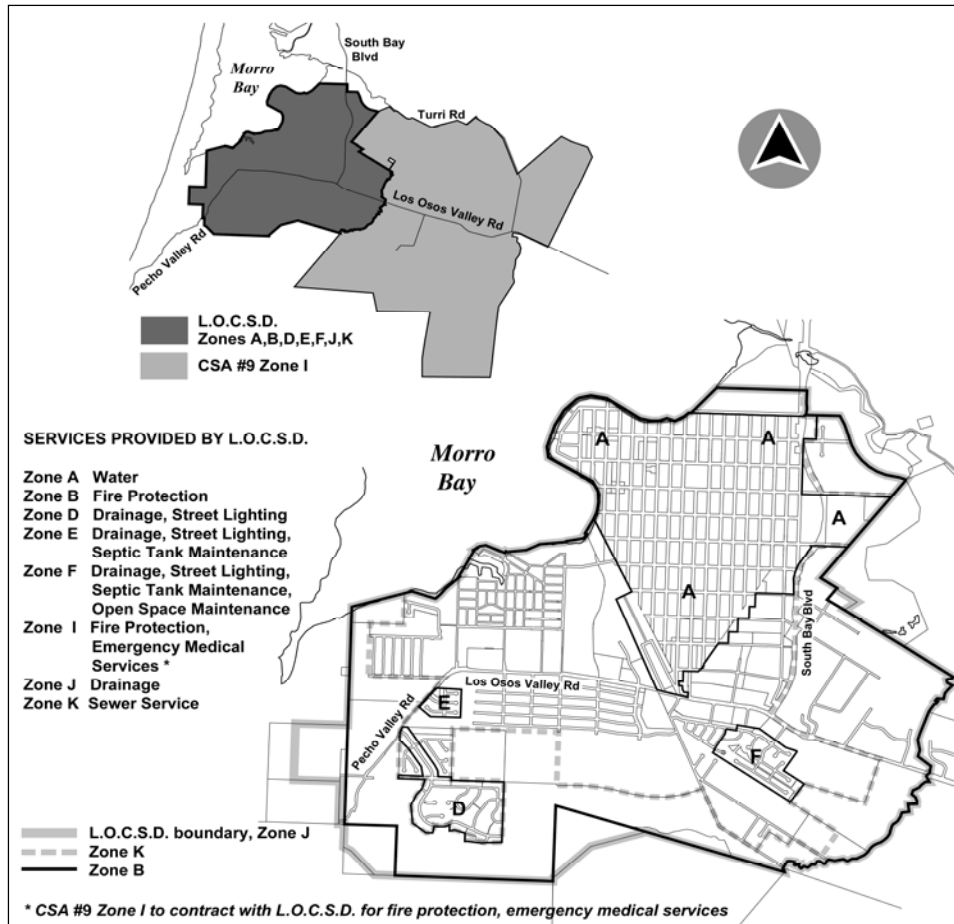
E.1 Introduction

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

The status of resources monitored by the Resource Management System (RMS) is frequently updated as new information becomes available. Detailed resource information is included in the most recent edition of the Biennial Resource Summary Report. RMS procedures are fully discussed in Framework for Planning, Coastal Zone, Chapter 3.

Services in Los Osos are provided primarily through the Los Osos Community Services District (LOCSD). Within the boundaries of the LOCSD, some services are provided to the entire district and others to smaller specific zones of benefit. The LOCSD zones of benefit are shown in Figure E-1, below. Water service is also provided by Golden State Water Company and S & T Mutual Water Company in areas of the community not served by LOCSD. 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. Service areas for water supply are shown in Figure E-2.

Figure E-1: Services Provided by Los Osos CSD

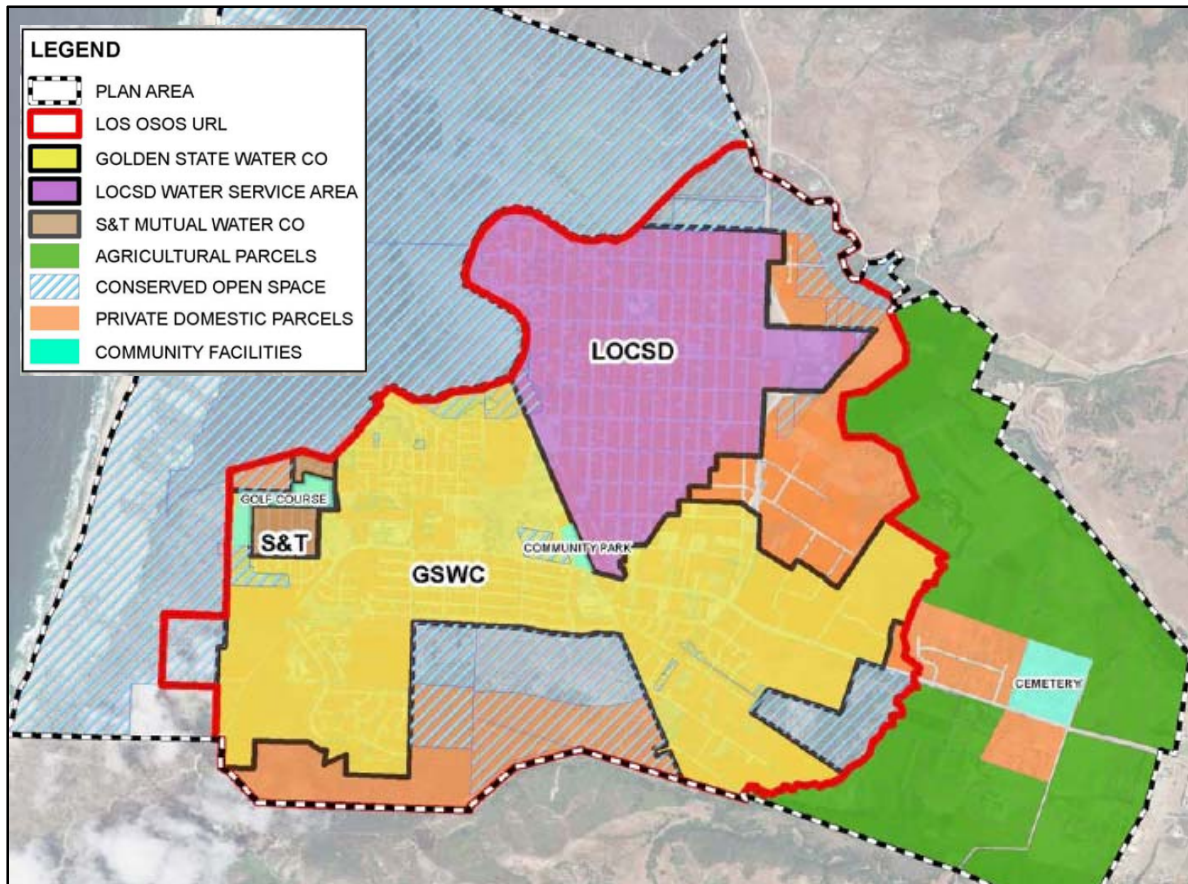


E.2 Water Supply

E.2.1. Background

The sole water source in the Los Osos area is groundwater from the Los Osos Groundwater Basin. The groundwater is withdrawn from the basin by private wells, for agricultural irrigation, and for municipal use by three principal water purveyors. The service districts for these municipal purveyors are shown in Figure E-2.

Figure E-2: Los Osos Water Purveyors



The basin is made up of several aquifer layers underlying Los Osos and the surrounding area. The upper and lower aquifers are the main sources of municipal and domestic water supplies. Due to water quality degradation of the upper aquifer from septic systems (nitrates), the water purveyors have been pumping from the lower aquifer. Groundwater extractions have exceeded the sustainable yield of the lower aquifer in the western area; this has resulted in seawater intrusion.

E.2.2. Draft Basin Plan

The Los Osos Groundwater Basin is under adjudication in the case of *Los Osos Community Services District v Golden State Water Company, et al.* As a result of the adjudication, a Public Review Draft of the *Basin Plan for Los Osos Groundwater Basin (Draft Basin Plan)* was developed and then released in August 2013. The *Basin Plan* was prepared by the Los Osos Community Services District, Golden State Water Company, S & T Mutual Water Company, and the County.

The *Draft Basin Plan* calls for reduced pumping in the lower aquifer, a decrease in overall basin water demand, and an increase in water supplies in the upper aquifer and lower aquifer (in the central and eastern portions). In order to access these new water supplies, the water purveyors (with financial backing of the water consumers) will need to construct new infrastructure, for example, new groundwater production wells and distribution pipelines.

Table E-1 summarizes the eleven programs analyzed in the *Draft Basin Plan*.

In order to support the community's existing population, without even considering demands from future development, several programs would need to be implemented under all future scenarios:

- **M** Groundwater Monitoring
- **E** Urban Water Efficiency
- **U** Urban Water Reuse
- **A** Infrastructure Program A (upper aquifer)
- **P** Wellhead Protection

In addition, the community will need to implement one additional infrastructure program in order to bring the basin into balance with the existing population. Depending on the next program implemented, a certain amount of new development may be authorized. These programs include:

- **B** Infrastructure Program B (Nitrate Removal)
- **C** Infrastructure Program C (Shift to Central Area)
- **S** Supplemental Water (Brackish Water Desalination)

The *Draft Basin Plan* contains detailed discussions of the various strategies for managing the Los Osos Groundwater Basin. The following is a summary of the strategies analyzed in the *Draft Basin Plan*:

1. **Groundwater Monitoring [M].** A standardized groundwater monitoring program should be administered by the Los Osos Groundwater Basin Watermaster. The program would standardize monitoring and reporting procedures for the community's three purveyors. The program would allow continued monitoring of the two main problems facing the basin: nitrate contamination in the upper aquifer and seawater intrusion into the lower aquifer.

The *Draft Basin Plan* also discusses two options for monitoring and reporting on private domestic wells overlying the basin. This can be accomplished through a voluntary program, or by adoption of a County ordinance requiring metering and monitoring of private wells.

2. **Urban Water Efficiency [E].** Under the water efficiency program, the County and purveyors would implement regulations and rebate programs to promote efficient water use in Los Osos. The measures in this program are largely based on the California Urban Water Conservation Council's Best Management Practices. The measures are intended to reduce residential water demand, reduce commercial and institutional water demand, educate the public, and apply restrictions to new development. The *Draft Basin Plan* seeks to reduce Los Osos's urban water demand to 1,450 acre-feet per year (AFY) for the current population and to 2,100 AFY for the community's buildout population.

Table E-1: Strategies for Managing the Los Osos Groundwater Basin

Draft Los Osos Basin Plan Program and Purpose		Provides Data	Reduces Basin Water Demand	Shifts Pumping from Lower to Upper Aquifer	Shifts Lower Aquifer Pumping away from Western Area	Increases Perennial Yield	Promotes Water Quality	Draft Basin Plan Reference
<i>RECOMMENDED PROGRAMS – The Draft Basin Plan recommends implementation of the following programs:</i>								
M E U A C P	Groundwater Monitoring To collect and organize data to improve access, reporting, and data access efficiency	✓						Chap 7
	Urban Water Use Efficiency To increase efficiency in urban water use, thus ensuring that a sufficient amount of water remains in the basin to stabilize the freshwater-seawater interface.		✓					Chap 8
	Urban Water Reinvestment To maximize use of basin resources by reinvesting used urban water in the hydrologic cycle.		✓			✓		Sec 9.3
	Infrastructure Program A To increase groundwater production to the upper aquifer without construction of nitrate removal facilities.			✓		✓		Sec 10.2
	Infrastructure Program C To allow the purveyors to shift lower aquifer groundwater production from the Western Area to the Central Area.				✓	✓		Sec 10.4
	Wellhead Protection To prevent drinking water source contamination.						✓	Chap 13

Table E-1: Strategies for Managing the Los Osos Groundwater Basin

Table E-1: Strategies for Managing the Los Osos Groundwater Basin								
Draft Los Osos Basin Plan Program and Purpose		Provides Data	Reduces Basin Water Demand	Shifts Pumping from Lower to Upper Aquifer	Shifts Lower Aquifer Pumping away from Western Area	Increases Perennial Yield	Promotes Water Quality	Draft Basin Plan Reference
ADDITIONAL PROGRAMS – The Draft Basin Plan <u>does not</u> recommend implementation of the following programs:								
G	Agricultural Water Reinvestment To maximize use of basin resources by reinvesting used urban water for agricultural purposes.		✓			✓		Sec 9.4
B	Infrastructure Program B To maximize use of the upper aquifer through construction of additional wells and a community nitrate removal facility.			✓		✓	✓	Sec 10.3
D	Infrastructure Program D To increase groundwater production in the Eastern Area.				✓	✓		Sec 10.5
S	Supplemental Water To increase the supply of potable groundwater through brackish water desalination.		✓				✓	Chap 11
I	Imported Water To import water to Los Osos from a non-basin source.		✓					Chap 12

3. **Water Reinvestment Programs [U & G].** The Water Reinvestment Program is part of the Los Osos Wastewater Project and it involves returning all water collected and treated by the wastewater project to the basin. This would be accomplished by direct percolation or reuse. The program is further divided into urban water [U] and agricultural irrigation [G].
4. **Infrastructure Programs [A, B, C, & D].** The *Basin Plan* includes four infrastructure improvement programs that would be implemented and funded by the water purveyors. These programs are focused on two strategies: a) allow groundwater pumping to shift from the lower aquifer to the upper aquifer and b) shift lower aquifer production away from the Western Area, where seawater intrusion is most pronounced.

Program A has been funded and is being fully implemented. This program focuses on actions that can be taken to increase upper aquifer production as much as possible without necessitating a community nitrate removal facility.

Program B would entail construction of a community nitrate removal system in order to maximize use of the upper aquifer.

Program C includes a set of infrastructure projects that would allow the purveyors to shift lower aquifer production from the Western Area to the Central Area.

Program D includes construction of additional wells in the Eastern Area of the lower aquifer.
5. **Wellhead Protection [P].** The Wellhead Protection Program is designed to protect water quality by managing activities within a delineated source area or protection zone around drinking water wells.
6. **Other Programs [S & I].** The *Draft Basin Plan* addresses two other programs that are not included in its recommendations based on cost-effectiveness. The Supplemental Water Program [S] would entail construction of a desalination facility to render brackish groundwater drinkable. The Imported Water Program [I] would import water from an outside source (e.g. State Water or Nacimiento Water) for urban use in Los Osos.

E.2.3. Projected Supply

Sustainable yield of a groundwater basin can be defined as the maximum quantity of water that can be annually withdrawn from a groundwater basin over a long period of time (during which water supply conditions approximate average conditions) without developing an overdraft condition. The *Draft Basin Plan* estimates the current sustainable yield at 2,450 acre-feet per year (AFY). Depending upon which implementation programs are undertaken, the sustainable yield could rise as high as 4,170 AFY under an aggressive implementation scenario. Under the *Draft Basin Plan's* recommendation, sustainable yield would increase to 3,000 AFY. *Basin Plan* programs that would increase sustainable yield include the infrastructure programs (A, B, C, and D) and the reinvestment programs (U and G).

E.2.4. Historical Demand

The *Draft Basin Plan* indicates that groundwater extractions have exceeded the sustainable yield of 2,450 AFY every year since 1979. The peak quantity of groundwater extraction occurred in 1988 and is estimated at 3,720 AFY. The most recent extraction quantities (2012) are estimated at 2,610 AFY. The following Table E-2 summarizes the pumping quantities in 2012.

Table E-2: Groundwater Production in 2012	
User	Production in 2012 (AFY)
Water Purveyors	1,520
Private Domestic Wells	200
Community	140
Agriculture	750
Total	2,610
Sustainable Yield	2,450

Source: *Draft Basin Plan*

In addition to the continuing problem of overdraft, groundwater production has been distributed in such a way as to cause excessive pumping in some areas, resulting in sea water intrusion in the vicinity of Pecho Road. In other areas, pumping has not been sufficient to offset recharge of wastewater from on-site septic systems, resulting in rising water levels. The addition of new wells and revised pumping patterns are expected to solve this problem.

E.2.5. Comparing Projected Supply and Demand

The *Draft Basin Plan* uses the Basin Yield Metric to assess basin sustainability. The yield metric is calculated by comparing basin groundwater production to the sustainable yield. A resulting ratio of less than 100 percent would indicate that the current production is sustainable. The *Basin Plan* goes further by setting a goal to keep the Basin Yield Metric at 80 percent. This creates a 20 percent margin of safety for the community.

Under current conditions, extractions from the Los Osos Groundwater Basin exceed sustainable yield. The resulting Basin Yield Metric is 107%, indicating that the basin is in overdraft. The recommended set of programs in the *Draft Basin Plan* would bring that metric down to 74% when considering a scenario in which there would be no further development. A more aggressive approach, though costly, could bring the metric as low as 42%, leaving a substantial marginal water supply to support new development.

The *Draft Basin Plan* projects future demand based on two different scenarios. The "No Future Development Scenario" (NFDS) assumes that no substantial new development would occur in the community. Depending on the programs implemented, projected demand may be reduced. For example, Program U (Urban Water Reinvestment) would reduce groundwater demand by reusing treated wastewater for irrigation of community park facilities.

The second scenario being considered would allow new development to occur such that the demand could rise to 80 percent of the sustainable yield, but no higher. This scenario allows calculation of future supportable population for the community. The ability to achieve this depends largely upon the completion of *Basin Plan* programs. Reduction in demand can also be achieved through importation of water and implementation of a program to irrigate agricultural lands with treated wastewater.

The following Table E-3 summarizes sustainable yield and demand values under two different scenarios: (1) No Further Development Scenario (NFDS); and (2) assuming population growth up to an 80 percent Basin Yield Metric.

Table E-3: Sustainable Yield and Demand				
Basin Plan Implementation	Sustainable Yield (AFY)	NFDS Demand (AFY)	Demand @ 80% (AFY)	Supportable Population
Existing Conditions (2012)	2,450	2,610 (107%)	1,960	8,410
Recommended M, E, U, A, C, P	3,000	2,230 (74%)	2,400	16,220
Moderate M, E, U, A, B, C, D, P	3,500	2,230 (64%)	2,800	20,030
Aggressive M, E, U, G, A, B, C, S, P	4,170	1,750 (42%)	3,336	24,600

Notes

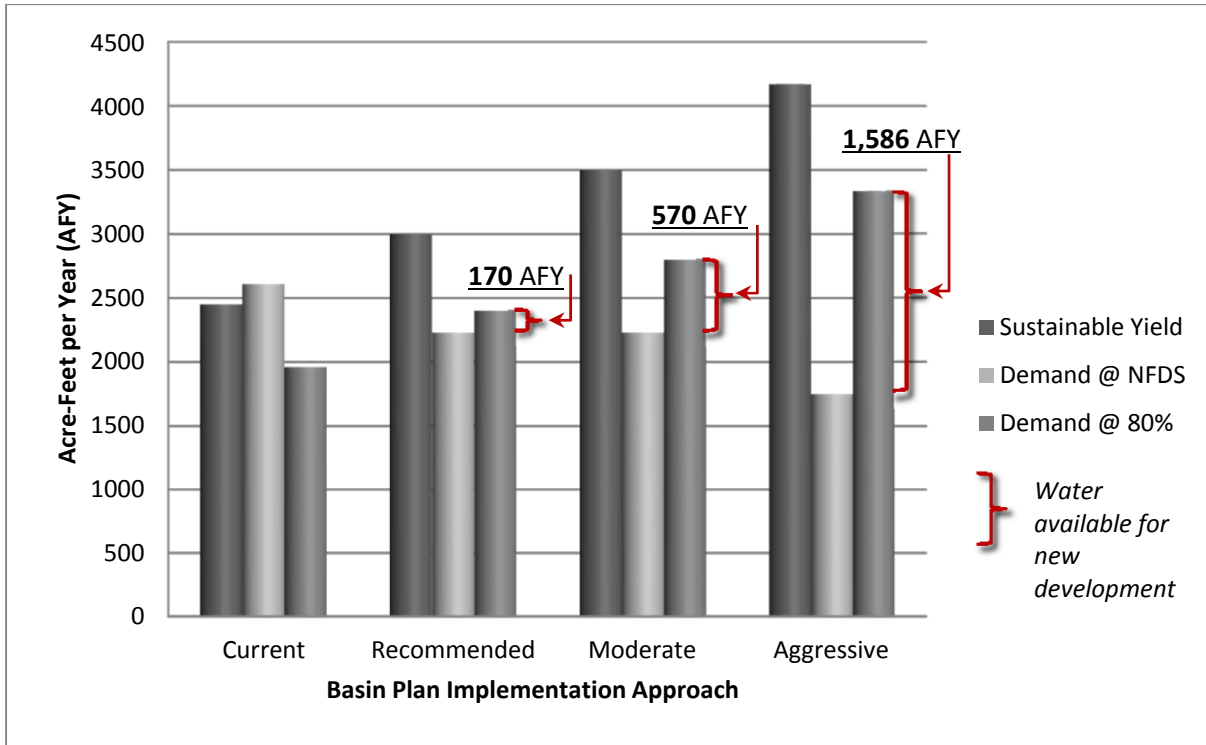
- (1) Sustainable Yield and NFDS Demand figures are derived from the *Draft Basin Plan*.
- (2) Demand at NFDS refers to the No Future Development Scenario. This considers future water demand assuming no additional development will occur. The identified percentage is the Basin Yield Metric.
- (3) Demand at 80% estimates water demand if development were allowed to occur until demand reaches 80 percent of the sustainable yield.
- (4) The supportable population represents the population that would be supportable with a water demand capped at 80 percent of the sustainable yield.

Figure E-3, also illustrates the difference between the water demand and sustainable yield under different approaches to Basin Plan implementation. The water available for new development is represented by the difference between the NFDS demand and demand at the 80 percent Basin Yield Metric.

The programs recommended in the *Draft Basin Plan* can facilitate a future population of 16,220 while maintaining a Basin Yield Metric of 80 percent. This Community Plan, however, considers a buildout population of about 18,750 within the Los Osos Urban Reserve Line. To support that population and maintain the 80 percent metric, additional programs beyond those recommended by the *Draft Basin Plan* would need to be completed. Adding Infrastructure Program B to the recommendation could allow the basin (which has a somewhat greater buildout than the Urban Reserve Line alone) to accommodate a population of up to about 18,900.

The several components of demand should be closely monitored to ensure that expected water availability for urban use remains realistic. If necessary, general plan amendments should be initiated as needed to assure that the level of future development can be accommodated by the sustainable yield of the groundwater basin without seawater intrusion (see Chapter 4, Section 4.2, Land Use Policies).

Figure E-3: Comparison of Sustainable Yield and Demand



E.3 Sewage Disposal

The community of Los Osos is served by individual septic systems or small package treatment plants. A community sewer system is approved to serve much of the urban area and is currently under construction.

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 is currently building 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 will be located throughout the community of Los Osos, with the primary effluent disposal leach field proposed for eight acres above Highland Drive at the site known as the Broderon site. The project will treat 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 1.1 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. That population closely corresponds to the estimated population of about 18,500 within the sewer service area at buildout under this plan, as the small difference in the two figures (less than 3 percent) is within the margin of error for such estimates. 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.

The County should continue to monitor the progress of the sewer project. If necessary, general plan amendments should be initiated as needed to assure that the level of future development can be accommodated by the capacity of the sewer system and the sustainable yield of the groundwater basin without seawater intrusion.

[This section will be updated as necessary, prior to the Public Hearing draft]

E.4 Schools

E.4.1. Current Capacity and Enrollment Trends

Los Osos is in the San Luis Coastal Unified School District. Residents attend two elementary schools (one elementary school has closed) and Los Osos Middle School, all located within the community, and Morro Bay High School. Typically, about 70 percent of students at the middle school and high school come from Los Osos. Elementary school enrollment has generally declined during the 1993-2014 period, and is currently about 72 percent of the capacity of the two remaining elementary schools. Los Osos Middle School enrollment was about 94 percent of capacity in the 2013-2014 school year, while Morro Bay High School's enrollment was slightly under capacity.

E.4.2. Projected Enrollment

The projections used in this plan for Los Osos are based on a simplified version of current student generation rates and assume that those rates will remain constant in the future. At buildout under this plan, assuming a residential occupancy rate of 100 percent, about 176 elementary students, 37 middle school students and 70 high school students would be added, as shown in Table E-4. With those numbers of additional students, the current capacities of the elementary school, middle school and the high school would not be exceeded (not including enrollment changes in the middle and high schools generated from outside of Los Osos).

Table E-4: Capacity and Enrollment, Schools Serving Los Osos			
School	Capacity	Enrollment 2013/2014	Projected Additional Enrollment from Los Osos @ Buildout
2 Elementary Schools (total)	1220	687	+176
Los Osos Middle School	650	560	+37
Morro Bay High School	1000	825	+70

E.5 Parks

Los Osos has only 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, El Chorro Regional Park, and other "special" recreation facilities, including Sweet Springs Nature Preserve, Elfin Forest Natural Area, Morro Bay State Park and Golf Course, and Los Osos Oaks State Reserve. Public school facilities augment the community's recreation facilities.

The County's Parks and Recreation Element indicate that a reasonable goal for the amount of parkland needed is a minimum of three acres of parkland per 1,000 people. Using this guideline, new parkland is needed for the current population of Los Osos.. In particular, Los Osos needs more opportunities for "active" recreation, such as ball fields, children's play equipment, recreation programs, etc.

The County should work with the community to develop sufficient parkland (neighborhood and community parks and recreation facilities) to accommodate the needs of existing and future populations. Proposed programs to provide more parks for Los Osos are discussed in Chapter 2, Community Plan Policies.

E.6 Fire Protection

Fire protection and emergency medical services are provided by Cal Fire/County Fire through an agreement with the Los Osos Community Services District (LOCSD). Fire and emergency medical services are provided well beyond the Urban Reserve Line.

For most calls within Los Osos, Cal Fire response times vary from four to seven minutes. The response times are within the performance standards as outlined in the Cal Fire/San Luis Obispo County Strategic Plan.

E.7 Police Protection

Los Osos relies on the County Sheriff and the California Highway Patrol for police services. The Sheriff's coast station is located in Los Osos. The Highway Patrol office is located near the California Boulevard-Highway 101 interchange in San Luis Obispo. Response times for the Sheriff's office vary, based on allocated personnel, existing resources, time and day of week and prioritized calls for law enforcement services. In 2014, the average response time for Los Osos was about 16.6 minutes, according to the County Sheriff's Office.

E.8 Libraries

The Los Osos Library is located at 2075 Palisades Avenue. Measures of service for public libraries have typically been expressed as the number of books or the amount of library floor space per capita. A 1962 study, still regarded as valid by library administrators, contains a guide for estimating the need for library services, based on a survey of libraries from across the country (see Table E-5 below).

Table E-5: Formulas for Library Facilities by Community Size			
Community Size	Book Stock (Volumes per capita)	Total Square Feet	per Capita
Under 10,000	3.5 to 5	0.7 to 0.8	
10,000 to 35,000	2.75 to 3	0.6 to 0.65	

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

Table E-6 summarizes the adequacy of the existing library in Los Osos based on the above guidelines, and indicates facility needs at build-out. It is clear that the existing facility is seriously inadequate. A new 7,000 square-foot library building is planned in Los Osos.

Table E-6: Recommended Library Facilities, Los Osos						
	Building Square Feet		Book Stock (# of Volumes)		Recommended at Buildout	
	2014 Actual	2014 Desirable	2014 Actual	2014 Desirable	Building Square Feet	Book Stock
Los Osos	3976	8700-9400	38345	38500-42000	11250-12188	51563-56250

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

E.9 Human Services

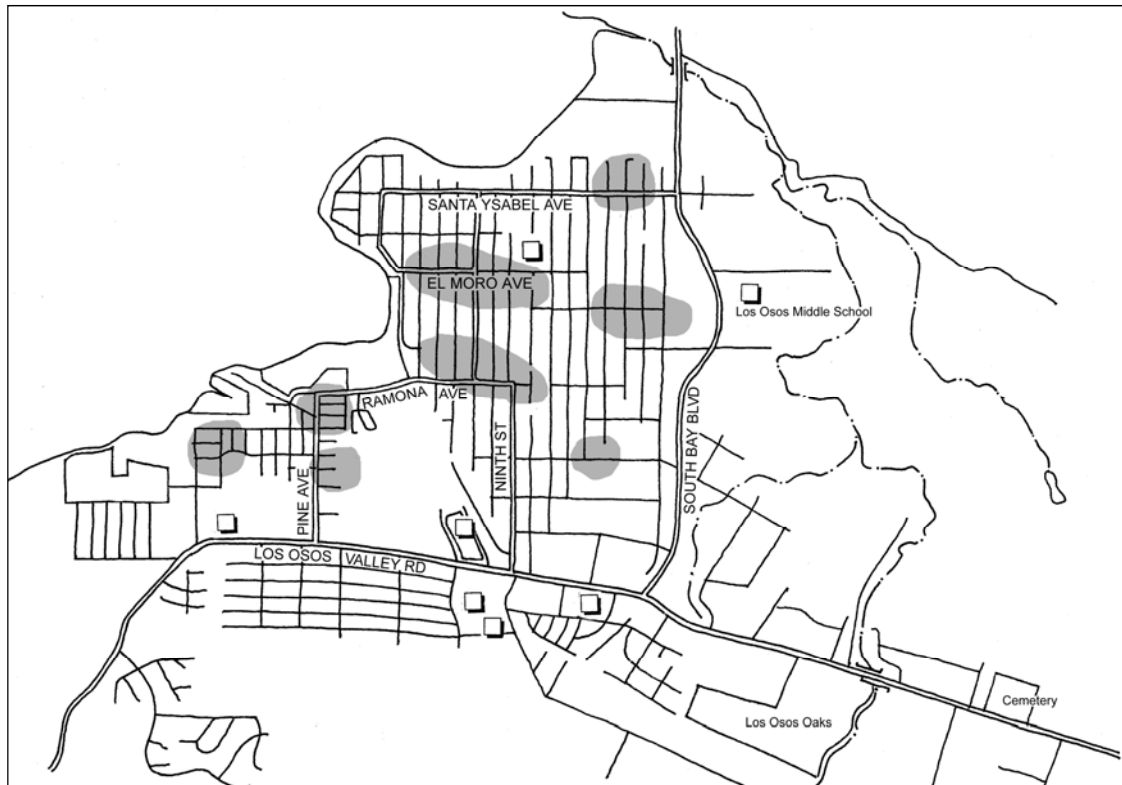
All government offices providing counseling, mental health, welfare, family planning and other human services are located in the City of San Luis Obispo.

E.10 Drainage

Several street intersections and other locations in Los Osos experience localized flooding. Areas where flooding frequently occurs are shown in Figure E-4. Other drainage concerns are runoff of sediment and pollutants into Morro Bay, which is causing adverse effects on the estuary and wetlands.

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

Figure E-4: Areas of Localized Flooding



Appendix F: Circulation Appendix

F.1. Existing Deficiencies

The following circulation deficiencies exist:

- A. **Los Osos Valley Road between 9th Street and Pine Avenue.** Existing capacity and pedestrian deficiencies exist along this segment of Los Osos Valley Road. This is a critical pedestrian gap to tie the westerly residential neighborhoods to the central business district.
- B. **Ramona Avenue.** Roadway alignments and intersections at 4th and 9th Streets are no longer efficient for the traffic volume.
- C. **Doris Avenue between Rosina Drive and South Court.** The unimproved segment of this road prevents a direct motor vehicle connection between the residential area of Cuesta-by-the-Sea and Monarch Grove Elementary School.
- D. **Pine Avenue.** Pine Avenue is a residential collector. Pedestrian use of the roadway shoulder is restrictive due to parked vehicles, utilities, fences, and other obstacles. These same constraints coupled with the narrow 40-foot right-of-way suggest road widening improvements for Class II bike lanes and/or sidewalks may require right-of-way from adjacent properties,

Other deficiencies and perceived problems have been identified by the community, but they cannot be measured against an engineering standard. Instead, they are based on people's perceptions, which affect how people make their transportation choices. Those deficiencies may also need to be addressed, and include the following:

- E. **Los Osos Valley Road, Los Osos Creek to 9th Street.** Traffic moves too fast, the street is too wide for pedestrians to cross safely, and the wide street disrupts the character of the community. Medians are proposed to reduce the overall width of the street for traffic speed reduction and traffic access management. The one block with medians on Los Osos Valley Road west of South Bay Boulevard has been shown to reduce travel speeds.
- F. **Traffic Speed.** Traffic routinely exceeds posted speed limits on many streets, such as Santa Ysabel Avenue, South Bay Boulevard, Los Osos Valley Road, Bayview Heights Drive, and Rodman Drive. The best solution may be a greater emphasis on enforcement of traffic speed laws. The County has engaged the community in an effort to produce traffic calming measures on Santa Ysabel Avenue, including median islands and raised cross walks.
- G. **Unpaved roads.** Many unpaved roads cause inefficient traffic patterns, create excessive dust and discourage pedestrian and bicycle travel.

- H. **Pedestrian and Bicycle Facilities.** Pedestrian and bicycle travel are discouraged by many factors, but the primary one is a lack of an adequate and convenient system of pedestrian and bicycle facilities that connect residential areas, schools and commercial areas. Class I bikeways should be developed, or Class II bikeways need to be located on streets with minimal traffic in order to encourage bicycle use by school-age children, commuters, shoppers, senior citizens, and others. Refer to the *County's Bikeway Plan* for additional information.
- I. **Regional Transit Service.** Ridership on buses is low for many reasons. They include infrequent service and other service deficiencies, poor access to bus stops, lack of sheltered bus stops, a poorly located park-and-ride lot, and a lack of incentives to use transit. Since over 75 percent of workers living in Los Osos commute to jobs in other communities, providing a high level of transit service is an important need.

F.2. Proposed Improvements

Examples of specific measures to correct or improve the preceding deficiencies are described in Section 5.3, Circulation Improvements.

A. Arterials

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

1. Los Osos Valley Road

Proposed improvements include the following. In addition, refer to the proposed improvements in the following section, Los Osos Valley Road Corridor Improvements:

- a. Construct center medians in the downtown corridor intended to slow traffic, encourage pedestrian activity, attract economic activity, and make the area more attractive.
- b. Widen Los Osos Valley Road between Doris Avenue and Palisades Avenue to provide a continuous center left turn lane.
- c. Implement traffic calming measures where feasible to slow traffic and encourage safe pedestrian travel within the central business district, such as bulb-outs, medians and raised crosswalks at intersections and mid-block locations.
- d. Construct a multi-use trail on the northerly side of Los Osos Valley Road between Palisades Avenue and Doris Avenue.

2. Los Osos Valley Road Corridor Improvements

On July 24, 2007, the Board of Supervisors approved preparation of the Los Osos Valley Road Corridor Study. The study was developed to define a specific set of guidelines and serve as an overall master plan that will guide future circulation improvements within the Los Osos Valley Road right-of-way between the Los Osos Creek Bridge and Bush Drive. Community meetings were held with the Los Osos Advisory Council (LOCAC), its

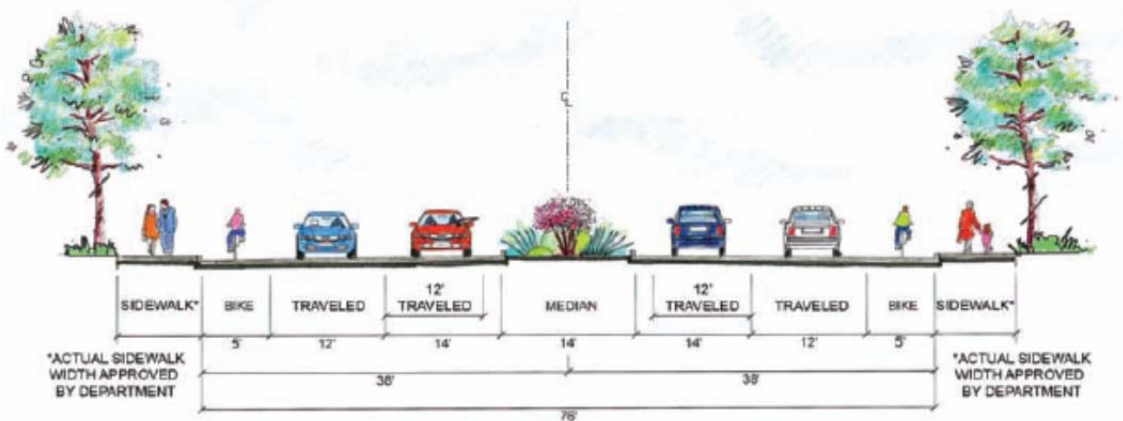
Visioning and Transportation Circulation Committees, the general public, the consultant and County Public Works. These meetings resulted in release of the community-sponsored Draft Los Osos Valley Road Corridor Study in November of 2008.

The study's recommendations are included here. They seek to strike a balance between traffic flow maximization for passers-through and the safety and convenience of pedestrians, cyclists and local traffic, for which Los Osos Valley Road is a community center.

a. Los Osos Valley Road between Bush Drive and Sunset Drive

The Los Osos Valley Road Corridor Study concludes that unobstructed automobile movements and safe pedestrian crossings are issues that need to be addressed. In the central business district, the study recommends a raised median to prevent unobstructed turning movements and control the turning movements at the intersections.

Figure F-1: Conceptual Los Osos Valley Road Section with Median



A raised median provides three main functions: 1) restrict the unobstructed movements and control the turning movements, 2) provide traffic calming by narrowing the roadway, causing traffic to slow down, and 3) provide an opportunity for plantings and other hardscape improvements, enhancing the streetscape and the visual character of Los Osos Valley Road.

Figure F-2: Conceptual Los Osos Valley Road Improvements – Bush Drive to Sunset Drive



- i. **Los Osos Valley Road at Bush Drive.** A right turn deceleration lane is proposed for westbound Los Osos Valley Road traffic to northbound Bush Drive. This would allow traffic headed for Bush Drive to make a smooth transition, which would help reduce rear-end collisions.

Figure F-3: Los Osos Valley Road at Bush Drive



A raised and planted median along the center line of Los Osos Valley Road is proposed for traffic control. It would not allow southbound Bush Drive traffic to proceed eastbound on Los Osos Valley Road. It would also not allow eastbound Los Osos Valley Road traffic to turn left onto Bush Drive. This is proposed to reduce turning movement options and confusion caused by the severe angle of the Bush Drive intersection with Los Osos Valley Road. In effect, Bush Drive at Los Osos Valley Road becomes a “right-in/right-out only” intersection.

- ii. **Los Osos Valley Road at Bayview Heights Drive.** The corridor study recommends that the improvements to the Los Osos Valley Road intersection with Bayview Heights Drive be performed within the current curb/pavement/radii system. The study also recommends that the intersection remain signalized, though the array of traffic signals and

their programming should be upgraded to include pedestrian crossing signals and queuing.

Figure F-4: Los Osos Valley Road at Bayview Heights Drive



The signal would also be synchronized with the other traffic signals along Los Osos Valley Road for traffic flow timing and enhanced peak hour movement. Additionally, pedestrian striping (or special pavers) across the intersection is included to better define the pedestrian areas. There is insufficient right-of-way (ROW) width to allow plantings in the raised median nearest the intersection.

- iii. **Los Osos Valley Road at 10th Street.** Improvements to the Los Osos Valley Road intersection with 10th Street should be made within the current curb/pavement/radii system. The intersection is also proposed to remain signalized - though the array of traffic signals and their programming will be upgraded to include pedestrian crossing signals and queuing. The signal would also be synchronized with the other traffic signals along Los Osos Valley Road for traffic flow timing and enhanced peak hour movement.

Figure F-5: Los Osos Valley Road at 10th Street



Additionally, pedestrian striping (or special pavers) across the intersection is included to better define the pedestrian areas. However, in order to reduce potential conflicts and assist traffic flow, pedestrian crossings are confined to the northern and eastern sides of the intersection. There is sufficient right-of-way (ROW) width to allow plantings in the raised median east of 10th Street.

Additional plantings are proposed along the south side of the intersection to visually and physically reinforce that 10th Street does not proceed south through the intersection with Los Osos Valley Road.

- iv. **Los Osos Valley Road at Sunset Drive.** Two options were investigated at the Los Osos Valley Road intersection with Sunset Drive. Option 1 downgrades the status of the intersection by installation of a raised and planted median that eliminates direct north/south movement and left turns from Sunset to Los Osos Valley Road and left turns from Los Osos Valley Road to Sunset. Option 2 recommends formalizing the existing intersection with improvements that retain the current array of traffic movement options. However, this option also enhances the physical plant with pedestrian striping (or special pavers) across the intersection to better define the pedestrian areas and adds a pedestrian-initiated cross walk signal.

Figure F-6: Los Osos Valley Road at Sunset Drive – Option 1



Figure F-7: Los Osos Valley Road at Sunset Drive – Option 2



A traffic signal is not included under either option, but a set of “STOP” signs is recommended in both options to control traffic onto Los Osos Valley Road. Los Osos Valley Road traffic would not be subject to a “STOP” sign under any option.

b. Los Osos Valley Road between Sunset Drive and South Bay Boulevard

**Figure F-8: Los Osos Valley Road Improvements –
Sunset Drive to South Bay Boulevard**



- i. **Los Osos Valley Road at Fairchild Way.** In order to provide pedestrians and cyclists with another formalized way to cross Los Osos Valley Road, the Corridor Study recommends that a new traffic signal be provided at the intersection of Los Osos Valley Road and Fairchild Way. The intersection would be incorporated into the programming with the other traffic signals along the Los Osos Valley Road corridor to address pedestrian crossing signals and queuing.

Figure F-9: Los Osos Valley Road at Fairchild Way



The signal would also be synchronized with the other traffic signals along Los Osos Valley Road for traffic flow timing and enhanced peak hour movement. The Corridor Study recommends adding pedestrian striping (or special pavers) across the intersection to better define the pedestrian areas.

- ii. **Los Osos Valley Road at South Bay Boulevard.** The Corridor Study recommends an upgraded traffic signal at this intersection that would be incorporated into the programming with the other traffic signals to address pedestrian crossing signals and queuing. The signal would also be synchronized with the other traffic signals along Los Osos Valley Road for traffic flow timing and enhanced peak hour movement. This intersection should include a gateway feature for the entrance to town. The gateway may include special landscaping, monument signs or other features.

Figure F-10: Los Osos Valley Road at South Bay Boulevard

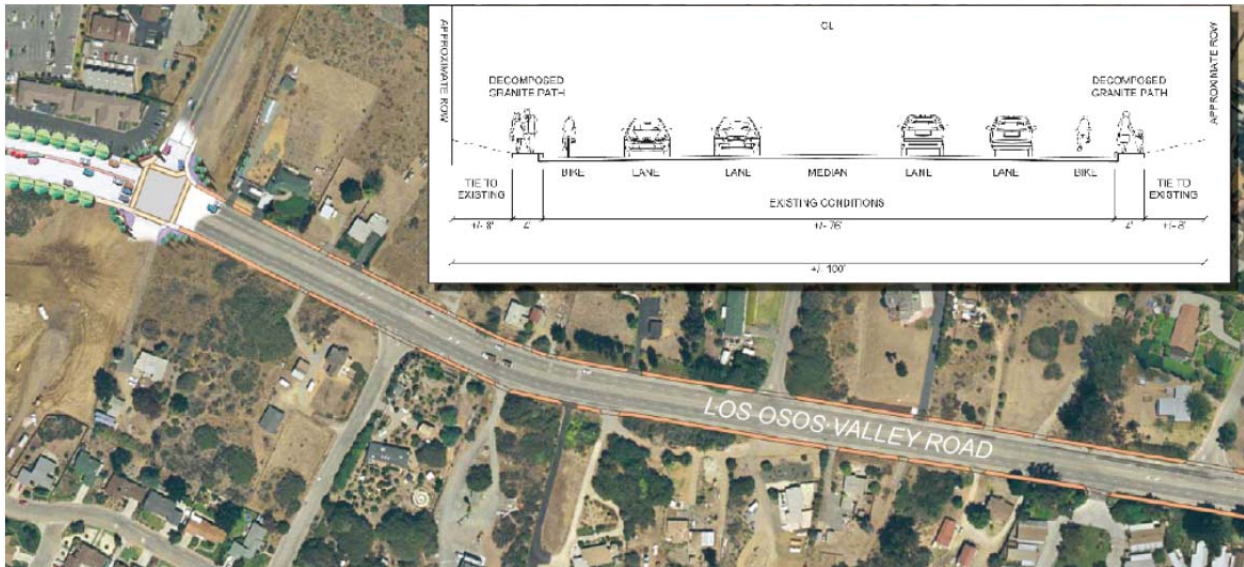


The Corridor Study recommends pedestrian striping (or special pavers) across the intersection to better define the pedestrian areas on all sides of the intersection except the east side. In addition, sidewalks should tie into the proposed trail heading southeast down Los Osos Valley Road.

c. **Los Osos Valley Road between South Bay Boulevard and Nipomo Creek Bridge**

The Los Osos Valley Road section below illustrates conceptual improvements to include the addition of a four-foot-wide pedestrian trail adjacent to the existing curb. The trail provides a safe means of travel for recreation, as well as a connection to the central business district for the residences to the south.

Figure F-11: Los Osos Valley Road Section between South Bay Boulevard and Los Osos Creek



3. **Los Osos Valley Road Corridor Study Guidelines for Amenities, Central Business District**

The following are some examples of general approaches to streetscape design within the central business district. These guidelines are crafted with an acknowledgement of contemporary xeriscaping/low-water-demand approaches to streetscape design. An encroachment permit must be issued by the County Public Works Department prior to constructing streetscape amenities within the public road right-of-way. The permit provisions will ensure that amenities are safely located, constructed in accordance with prevailing standards, and maintained. Typically, maintenance responsibilities will rest with the adjoining property owner. Alternatively, property owners may establish a Business Improvement District, Landscaping and Lighting District or request the Community Services District to assume ongoing maintenance and operation.

a. **Parking**

On-street parking is not recommended on Los Osos Valley Road within the central business district. On-site parking, if located between a building and a street, shall be screened from public rights-of-way by vegetation, a decorative wall or combination thereof with a height of a 30 - inches above the bumper stop and/or curb of the surface parking lot adjacent to the right-of-way. Parking lots shall be separated from sidewalks, streets, or alleys by a landscaped open area of at least five (5) feet between the parking area and the edge of the right-of-way.

b. Street Furnishings

Streetscape furniture should be consistent throughout the corridor to provide continuity, display a regional theme, reduce the need for maintenance, and reduce the need to retain an exotic street furnishing inventory. Furnishings should be set back a minimum of 2.5 feet from the face of the curb to avoid damage from vehicles. All metal parts that are not otherwise finished to sustain outdoor exposure should be painted with a glossy, rather than a matte finish.

c. Sitting Walls

Sitting walls built into the streetscape are recommended to maximize seating choices for pedestrians and attract pedestrians to linger and socialize in certain areas. In every instance, sitting areas (benches and sitting walls) should receive partial-to-full shade. Sitting areas should be located with a practical approach that minimizes proximity to noise, wind, and dust. On the positive side sitting areas should take advantage of proximity to locally popular gathering places (restaurants, transit stops, and school routes) and be oriented to enjoy works of art or significant views and vistas. Sitting areas should be open enough to promote security.

d. Benches

Benches are to have backs and arm rests (every 4 feet) for comfort. Color and style shall complement and be coordinated with the building and paving materials. Benches should be made of metal or a combination of metal, wood, recycled hybrid plastics, or similar. Metal should be painted in lighter tones to reduce heat gain during sunny days. It is recommended that benches be common "catalogue" items and not be custom-designed and built for this corridor. In this way, they can be replaced with ease and at a minimum expense in the event they are damaged.

e. Trash Receptacles

Trash receptacles should be provided within the corridor at locations where pedestrians pause or linger, for example, at transit stops and intersections. Receptacles should be simple, subdued, and easy to maintain and replace. It is recommended that receptacles be common "catalogue" items and not be custom-designed. Their colors should tend toward the darker shades of the color palette. As much as possible, receptacles should recede into the background. They should be built with stone, precast concrete or metal and have removable liners and lids.

f. Pathways

All streets along the Los Osos Valley Road Corridor will have sidewalks in accordance with County public improvement standards. The recommended materials for pathways and areas outside the public right-of-way are brick, concrete pavers and concrete. "Stamped" and "colored" concrete is not recommended. Asphalt is prohibited unless it is a designated bikeway.

g. Perpendicular Streets

Perpendicular streets connecting to or crossing Los Osos Valley Road should have full sidewalk, curb, gutter, lighting, sign and pathway improvements similar or complementary to the guidelines that apply to Los Osos Valley Road.

h. Bike Racks

Bicycle racks should be provided within the corridor to encourage alternative transportation choices. Bicycle racks should be painted or treated metal. The design, quantity, and locations of bicycle racks will be reviewed and approved by the County. The color should complement the proposed improvements.

i. Tree Grates

The use of tree grates along Los Osos Valley Road should be reserved for plazas and areas along the streets within the corridor. Tree roots, especially on young trees, need protection in areas where pedestrian traffic is heavy. Without such protection, the soil becomes compacted and the trees may die from suffocation. Tree grates are only recommended where sidewalk dimensions or pedestrian movement prohibit the use of tree planting beds. If tree grates are used, the maximum size units should be installed to provide additional root space for the trees. For narrow sidewalks where tree grates are needed, 4-foot by 8-foot or 5-foot by 10-foot grates are preferred. Under no circumstances should a grate smaller than 4-by-8 feet or 6-by-6 feet be used. The tree grates should be cast iron "pedestrian-friendly" tree grates which have smaller openings to minimize tripping hazards. Large tree pits without grates are the preferred planting environment.

j. In-Ground Planters

In-ground planters are preferred over tree grates within the corridor. A planting bed facilitates a "greener" streetscape/creek-scape environment and allows for improved water absorption. This approach also lessens the risk of compaction and provides additional room for root growth. Pedestrians can be discouraged from walking through the planters by elevating them slightly with a coping edge or curb edge and ground covers are used, seasonal bulbs can be interspersed to provide color with a minimum amount of maintenance. In-ground planters should only be used in areas where a walkway width of at least eight feet from building face can be maintained. If planting beds are used on narrower walks, pedestrians will feel confined and may disregard the planter edges by walking through them. In these situations, it is better to use tree grates.

k. Container Planters

Year-round container plantings may be used in the corridor to add color and create seasonal interest. Seasonal containers should be used extensively near building entrances and in key pedestrian zones.

l. Landscaped Medians

Landscaped medians will utilize hardscape treatments unless the Community Services District or other local entity enters into a maintenance agreement with the County to ensure frequent and ongoing irrigation, maintenance and replanting obligations.

m. Street Lighting

All lighting is to be the minimum necessary to provide safer intersections, sidewalks, bike lanes and roadways. Lighting may be used for other purposes in special circumstances, for example, low wattage accent lighting of trees, lighting of designated public art, and temporary seasonal "holiday" lighting for no more than 60

days per calendar year. In every instance, the overall consideration for dark sky ambience and energy conservation is to take precedence over excessive lighting.

All lighting is to be shielded downward and minimize spillage outside of the target subject of the lighting program. Low voltage and/or “green” lighting systems should be installed when they suit the lighting program intent. Where possible, accent lighting should be low profile and hidden from general public view during non-operational hours.

Pedestrian-level lighting should be installed along roadways within the Central Business District. Private property owners are encouraged to continue pedestrian lighting as needed to illuminate pathways between public rights-of-way and buildings.

Light standards that are generally visible should be aesthetically pleasing during daylight hours and use a design based upon traditional, established and familiar public light standard designs. Lighting is not to use “fad” and “trendy” designs that are not derivative of the local culture and architecture. Lighting is also not to use designs that are ultra-contemporary and obvious products of their time that do not age gracefully. However, “Cobra-head” street lights or similar ubiquitous light standards are also not to be used.

4. **South Bay Boulevard.**

Improve its intersection with Los Osos Valley Road with a future southbound dual left turn lane under future traffic conditions.

- a. Plan for a future intersection with the Ramona Avenue extension.
- b. Plan for a future multi-use trail on the easterly side.

B. Collectors

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

1. **Ramona Avenue.** Complete Ramona Avenue between 10th Street and South Bay Boulevard after realignment of the Ramona Avenue at 4th Street intersection. The street will then serve as an east-west collector serving much of the area north of Los Osos Valley Road.
2. **Ravenna Avenue.** Extend between Los Osos Valley Road and Ramona Avenue as development occurs in the vicinity. This will provide a much needed north-south link between Los Osos Valley Road and the Baywood Park area.
3. **Skyline Drive.** Complete Skyline Drive between Doris and Pine Avenues, and then extend the street eastward to Palisades Avenue. Ultimately, extend the street from Palisades Avenue eastward to Nipomo Avenue at 7th Street when development occurs in that area. This east-west connection will provide access and circulation in the Morro Palisades area, and will provide connections between that area, Cuesta-by-the-Sea, and the El Moro area. The extension east of Palisades Avenue will require right-of-way acquisition.

4. **Doris Avenue.** Complete Doris Avenue from Rosina Avenue to South Court. This will provide needed motor vehicle access from Cuesta-by-the-Sea to Monarch Grove Elementary School.
5. **Fairchild Way.** Signalize its intersection with Los Osos Valley Road and extend the street northerly to Nipomo Avenue.

C. Local Roads

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

1. Extend Van Buerden Drive westerly to limit or preclude future access of these properties to Los Osos Valley Road.

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Appendix G: Definitions and Acronyms

G.1 Definitions

Accessory use. See "Use, accessory."

Basin Plan. The *Basin Plan for the Los Osos Groundwater Basin* produced in association with the Interlocutory Stipulated Judgment. The purpose of the Basin Plan is to create a management structure to halt seawater intrusion into the basin, and to provide sustainable water supplies for existing and future residential, commercial, institution, and agricultural development within Los Osos. To take effect, the Basin Plan must be agreed to by the water purveyors and approved by the Superior Court.

Basin yield metric. A statistic that compares the total amount of groundwater production in a given year with the maximum sustainable yield under then-current conditions, as determined by the model in the Basin Plan.

Buildout or build-out. The likely maximum population or number of dwelling units within a community or area based on the current General Plan.

Central business district (CBD). An area of concentrated retail trade identified by the Land Use Element for each urban area. The Los Osos Central Business District includes both sides of Los Osos Valley Road between South Bay Boulevard and Bush Drive. The CBD extends northward to include Los Olivos Avenue and both sides of Santa Ynez Avenue between 9th Street and Fairchild Way.

Coastal Development Permit (CDP). A permit required under the Coastal Act for development within the Coastal Zone. The County of San Luis Obispo typically issues CDPs concurrently with a land use permit.

Coastal Zone. The portions of the California Coastal Zone within San Luis Obispo County, as established by the California Coastal Act of 1976. Lands in the Coastal Zone are identified on the official maps (Part III) of the Land Use Element as being within the Local Coastal Plan (LCP) Combining Designation.

Coastal Zone Land Use Ordinance (CZLUO). Title 23 of the San Luis Obispo County Code. This title contains ordinance language pertaining to land use within the Coastal Zone. The CZLUO is also considered to be the Implementation Plan for the County's Local Coastal Program.

Combining designation. Areas identified in the Land Use Element for which special design and permit requirements are established through Planning Area Standards (Chapter 7 of this Plan) or through Chapter 23.07 of the Coastal Zone Land Use Ordinance.

Conservation and Open Space Element. An element of the County's General Plan that identifies goals, policies, and implementing actions pertaining to the conservation of natural resources in San Luis Obispo County.

Development. Development is defined as set forth in Section 30106 of the Coastal Act. This definition is as follows:

“On land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of a gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity or use of water, or of access thereto; construction, reconstruction, demolition, or alteration of size of any structure, including any facility of any private, public or municipal utility; and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z’Berg-Nejedly Forest Protection Act of 1973 (commencing with Section 4511). As used in this section, “structure” includes, but is not limited to, any building road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.”

Development Plan. A discretionary land use permit designed to enable public review of significant land use proposals to ensure proper integration into the community. Development Plans are generally required of uses which, because of their type or intensity, may only be appropriate on particular sites or if they are designed or laid out in a particular manner. Development Plans are processed pursuant to Section 23.02.034 of the Coastal Zone Land Use Ordinance.

Drive-through service. A service associated with a principal commercial land use which allows some or all of the business to be conducted by means of drive-through facilities. Such uses may include, but are not limited to drive-in restaurants, fast food establishments with drive-through take-out windows, photofinishing services, and bank services. Drive-in theatres and service stations are not included in the definition of “drive through service.”

Dwelling, multi-family. A land development project involving simultaneous or sequential construction of more than one dwelling unit, and such units are not detached single-family dwellings on individual lots of records.

Dwelling, single-family. A detached residence constructed on a separate legal lot of record.

EnergyWise Plan. A plan developed to implement several policies in the Conservation and Open Space Element of the General Plan. The EnergyWise Plan seeks to reduce local greenhouse gas emissions, consistent with state regulations.

Environmentally Sensitive Habitat Area (ESHA). A type of Sensitive Resource Area where plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could easily be disturbed or degraded by human activities and development. ESHA may be mapped by the Land Use Element using the Sensitive Resource Area (SRA) combining designation. Unmapped ESHA may also be present on a development site. The County is required to determine the presence of unmapped ESHA prior to accepting a development application.

Estero Area Plan. One of four Coastal Zone area plans that comprise Part II of the Land Use Element. The Estero Area Plan provides regional goals and policies for the coastal portion of the County extending from Cayucos to Los Osos. The Estero Area Plan also includes planning area standards for rural lands outside of the Los Osos Urban Reserve Line.

Framework for Planning, Coastal Zone. Part I of the Land Use Element. The Coastal Zone Framework is a document containing general policies and procedures that apply to the unincorporated area of the Coastal Zone, defining how the land use plan is used together with the Coastal Zone Land Use Ordinance and other adopted plans.

- General Plan.** The San Luis Obispo County General Plan, including all elements thereof and all amendments thereto, as adopted by the Board of Supervisors pursuant to Sections 65300 et seq. of the Government Code.
- Goal.** A statement in the General Plan that describes the vision for the future of an area. Goals are expanded on and implemented by policies, programs, and standards found in the General Plan, area plans, community plans, and specific plans.
- Greenbelt.** A concept pioneered by Ebenezer Howard, who envisioned “an agricultural country belt” around a “garden city” to prevent urban areas from spreading into each other. Greenbelts can serve multiple functions: preventing urban sprawl, protecting rural character, preserving agricultural lands, conserving habitat, and maintaining scenic quality.
- Growth Management Ordinance.** Title 26 of the San Luis Obispo County Code. This title creates an allocation system for building permits in order to manage growth in the unincorporated county.
- Guidelines, design.** An advisory statement in a General Plan that provides direction on how to implement the goals and policies of that plan.
- Height, building.** The vertical distance from the average level of the highest and lowest point of that portion of the lot or building site covered by the building to the topmost point of the structure, excluding chimneys or vents. See Figure 11-1 in the Coastal Zone Land Use Ordinance.
- Infill development.** Development of vacant land (usually individual lots or left-over properties) within areas which are already largely developed.
- Interlocutory Stipulated Judgment (ISJ).** A judgment filed on August 5, 2008 in San Luis Obispo County Superior Court in the case of *Los Osos Community Services District v. Golden State Water Company et al*, wherein the water purveyors overlying the Los Osos Groundwater Basin agree to implement a Basin Management Plan.
- Land division.** A subdivision, such as a Tract Map or Parcel Map. Lot line adjustments are not considered land divisions.
- Land use category.** Any of the districts defined by Chapter 7, Part I of the LUE (Coastal Zone Framework for Planning), which are applied to unincorporated portions of San Luis Obispo County for the purpose of identifying areas of land suitable for particular land uses.
- Land Use Element (LUE).** The Land Use Element (LUE) of the San Luis Obispo County General Plan adopted under Section 65302 of the California Government Code. The LUE is segmented into several documents including the following: Coastal Zone Framework for Planning, Coastal Plan Policies, and Area and Community Plans.
- Land use permit.** A permit that grants the applicant the authority to establish a use of land. A land use permit serves as the local government equivalent of a Coastal Development Permit, in accordance with the Coastal Act. Land Use Permits include the following: Plot Plan, Minor Use Permit, Development Plan, and Variance.
- Local Coastal Program (LCP).** A document certified by the California Coastal Commission, specifying the policies and procedures for permitting development in the Coastal Zone. The County’s Local Coastal Program includes the portions of the Land Use Element that cover the Coastal Zone and the Coastal Zone Land Use Ordinance.

Minor Use Permit. A discretionary land use permit used to enable public review of significant land use proposals and uses which may only be appropriate on particular sites or if they are designed or laid out in a particular manner, but where such projects are not of sufficient magnitude to warrant Planning Commission review. Minor Use Permits are also intended to satisfy the noticing and public hearing requirements established by the California Coastal Act for appealable land use permits. Minor Use Permits are processed pursuant to Section 23.02.033 of the Coastal Zone Land Use Ordinance.

National Pollutant Discharge Elimination System (NPDES). A permitting program under the Federal Clean Water Act, which is overseen locally by the Central Coast Regional Water Quality Control Board. NPDES permits are required for point-source discharges from wastewater plants and industrial facilities. NPDES permits are also required for stormwater discharges from municipal facilities, construction sites, and industrial sources.

No Future Development Scenario (NFDS). A scenario which assumes that no substantial new development would occur in the community of Los Osos beyond baseline conditions (i.e. Year 2014). NFDS assumes the population and land use mix in the community would remain unchanged in the future.

Planning Area Standards. Development criteria established by the Land Use Element for specific areas, adopted as part of the Coastal Zone Land Use Ordinance by Section 23.01.022. Planning Area Standards affecting Los Osos are contained in Chapter 7 of this document. Regional Planning Area Standards for the Estero Planning Area are found in Chapter 7 of the Estero Area Plan.

Policy. A statement in the General Plan that expands on and implements the goals in the plan. Policies are, in turn, implemented by programs and standards.

Principal use. See "Use, principal."

Program. Recommended, non-mandatory actions found in the General Plan to achieve specific objectives. Programs are implemented by the County, another public agency, or by local community organizations.

Recreation, active. Active recreation tends to involve facilities and usually larger groups of people. Some examples include items such as community centers, skate parks, tennis courts, sports facilities, and swimming pools.

Recreation, passive. Non-intensive recreational activities, such as riding and hiking trails and nature study, that require no more than limited structural improvements such as steps, fences, and signs.

Residential accessory structures. A structure, the use of which is incidental to that of a principal residence on the same lot. Examples include a garage, guesthouse, and workshop.

Residential density. The measure of the ratio of population to the area of land occupied by that population, which may be expressed as dwelling units per acre, families per acre, persons per acre, or conversely as acres per dwelling unit or square feet per dwelling unit.

Resource Management System (RMS). A system established in Chapter 3 of the Coastal Zone Framework for Planning which estimates capacity levels for essential resources needed to support growth and development. Resources considered in the RMS include water supply, sewage disposal, schools, roads, highway interchanges, air quality, and parks.

Senior citizen housing. Residential development that is either (a) specifically designed to meet the physical and social needs of a person aged 62 and over, or (b) 35 or more dwellings that are specifically designed to meet the physical and social needs of persons aged 55 and over. Senior citizen housing includes accommodations for independent living and/or assisted living.

Setback. An open area on a lot between a building or structure and a property line or other site feature specified in the Coastal Zone Land Use Ordinance or Planning Area Standards. Setback areas shall remain unoccupied and unobstructed from the ground upwards.

Setback, corner side. A setback measured between a side line of a lot fronting a street and the nearest line of a building, extending between the required front and rear setbacks.

Setback, front. A setback across the front of a lot between the side property lines, and measured from the street line to the nearest line of the building. The front of the lot is the most narrow dimension of the lot parallel to a street and adjacent to that street.

Setback, rear. A setback measured between the rear line of the lot and the nearest line of the building, extending across the full width of the lot.

Setback, side. A setback measured between the side line of the lot and the nearest line of the building, extending between the required front and rear setbacks.

Setback, riparian. A setback measured from the upland edge of riparian vegetation.

Setback, wetland. A setback measured from the upland extent of a wetland area.

Small-Scale Neighborhood. Areas that are primarily used by local residents, but also have a secondary use by the general public to access the scenic shoreline. Baywood Peninsula is identified in the Local Coastal Program as a small-scale neighborhood.

Special Community. Communities and neighborhoods which, because of their unique characteristics, are popular visitor destination points for recreational uses. (Reference: Coastal Act, Section 30253)

Sustainable yield. A term used in the Basin Plan that is considered interchangeable with the term "perennial yield." Perennial yield has been defined by the California Department of Water Resources as "the maximum quantity of water than can be annually withdrawn from a groundwater basin over a long period of time (during which water supply conditions approximate average conditions) without developing an overdraft condition."

Table O. The chart of allowable uses contained in the Coastal Zone Framework for Planning.

Title 23. See "Coastal Zone Land Use Ordinance (CZLUO)."

Title 26. See "Growth Management Ordinance."

Total Maximum Daily Load (TMDL). A regulatory term used in the Federal Clean Water Act to describe the maximum amount of a pollutant that a water body can receive while still meeting water quality standards.

Urban Reserve Line (URL). The boundary around a community that separates urban land uses from the adjacent rural area, defining land that is planned for urban growth within the next 20 years.

Urban Services Line (USL). A line within an Urban Reserve Line encompassing areas where urban services are now provided, or where such services are expected to be extended in the next 5 to 10 years. In the Coastal Zone, the Urban Services Line is the urban-rural boundary.

Use, accessory. A use that is customarily a part of a principal use. An accessory use must be clearly secondary and incidental to the principal use and does not change the character of the principal use.

Use, principal. The primary purpose for which a building, structure, or lot is designed, arranged, or intended, or for which they may be used, occupied, or maintained under the Coastal Zone Land Use Ordinance.

G.2 Acronyms

ADA	Americans with Disabilities Act
AS	Archaeologically Sensitive, a combining designation.
BID	Business Improvement District
CAZ	Coastal Appealable Zone
CBD	Central Business District, a combining designation.
CCA	California Coastal Act
CCC	California Coastal Commission
CDFW	California Department of Fish and Wildlife
CDP	Coastal Development Permit
COJ	Coastal Original Jurisdiction
COSE	Conservation and Open Space Element
CR	Commercial Retail, a land use category.
CS	Commercial Service, a land use category.
CZLUO	Coastal Zone Land Use Ordinance
ESA	Endangered Species Act
ESHA	Environmentally Sensitive Habitat Area
FH	Flood Hazard, a combining designation.
GIS	Geographic Information System
GSA	General Services Agency
GSA	Geologic Study Area, a combining designation.
GSWC	Golden State Water Company
H	Historic Site, a combining designation.
HCP	Habitat Conservation Plan
ISJ	Interlocutory Stipulated Judgment
LCP	Local Coastal Program; also a combining designation for areas within the Coastal Zone.
LOCAC	Los Osos Community Advisory Council
LOCP	Los Osos Community Plan
LOCSD	Los Osos Community Services District
LOVR	Los Osos Valley Road
LUE	Land Use Element
MWC	Mutual Water Company
NFDS	No Future Development Scenario
NPDES	National Pollutant Discharge Elimination System
OP or O/P	Office and Professional, a land use category.
OS	Open Space, a land use category.
PAS	Planning Area Standard
PF	Public Facilities, a land use category.
REC	Recreation, a land use category.
RMF	Residential Multi-Family, a land use category.
RMS	Resource Management System
RR	Residential Rural, a land use category.
RS	Residential Suburban, a land use category.
RSF	Residential Single Family, a land use category.
RWQCB	Regional Water Quality Control Board
SLCUSD	San Luis Coastal Unified School District
SLOCOG	San Luis Obispo Council of Governments
SRA	Sensitive Resource Area, a combining designation.
TDM	Transportation Demand Management
TMDL	Total Maximum Daily Load
URL	Urban Reserve Line
USFWS	US Fish and Wildlife Service

USL.....Urban Services Line