



4C – Open Space

OPEN SPACE

Morro Bay is a small city that attracts visitors from across the globe for its unique coastline, rich waterfront history, and local character. The city's natural resources define the local culture, contributing to the community's identity and way of life. The parks, wetlands, agricultural areas, and especially the world-famous bay and coastline are integral parts of Morro Bay, contributing to the health of residents, the local economy, and the quality of life in the community.

OVERVIEW

Scope and Content

The Open Space Element establishes goals and policies to protect and conserve Morro Bay's open space resources and addresses opportunities to expand the open space system by assessing park and trail facilities, coastal facilities, and recreation programs.

California Government Code Sections 65302(d), 65302(e), and 65560 direct local governments to include an open space element in their general plans. The open space element protects open space for the preservation of natural resources, managed resource production, outdoor recreation, and public health and safety. The Coastal Act also directs local governments to address parks and recreation opportunities in open spaces in their LCPs (Coastal Act Sections 30210, 30212.5, 30221, 30252, and 30610(i)). The Morro Bay Open Space Element meets both state and Coastal Commission requirements for open space provision, in addition to addressing locally important issues.

Relationship to Other Elements

The Open Space Element most closely relates to the Land Use, Circulation, Conservation, Public Safety, and Community Well-Being elements.

The Land Use Element identifies desired future uses for all lands located within the planning area. Uses relevant to the Open Space Element include parks, recreational facilities, and public and privately owned open spaces.

The Circulation Element identifies and ensures access to open spaces and recreational areas. The element also assigns the location of streets and trail systems for pedestrians and bicyclists in open spaces.

Conservation Element goals and policies relate to the conservation of natural resources using open space areas within the planning area.

The Public Safety Element provides resources to address public health and safety, including open space lands such as parks, trails, tidelands, and beaches.

The Community Well-Being Element identifies the quality of life in Morro Bay related to the accessibility of open spaces within the planning area.

RESILIENCY APPROACH

Parks and recreation resources and coastal access points are key community assets that will be exposed to sea level rise, intense heat and drought, flooding, and other climate-related factors in addition to social changes and development pressures. As conditions evolve, the community will face challenges to support and protect open spaces in Morro Bay. Morro Rock and other culturally significant places in Morro Bay will be subject to hazards such as sea level rise. The goals and policies established in this element are intended to enhance the resiliency of open spaces in Morro Bay in light of these challenges and to maintain the benefits of parks and recreational resources for the community and environment. The resiliency approach includes strategies with appropriate siting, design, and if needed, relocation or retreat of certain parks and recreation facilities.

KEY ISSUES

Open Space Resources



The Open Space/Recreation land use designation comprises over 5,100 acres of recreation and open space area in Morro Bay's planning area, including 50 acres of local parkland and 3 linear miles of public beaches. Residents and visitors use these sites for both passive and active recreation, including organized sports, surfing, running, walking, and picnics, and children's play areas. They also serve as buffers between different land uses in Morro Bay and provide habitat for a variety of local species.

Recreation spaces range from neighborhood playgrounds to nature preserves. Assets within and access to these parks may create barriers to use for different groups of residents,

such as the elderly and those with physical disabilities. Open spaces in the region are valued resources and directly contribute to the high quality of life in Morro Bay. The City will continue to work to ensure preservation of open spaces and access to them for all segments of the community.

Open Space Diagram

Open space in the planning area consists of resource-based parks, which primarily provide habitat, and community-based parks, which provide active recreation and amenities. **Figure OS-1** shows the location of each open space area in Morro Bay.



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**Figure OS-1:
Morro Bay Open Space**

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Types of Open Space

Open space in the planning area is identified by category and acreage in **Table OS.1**. This table also identifies the projected population and acreage of open space in the year 2040 to ensure that needs for public open space will be met in the future.

Community-Based Open Space in Morro Bay is designated for developed parks located in neighborhoods and commercial areas. These parks and facilities create opportunities for residents and visitors to gather, play, and relax. Community-based open space is provided in approximately 12 parks in the city and includes playgrounds, picnic areas, outdoor shade shelters, playing fields and courts, and other man-made structures. Approximately half of the total community-based parks are City-owned, while the rest are funded from a variety of other sources.

Resource-Based Open Space in Morro Bay is primarily managed to protect and preserve natural resources while providing scenic and passive uses for residents and visitors. These are generally unimproved areas that preserve open space, such as environmentally sensitive habitat areas, coastlines, and wetlands. Maintained trails, benches, and stairways enhance usability, beach access, and views of some of Morro Bay's most prized visual assets, such as Morro Rock. Resource-based open space areas can be City-owned, State-owned, or privately owned lands. The City manages three resource-based parks in Morro Bay, while the State operates two state parks, a state beach, and a state marine recreation management area. The community benefits from this collection of Morro Bay State Park, Morro Rock, and the various coastal beaches through the balance between recreational activities and untouched open space. These parks play an important role in the community and benefit residents by providing and preserving recreational resources.

**Table OS-1:
Types of Open Spaces**

	Current	2040
Population	10,640	12,015
City-Owned Community-Based Parks	26.56 acres	No change
Other Community-Based Parks	14 acres	No change
City-Owned Resource-Based Parks	5 acres	No change
Other Resource-Based Parks	5,084 acres	No change
Ratio (acres per 1,000 residents)	2.97 acres	2.63 acres

Under the California Quimby Act, cities can require land or in-lieu fees in order to achieve a minimum of 3 acres per 1,000 residents, with the possibility of increasing the requirement to a maximum of 5 acres per 1,000 residents if the city already provides more than 3 acres

per 1,000 residents. The City of Morro Bay owns and operates approximately 31.56 acres of accessible open space and parkland, providing a park service level of 2.97 acres per 1,000 people as seen above in Table OS-1. This acreage is slightly below the ratio of 3 acres per 1,000 residents established by the Quimby Act. With the 2040 projected population at 12,015, this ratio will be diminished to 2.63 acres per 1,000 people without additional park growth. This ratio, however, does not include the over 3,000 acres of State-owned parks and beaches in the city, which are of additional benefit to residents and visitors. As the discussion demonstrates in the following sections, private parks and facilities provide numerous additional resources to the public, despite their ownership status. If private park facilities were included in the calculation of the ratio, the City would exceed the standard of 3 acres per 1,000 residents.

Community-Based Parks, Trails, and Recreation

A number of Morro Bay parks are located in neighborhoods and community areas. Over half of the parks in the city are under 5 acres in size, primarily encompassing small play areas, benches, and barbecues. Larger parks, such as Del Mar Park, offer a broader range of recreation activities, including sport courts, a dog park, and an amphitheater. Of the 11 community-based parks in Morro Bay, about half are located along or near the waterfront.

Open space for tribal resources is land designated as open space for a number of reasons. The area may be public land containing a Native American sanctified cemetery, place of worship, religious or ceremonial site, or sacred shrine. It may also include a Native American historic, cultural, or sacred site that is listed or may be eligible for listing in the California Register of Historical Resources pursuant to Public Resources Code Section 5024.1. This open space designation requires tribal consultation to determine the level of confidentiality needed for uses on the site. To date, no tribal resources have been identified in Morro Bay requiring designation of open space for preservation purposes. [Note to City: This paragraph is subject to change based on determination of tribal resource status for Cerrito Peak.]

Commented [KK1]: What is status of Cerrito Peak? Did City purchase it?

The City has also provided temporary parklets in the past as a strategy to increase public amenities throughout the community. Parklets typically consist of a small seating area or green space to create places for people to relax or gather in an open, accessible public setting.

Community-Based City Park and Trail Facilities



Community-based parks and facilities that are located outside the immediate waterfront area in Morro Bay are shown in **Table OS-2**, with the larger context of citywide recreation shown in **Figure OS-2**. A few parks in Morro Bay are privately owned, and while these parks do not contribute to the Quimby Act ratio, they do offer notable outdoor recreation amenities to residents

and visitors. With the inclusion of these parks in the ratio calculation, the City would exceed the requirement of 3 acres per 1,000 residents stipulated in the Quimby Act. Lila Keiser Park is a 10-acre park, owned by Dynegy, with multiple organized sport fields and other amenities. In addition, Morro Bay Bike Park is a 4-acre park that offers bike terrain and recreational opportunities for all ages. Part of the bike park land is owned by the City and part is privately owned. The Morro Bay Golf Course is located within the city limits, but it is owned and maintained by San Luis Obispo County as a public 18-hole course and therefore does not contribute to Morro Bay’s park ratio.

**Table OS-2:
Community-Based City Parks and Facilities**

Park Name	Acreage
City Park	2.0
Del Mar Park	9.0
Monte Young Park	1.0
Rockies Teen Center and Skate Park	1.4
Total	13.4

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Figure OS-2:
City Parks and Recreation Facilities

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Coastal Recreation and Beach Management



Image: Michael Boswell

As discussed in the Land Use Element, Morro Bay prioritizes coastal access as a crucial part of promoting the community's recreation, tourism, and ecosystem health. The LCP encompasses the entire coastal zone, including the beach, as it extends from the northern border of Morro Bay to the southern city limits. While the majority of Morro Bay and its parks are located within the coastal zone, some parks are

located along or near the waterfront and are classified as coastal-based open spaces because of the water-based activities and attractions they offer. These coastal-based parks and facilities provide access to the coast that fulfills Coastal Act requirements.

The City and the State own and maintain the major beaches in Morro Bay and offer recreational activities, habitat conservation, and other resource-based open space opportunities. Other than the beaches themselves, Morro Bay has a number of community-based parks, facilities, and other coastal amenities. The largest City-owned coastal park is the 8-acre Cloisters Park with a wetlands area and walking path, picnic tables, and various other amenities. Coleman Park features a harbor walk for residents and visitors to enjoy while offering recreational facilities with a basketball court and swing set. Anchor Memorial Park, Centennial Parkway, and Mariner Memorial Park are other notable parks, as they provide crucial coastal access along the dense, busy waterfront on Embarcadero (see Table OS-3). Tidelands Park also has 2 acres of coastal access with stairs to the bayshore and views of natural surroundings. Both the Morro Bay State Park General Plan and the Morro Strand and Atascadero State Beach General Plan offer planning frameworks that facilitate coastal access and help the state land serve as easy connections between City-owned coastal trails and open spaces.

**Table OS-3:
Community-Based Coastal Parks and Facilities**

Park Name	Acreage
Anchor Memorial Park	0.06
Centennial Parkway	1.0
Cloisters Park	8.0
Coleman Park	1.1
Mariner Memorial Park	1.0
Tidelands Park	2.0
Total	13.16

The California Coastal Trail (CCT) is an ongoing effort to connect the state's multiple pedestrian routes along the Pacific Ocean into a unified, 1,200-mile trail extending from Oregon to California's border with Mexico. Approximately 600 miles of the CCT has been completed to date. In Morro Bay, the beachfront and tentative CCT alignment starts at the city's northern border and runs down the coast through Morro Strand State Beach near Highway 1, cutting across Morro Creek with a multiuse trail and bridge, to Morro Rock City Beach and then Morro Rock. South of Morro Rock, the CCT follows the inner harbor in the commercial heart of town. Starting at Morro Bay Boulevard, there are segments of the CCT for recreation use, as shown in Figure OS-2. Due to the tentative nature of these routes, as identified by the State, the routes are only conceptual alignments. Additional lateral coastal access along Morro Rock Beach is not identified as part of the CCT, nor are the numerous vertical coastal access points along Embarcadero. South of the commercial waterfront, the CCT traverses Morro Bay State Park through Bayshore Bluffs Park to the Morro Bay Estuary.

Recreation Programs

Current programming in Morro Bay includes recreational league sports for both children and adults, as well as community facilities with social programs for children and the elderly. Morro Bay's senior center is run by Morro Bay Senior Citizens, Inc., in partnership with the City.



The Morro Bay Recreation Services Division coordinates multiple programs and services for residents. Programs are developed to serve all residents, from young children to senior citizens. Services can generally be divided into three categories: youth programming, adult programming, and community events. Youth recreation opportunities offer various sports teams, youth groups,

and outdoor activities run by the City. Adult recreation programs range from softball to self-defense classes. Notable community recreational events include the annual Rock to Pier Fun Run & Half Marathon, Project Surf Camp, Tennis Play Day, and Pickleball Play Day. A new pool has recently been completed at Morro Bay High School which has a sharing agreement with the City Recreation Services Division and they offer public classes and activities at the pool. These events offer opportunities for community members of all ages to get active and involved through engaging recreation opportunities.

Community input collected to support *Plan Morro Bay* shows a desire and need to continue to provide multigenerational resident services, facilities, and access to natural environment, parks, and recreation spaces. In 2014, residents over the age of 65 represented 23 percent of Morro Bay's population, compared to the statewide proportion of 13 percent of the population at least 65 years old. Morro Bay's recreation facilities must continue to provide for all of the city's residents—young children, families, teens, adults, and seniors—to support new and existing community members.

GOALS AND POLICIES

GOAL OS-1: The public has access to plentiful and well-maintained parks, beaches, and recreational activities throughout Morro Bay.

POLICY OS-1.1: Quimby Act. Achieve a ratio of 3.0 acres of parks per 1,000 residents.

POLICY OS-1.2: Safe Parks. Evaluate park and facility designs during plan approval to ensure new or improved parks promote a safe space free from vandalism and crime while providing convenient natural surveillance.

POLICY OS-1.3: California Coastal Trail Alignment. Create a plan for the implementation of the California Coastal Trail.

POLICY OS-1.4: Protection from Development. Ensure that no development or project impedes public access to open spaces or the beach.

POLICY OS-1.5: Coast Maintenance. Maintain the beaches, bay, and ocean as natural recreational resources, not only for the city but also for the Central Coast region.

POLICY OS-1.6: Accessible Coast. Maintain the current level of recreational access to the coast and its recreational facilities, and continue to provide resources that improve accessibility to the beach and shoreline for all users.

POLICY OS-1.7: Shoreline Recreation Variety. Consider devoting portions of the coast to different preferred recreational uses while maintaining access for all users to meet the needs of both visitors and residents.

POLICY OS-1.8: Promote Recreational Activities and Opportunities. Increase and enhance access to parks and open space, particularly access points that promote physical activity such as pedestrian- and bicycle-oriented access points.

POLICY OS-1.9: Maintain Open Space. Improve and update park and open space facilities on a regular basis.

POLICY OS-1.10: Coastal Park Access. Create new additional parks, open spaces, and pedestrian amenities along the shoreline to extend public accessibility.

POLICY OS-1.11: Private Park Interests. Encourage local businesses to create parklets in areas where there will not be a significant impact to parking.

POLICY OS-1.12: Park Development. Seek opportunities to develop and acquire additional parks and open space in underserved areas where needed.

POLICY OS-1.13: Right to Access. Consistent with Coastal Action Se development shall not interfere with the public’s right of access to the sea where acquired through use or legislative authorization. Such access shall be protected through permit conditions on permitted development, including easement dedications or continued accessway maintenance by a private or public association. Existing identified trails or other access points shall not be required to remain open, if they are consolidated or relocated to provide public access on the same site and provide the same or comparable access benefits as existed before closure and meet all other applicable access and recreation policies of this element.

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GOAL OS-2: The multigenerational community has access to a wide variety of recreational opportunities throughout Morro Bay.

POLICY OS-2.1: Assessment of Community Needs. Update existing facilities to accommodate changing recreation interests and needs.

POLICY OS-2.2: Adequate Recreation Opportunities. Ensure that recreational parks, trails, and facilities correspond to the development and growth of the city’s population.

POLICY OS-2.3: Quality Recreational Facilities. Ensure that maintenance, restoration, and improvements made to existing facilities accommodate all age levels and a variety of activities.

POLICY OS-2.4: Community Gathering. Provide for multigenerational gathering spaces in parks and open spaces for socialization and community gathering.

POLICY OS-2.5: Flexible Recreation Options. Allow for adaptive civic programming through the maintenance and expansion of recreational programs for a variety of ages that respond to the needs of a multigenerational demographic.

GOAL OS-3: The City coordinates effectively with other public and private entities to support an active community with a diverse range of interconnected open spaces and recreation facilities to promote a healthy, engaged public.

POLICY OS-3.1: Government Funding. Actively pursue state and federal grants to fund continual improvements to parks and recreation facilities.

POLICY OS-3.2: State Park Collaboration. Coordinate recreational offerings with implementation of the Morro Bay State Park General Plan and the Morro Strand and Atascadero State Beach General Plan to provide a cohesive recreation system.

POLICY OS-3.3: Developer Partnerships. Work with developers to incorporate recreational open space as part of future projects.

POLICY OS-3.4: Private Investment. Facilitate public/private agreements to develop and maintain public open spaces and parks.

POLICY OS-3.5: Public Facility Collaboration. Work with the San Luis Coastal Unified School District to identify needs in the community for different recreational opportunities.

POLICY OS-3.6: Link Trails. Connect local trails with existing County- or State-owned resources to preserve and maintain access to key environmental resources and features for community health and benefit.

POLICY OS-3.7: Innovative Funding Sources. Explore the availability of funding opportunities from corporate sponsors and private organizations in the area to increase parkland.

Natural Open Space

Resource-Based Parks



The City manages three resource-based parks to preserve and protect natural resources while providing scenic and passive uses for residents and visitors: Bayshore Bluffs Park, Morro Rock City Beach, and North Point Park. These parks are all located along the shoreline and serve as coastal open spaces for the enjoyment of residents and visitors and the protection of the natural habitat. Bayshore Bluffs Park is a 3-acre open space with a preserved

meadow, a bay and wildlife observation deck, a kayak launch, a connection to the Morro Bay bike path, and a parking lot. Morro Rock City Beach is a stretch of beach, 1 acre of which is a pedestrian trail across Morro Creek. The beach includes surf access and a parking lot. This beach serves as a connection between Morro Strand State Beach to the north and Morro Rock to the south. The endangered western snowy plover lives along this entire coastline. Passive recreation is promoted in these City parks, as well as state parks, to ensure the coexistence of visitors and the natural environment. North Point Park, at the very northern end of Morro Bay, is a 1-acre preserved meadow with a beach access stairway and a parking lot. The City recently acquired the undeveloped area at the top of Cerrito Peak and intends to offer the land for sale to local nonprofit open space preservation groups to permanently preserve the area as publicly accessible open space.

The City is home to two resource-based state parks and a state marine recreational management area (in the bay) that total over 5,000 acres. The parks are managed, owned, and operated by the California Department of Parks and Recreation (State Parks). These parks provide coastal access and preserve important estuarine and terrestrial habitats.

Morro Strand State Beach (formerly Atascadero State Beach) comprises 184 acres north of Morro Rock. The Morro Strand and Atascadero State Beach General Plan serves as the guiding framework for the resource management, land use and facilities, and recreational activities on the state beach. The plan includes recommendations for future changes and improvements regarding types of land use, facilities, and interpretive programming and for certain features on the beaches. Some of this area has been cordoned off in sections along the vegetative corridors to protect the natural habitat from recreational impacts, but the beachfront is generally open for full public access. The park features campgrounds and beach accessways in addition to protected bird nesting sites and habitat rehabilitation areas.



Morro Bay State Park is a 2,800-acre open space in southern Morro Bay, including Morro Rock. The Morro Bay State Park General Plan guides the preservation and restoration of the park's natural and cultural resources while at the same time facilitating day use and overnight recreation by the public. The complex natural resources of the wetland and upland areas within the park provide ample opportunities for recreation activities such as camping, boating, and golfing, in addition to areas more protected for the sake of habitat health. The plan includes recommendations for future changes and improvements regarding types of land use, facilities, and interpretive programming and for certain features in the park.

The State Marine Recreational Management Area is a state park consisting of 2,100 acres of water and aquatic resources in the bay. This area provides aesthetic assets, preserves important marine habitats, and supports recreational pursuits such as kayaking and sailing. While the City does not have direct control over these areas, they are public open spaces that contribute to the city's beauty and sustainability, and the City coordinates with State Parks on any planning and conservation efforts for the preservation of these open spaces.

Morro Rock is an important feature in Morro Bay as an icon of the Central Coast. The Morro Rock parking lot acts to separate the ocean north of Morro Rock from the bay. Connected to the mainland by reclaimed land, the rock and parking lot are vulnerable to flood hazards and sea level rise. The City has proposed strategies to address projected conditions for sea level rise to the years 2050 and then 2100, including various protection and accommodation strategies. Hardened protection options include realigning and raising the existing revetment along the northern side of the parking lot to protect it from erosion and flooding. The City could also relocate and elevate the parking lot to accommodate sea level rise anticipated by 2100 as a long-term resilient solution to future flooding problems. A non-hardened protection solution for protection of the Morro Rock parking lot would entail the construction of a sand dune to provide increased stability and resilience to storms. These strategies offer a variety of options for the protection of the area around Morro Rock for continued recreation and enjoyment of open space in the future.

GOALS AND POLICIES

GOAL OS-4: Coastal and marine habitat wildlife and resources are protected while maintaining the cultural identity of the habitat.

POLICY OS-4.1: Coast as a Priority. Recognize and promote the importance of the beach as a recreation and economic resource to the area.

POLICY OS-4.2: Marine Habitat and Recreation Balance. Continue to preserve portions of parks as natural habitat for a variety of species.

POLICY OS-4.3: Beach Maintenance. Consider species and habitat impacts and potential improvements when performing beach maintenance and monitoring recreational resources.

POLICY OS-4.4: Beach Habitat. Ensure beaches and coastal areas can function as a quality habitat for permanent and migratory species.

POLICY OS-4.5: Minimal Activity Impacts to Habitat. Protect coastal, wetland, and marine habitats from maintenance, construction, recreation, and industrial activity impacts while promoting sustainable recreational and open space uses.

GOAL OS-5: Natural resources are preserved to balance the use of open space for outdoor recreation opportunities.

POLICY OS-5.1: Passive Open Spaces. Maintain vegetative corridors as passive open spaces to provide a balance between natural landscapes and active outdoor use spaces in parks.

POLICY OS-5.2: Separation of Uses. Locate active recreational uses away from sensitive habitats or passive recreation areas to create a distinct separation of uses for efficient use of open space.

POLICY OS-5.3: Open Space Assets. Maintain parks by prioritizing the preservation of the natural beauty and safe use of the land.

GOAL OS-6: Open spaces are preserved through adaptation strategies to mitigate the effects of sea level rise and promote community resiliency.

POLICY OS-6.1: Design Solutions. Use design techniques to decrease flood risk through floodwalls, foreshore structures or improvements, sea gates, and surge barriers.

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POLICY OS-6.2: Maintained Quality of Open Spaces. Encourage regular maintenance and upgrades of infrastructure to nearby trails or parks.

POLICY OS-6.3: Barrier Conservation. Prohibit the destruction of natural barriers in open spaces along the shoreline.

POLICY OS-6.4: Elevation Options. Elevate parks and other trails when physically and financially feasible.

POLICY OS-6.5: Protection Strategies. Construct barriers between the water and open space to protect against flooding.

POLICY OS-6.6: Retreat Strategies. Plan for options for alternative parks or trails in the case of open space loss to sea level rise. Specifically identify options to relocate portions of parks and open spaces susceptible to sea level rise impacts.

POLICY OS-6.7: Materials as Mitigation. Require the use of flood-tolerant, absorbent materials during park or trail construction, maintenance, and rehabilitation to mitigate water damage and flooding.

POLICY OS-6.8: Broaden Protective Barriers. Widen buffers along water sources during the construction or rehabilitation of recreation spaces.

Open Space Areas outside the City Limits



Morro Bay is surrounded by marshland, grazing land, habitat conservation areas, and cropland. These areas provide a greenbelt for the city, although much of the land is private property and does not have a recreational benefit for community members or visitors. About 85 percent of the area outside the city limits is proposed to remain as agricultural land. This is an area of over 9 square miles, which is larger than the existing extent of the city. Some of the area that would remain designated for agriculture includes the former site of the Estero Marine Terminal. That area would require restoration before it could be considered for agricultural use or any other type of open space. The rest of the planning area outside the city is currently in agricultural cultivation or grazing use or is relatively undisturbed open space. County General Plan land use designations in this area are Agriculture and Recreation. Some parcels are considered prime soils, some are considered prime agricultural land, and some are under Williamson Act contracts.

GOALS AND POLICIES

GOAL OS-7: Portions of the planning area outside the city limits are planned in a way that preserves their rural nature while providing essential services and infrastructure.

POLICY OS-7.1: Account for External Impacts. If any portion of the area outside the city limits is included in the City’s sphere of influence in the future, prepare and adopt a plan for the affected parcels that includes infrastructure and services provided by the City of Morro Bay.

Commented [KK4]: This should be written as more of a “could” strategy. In other words, as opposed to saying explicitly that barriers are to be constructed to protect open space, say that this could be a measure if other measures infeasible, or something like that.

POLICY OS-7.2: Place Value on Agriculture. Continue to protect high quality agricultural areas within the City's planning area but outside the city limits for future agricultural use.

See recommended additional policies in other chapters on these open space issues.