

#	Element	Action	Type of Action	Responsibility	Funding Source	Relevant Goals	EIR Mitigation ?	Time	Coastal Issue
LU-1	Land Use	Amend the Zoning Map to establish consistency between land use designations and zoning districts.	Zoning Code Update	Community Development	General Fund	Goal LU-1		Concurrent	
LU-2	Land Use	Establish zoning districts and development standards to correspond with land use designations and character areas.	Zoning Code Update	Community Development	General Fund	Goal LU-1		Concurrent	
LU-3	Land Use	Modify zoning and development standards to allow and facilitate tiny houses, co-housing, and intergenerational housing.	Zoning Code Update	Community Development	General Fund	Goal LU-1		Concurrent	
LU-4	Land Use	Continue to implement the North Main Street Specific Plan through the actions in this plan and the actions in the specific plan.	Process	Community Development	General Fund	Goal LU-1		Ongoing	
LU-5	Land Use	Designate base zones during the Zoning Code update for the Beach Street Specific Plan area which protect the existing unique mix of land uses.	Zoning Code Update	Community Development	General Fund	Goal LU-1		Concurrent	
LU-6	Land Use	When the city's population reaches 11,700, reopen public discussions about the Measure F 12,200-person limit and undertake a process to either affirm, amend, or repeal Measure F. At that time, consider exempting affordable housing projects from established population limits.	Process	City Council	General Fund	Goal LU-3		As Needed	
LU-7	Land Use	Maintain land use and zoning that protects visitor-serving and coastal dependent uses, including commercial fishing.	Zoning Code Update	Community Development	General Fund	Goal LU-4		Concurrent	
LU-8	Land Use	Update the Fishing Community Sustainability Plan every five years.	Process	Harbor	General Fund; Grants	Goal LU-4		Periodic	
LU-9	Land Use	<p>Modify zoning and development standards to allow interim uses in areas designated for coastal-dependent uses until the existing owners have an approved coastal-dependent development. Interim uses shall be limited to projects which a) have relocatable structures, b) are compatible with the character of surrounding areas, c) preserve established viewsheds, and d) are limited to the following uses:</p> <ul style="list-style-type: none"> • Visitor access, paths, lookout points • Recreational vehicle parking • Automobile parking • Picnic areas • Community gardens • Campgrounds • Restrooms and service facilities • Playgrounds • Temporary boat storage • Temporary boat repair area • Ancillary uses for the above • Other uses serving visitors or commercial fishing which do not require permanent structures 	Zoning Code Update	Community Development	General Fund	Goal LU-4		Concurrent	

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LU-10	Land Use	Perform a survey of all hotels and motels in the city every two years. The survey should include documentation of the number of accommodations (for 2-4 person occupancy) and their average costs. Upon completing the survey, use the established City threshold to determine what proportion of hotels and motels can be considered low cost visitor serving accommodations. This process will be completed between January and April to capture realistic peak-season prices.	Process	Community Development	General Fund; TOT	Goal LU-6		Periodic	
LU-11	Land Use	New upscale hotel and motel projects that are developed on state-owned tidelands and do not have lower-cost accommodation options shall provide 25 percent of units at a lower-cost rate approved by the Coastal Commission.	Development Standards	Community Development	Development Fees	Goal LU-6		As Needed	
LU-12	Land Use	New mid-price hotel and motel projects that are developed on state-owned tidelands and do not have lower-cost accommodation options shall incorporate non-overnight facilities and amenities, either within or as a component of the development, which will be generally available for passive public use. Such amenities may include public plazas and spaces, restaurants, retail units/shops, gardens, viewing areas, free Wi-Fi access, bike parking facilities, or other day-use features that may be used by the general public at no or relatively low cost. The quality and quantity of amenities shall be considered in the Coastal Development Permit review process. This standard does not prohibit a new hotel or motel project from charging a user fee or resort fee for active amenities, such as pool and spa access, recreation activities and equipment, or organized group activities on the property.	Development Standards	Community Development	Development Fees	Goal LU-6		As Needed	
LU-13	Land Use	Limit the number of new STVR permits available each year in residential zones, where STVRs have the greatest impact. Set the limit based on the ratio of STVRs to occupied housing units both citywide and by community character areas identified in <i>Plan Morro Bay</i> (e.g., 1 STVR to 5 occupied units). Neither ratio (citywide or by community character area) can be exceeded. Permits can either be issued as first-come-first-served or received during a set window and issued as part of a lottery.	Zoning Code Update	Community Development	General Fund	Goal LU-6		Concurrent	
LU-14	Land Use	Implement a waiting period (recommended one year minimum) from the time of sale of a unit (or other transfer of title) before that unit is eligible to apply for a STVR permit. Consider exempting from the waiting period STVR permits for new units in downtown and along the waterfront, condominiums, and units over 4,000 square feet in size.	Zoning Code Update	Community Development	General Fund	Goal LU-6		Concurrent	
Low Cost Visitor Serving Accommodation actions only required to be implemented when certain thresholds are reached (LU-15 through LU-18)									
LU-15	Land Use	Use fee revenues from new developments with the potential to directly displace existing lower- and mid-price accommodations to provide as-needed rehabilitation grants to LCVSAs to ensure the LCVSAs stay on the market at an affordable price point.	Program	Community Development	Development Fees	Goal LU-6		As Needed	
LU-16	Land Use	Require any new hotel or motel development that does not include lower-cost overnight accommodations (and that is not directly displacing lower-cost lodgings) to provide mitigation as a condition of approval of a Coastal Development Permit. Mitigation actions shall include a mitigation payment to provide funding for the establishment of lower-cost overnight visitor accommodations elsewhere in the city, including granting the state "rights-of-way" to expand or using fees for linear coastal park improvements.	Program	Community Development	Development Fees	Goal LU-6		As Needed	

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LU-17	Land Use	Require that hotel or motel development projects in Morro Bay provide 25 percent of units at a lower-cost rate approved by the Coastal Commission if they directly displace either (a) existing lower-cost accommodations or (b) accommodations above the lower-cost threshold that include additional amenities or higher capacity.	Program	Community Development	Development Fees	Goal LU-6		As Needed	
LU-18	Land Use	Require new hotel and motel projects that do not have lower-cost accommodation options to incorporate non-overnight facilities and amenities, either within or as a component of the development, which will be generally available for passive public use. Such amenities may include public plazas and spaces, restaurants, retail units, gardens, viewing areas, free Wi-Fi, bike parking facilities, or other day-use features that may be used by the general public at no or relatively low cost. The quality and quantity of amenities shall be considered in the Coastal Development Permit review process. This standard does not prohibit a new hotel or motel project from charging a user fee or resort fee for active amenities, such as pool and spa access, recreation activities and equipment, or organized group activities on the property.	Program	Community Development	Development Fees	Goal LU-6		As Needed	
LU-19	Land Use	<p>For new development (defined by the Coastal Act) adjacent to the bayfront or ocean, open and unobstructed public access shall be provided from the nearest public roadway to the shoreline and along the coast as required herein. A. Lateral Access Requirements.</p> <ol style="list-style-type: none"> 1. Easements. For new developments on properties adjacent to the mean high-tide line, easements or offers of dedication for open and unobstructed public accessways along the shoreline between the mean high-tide line and the first line of vegetation shall be required, except as provided herein. 2. Lateral Public Access. Open and unobstructed lateral public access along the waterfront revetment (or shoreline, pursuant to subsection (A)(1) of this section if no revetment exists) shall be provided in all new development or additions on properties adjacent to the bayfront consistent with the provisions herein, and with public safety needs and the need to protect public rights, rights of private property held by leaseholders, and natural resource areas from overuse. Provision for continuous lateral access, pursuant to this section, along the bayfront portion of a parcel shall be required for any development or improvement which results in: <ol style="list-style-type: none"> a. Change in use: a change in land use designation, a change in intensity of use, or a change of use. b. Additional floor area or improvements: an increase of 10 percent or more of internal floor area of an existing structure or an additional improvement of 10 percent or less where an improvement to the structure has previously been undertaken. c. Increase in height: any increase in height by more than 10 percent of an existing structure. d. Significant nonattached structures: any significant nonattached structure such as garages, fences, shoreline protective works, or docks. 3. Lateral Access. Lateral access along the waterfront revetment may 	Zoning Code Update	Community Development	Development Fees	Goal LU-7		Concurrent	

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		<p>be achieved in the following manner:</p> <ul style="list-style-type: none"> a. Walkways: in the form of open or enclosed unobstructed walkways, a minimum of 10 feet wide across the bayward side of the proposed development. b. Decking and/or boardwalks: open and unobstructed exterior decking and/or boardwalks extending bayward a minimum of 12 feet (minimum of 10 feet of walkway). c. Breezeways and/or walkways: designated open and unobstructed breezeways and/or walkways within the structure, provided such breezeways are located as close as possible to the bay and designed to provide the most direct, convenient connection between adjacent existing or potential lateral accessways. Exterior access is preferred over interior access. <p>B. Vertical Access Requirements.</p> <ul style="list-style-type: none"> 1. Minimum Links. Where feasible, a minimum of one every 300 feet and/or every street stub shall link the vertical accessways with lateral access provisions along the bayward sides of structures. 2. Parking. Parking shall be provided in conjunction with new or improved vertical accessways whenever feasible and consistent with the site constraints to ensure use of the accessway. The number of spaces shall be determined by the director, who shall consider the carrying capacity of the public recreation area to which access is provided, environmental constraints, and safety considerations. <p>C. Exceptions.</p> <ul style="list-style-type: none"> 1. Lateral Access. The lateral access requirements specified in subsection A of this section may be waived in the following situations: <ul style="list-style-type: none"> a. When the applicant can demonstrate, based on an engineering analysis, that all or a portion of such access is physically infeasible and there are no design alternatives capable of overcoming topographical or site constraints that jeopardize public safety and fragile coastal resources. b. If continuous lateral access across the bayward portion of the parcel is found infeasible due to topographical or site constraints as defined in subsection (C)(1)(a) of this section, the contribution of an in-lieu fee, equivalent to the cost of construction of an accessway along the bayward edge of the structure proposed, shall be paid to the City. Fees shall be used to coordinate the bayfront lateral and vertical access program, and shall be used to link lateral access where feasible and to improve vertical access provisions. c. For coastal-dependent development where provisions of continuous lateral access would conflict with the day-to-day operations of the use, such lateral access may not be required; provided, however, that maximum provisions for public viewing areas and/or walkways are provided in suitable 							

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		<p>locations in the development.</p> <p>2. Vertical Access. The vertical access requirements specified in subsection B of this section may be waived in the following situations:</p> <ul style="list-style-type: none"> a. The provisions of new accessways are inconsistent with public safety, military security needs, or the protection of fragile resources. b. Adequate access exists nearby. c. Agriculture would be adversely affected. <p>D. Prescriptive Rights. Development shall not interfere with the public's right of access to the sea where required through use or legislative authorization. Such access shall be protected through permit conditions or permitted development including easements, 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, provided that they are consolidated or relocated to allow public access on the same site and provide the same or comparable access benefits as existed before closure and meet all other applicable access requirements as provided in this section.</p> <p>E. Public Use and Posting.</p> <ul style="list-style-type: none"> 1. Public Accessways. All public accessways shall be properly signed and conform to Coastal Conservancy/Coastal Commission access standards and guidelines. 2. Dedicated Accessways. Dedicated accessways shall not be required to be opened to public use until a public agency or private association approved by the City Council agrees to accept responsibility for maintenance and liability of the accessway. 							
LU-20	Land Use	Continue to implement lateral access wayfinding and open access through enforcement of City design standards and sign regulations.	Code Enforcement	Community Development	General Fund; Development Fees	Goal LU-7		Ongoing	
LU-21	Land Use	Update the Waterfront Master Plan.	Process	Community Development	General Fund	Goal LU-8		Periodic	
LU-22	Land Use	Prepare and adopt the Downtown Waterfront Strategic Plan.	Process	City Manager	General Fund	Goal LU-8		Concurrent	
CD-1	Community Design	Work with residents and business owners to develop and adopt design guidelines that illustrate appropriate form, scale, and massing for buildings while allowing for distinctive design.	Process	Community Development	General Fund	Goal CD-1		Ongoing	
CD-2	Community Design	Develop design standards as part of the Zoning Code update tailored to each character area (as appropriate) and include regulations on building design, landscaping, amenities, and facilities.	Zoning Code Update	Community Development; Public Works	General Fund	Goals LU-1, CD-1		Once	

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CD-3	Community Design	Develop citywide design guidelines with a focus on certain character areas. The guidelines for each character area should be sensitive to the design objectives and unique characteristics of each area. Those character areas include Downtown, the Embarcadero, North Morro Bay, Cloisters, North Embarcadero, and Highway 1 Commercial. Considerations for the guidelines will include allowing sufficient flexibility, use types generally allowed, building size and massing, and allowing for eclectic design features. Design standards should address senior housing that is accessible to public transit, health and community facilities, and services.	Process	Community Development	General Fund	Goal CD-1		Once	
CD-4	Community Design	Develop design guidelines for North Morro Bay that encourage building or expanding commercial centers to serve the neighborhood at identified locations in the area. Another objective is to make North Main Street more pedestrian friendly and aesthetically pleasing.	Process	Community Development	General Fund	Goal CD-1		Once	
CD-5	Community Design	In North Morro Bay, as a condition to the approval of any development permit on the Chevron U.S.S. property, the City shall require clear dedication of a lateral access easement along the sand area and under the pier. The lateral accessway shall be a minimum of 25 feet of dry sandy beach at all times of the year, or shall include the entire sandy beach area if the width of the beach is less than 25 feet.	Development Standards	Community Development	Development Fees	Goal CD-1		As Needed	
CD-6	Community Design	In mixed-use areas, lateral accessways shall be provided according to the location of historically used portions of the site and projected future use by residents, and shall include provision of continuous lateral access across the site. Access easements may be located in view corridors.	Development Standards	Community Development	Development Fees	Goal CD-1		As Needed	
CD-7	Community Design	For the North Embarcadero character area, develop a master plan for the Dynegy properties which could include reuse of some of the existing buildings. Other objectives for the master plan include creating a better connection between the two sides of the Embarcadero at the Dynegy site and creating a pedestrian-friendly atmosphere along the site's Embarcadero street frontage.	Process	Community Development	General Fund; Development Fees	Goals CD-1, LU-5		Once	
CD-8	Community Design	For the Cloisters character area, develop a specific plan for the existing WWTP site (in anticipation of WRF relocation) and surrounding public parcels with specific objectives, needed improvements, and area-specific zoning. Plan objectives should include creating an environment more focused on pedestrians, in particular visitors and those using the area for recreation. Redesign for this area should take advantage of the proximity and connection to the beach and views of Morro Rock.	Process	Community Development	General Fund	Goal CD-1		Once	
CD-9	Community Design	Design guidelines for the Embarcadero character area should be crafted to maintain and improve lease site buildings and structures for visitors and waterfront commercial uses and to protect against sea level rise, create consistent wayfinding and signage, improve circulation for bicycles, pedestrians, and vehicles, and develop opportunity sites.	Process	Community Development	General Fund	Goal CD-1		Concurrent	

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CD-10	Community Design	Design guidelines for the Downtown character area should include connecting Downtown with the waterfront through new buildings and activities, developing opportunity sites, maintaining and improving the pedestrian experience, and increasing office and residential opportunities on second stories.	Process	Community Development	General Fund	Goal CD-1		Concurrent	
CD-11	Community Design	Amend the Zoning Code to allow for features such as vegetative roofs, edible landscaping, gardening, and the keeping of specified small animals in appropriate residential and commercial zones.	Zoning Code Update	Community Development	General Fund	Goal CD-1		Concurrent	
CD-12	Community Design	Maintain a compendium of suggested flexible use design elements that fit the culture of the Morro Bay community and are consistent with specified land use designations for landowners to incorporate into renovations and new development.	Program	Community Development	General Fund	Goal CD-1		Periodic	
CD-13	Community Design	Update the City's building code to incorporate resilient building design standards such as passive heating and cooling, redundant water and waste systems, and disaster-resilient building materials. Review the code periodically to ensure it incorporates emerging materials, technology, and best practices.	Municipal Code Update	Fire	General Fund	Goal CD-2		Periodic	
CD-14	Community Design	Work with local schools and community groups to promote the installation and maintenance of community gardens.	Physical Improvement	Community Development	Grants	Goal CD-2		Ongoing	
ED-1	Economic Development	Determine the types of buildings and spaces needed in Morro Bay to support economic growth. Identify the appropriate height and sizes of nonresidential buildings, along with any design considerations necessary for desired economic growth.	Zoning Code Update	Community Development	General Fund	Goal ED-1		Concurrent	
ED-2	Economic Development	Situate new nonresidential development in easily accessible areas. Ensure that buildings can be reached by walking, biking, and public transit.	Process	Community Development	General Fund	Goal ED-1		Ongoing	
ED-3	Economic Development	Regularly review City policies and practices to ensure they allow new businesses to be easily established and enable existing businesses to easily grow, avoiding unnecessarily restrictive or financially burdensome regulations.	Process	City Manager	General Fund	Goal ED-1		Periodic	
ED-4	Economic Development	Maximize energy from renewable resources, and work to improve the affordability of energy and telecommunication resources.	Program	City Manager	General Fund; Grants	Goal ED-1		Ongoing	
ED-5	Economic Development	Explore opportunities to establish Community Financing Districts and additional Business Improvement Districts.	Program	City Manager	General Fund; District Proceeds	Goal ED-1		Ongoing	
ED-6	Economic Development	Adopt, and ensure City staff is trained on, proper customer service techniques and practices when working with community members on permits, applications, and other processes.	Process	Community Development	General Fund	Goal ED-1		Ongoing	
ED-7	Economic Development	Review, and modify as needed, the development process to improve and streamline the review process, ensure proper communication between departments and the applicant, and provide support for businesses and homeowners.	Process	Community Development	General Fund	Goal ED-1		Periodic	

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ED-8	Economic Development	Adopt and implement the Economic Development Strategic Plan.	Process	City Manager	General Fund	Goal ED-1		Ongoing	Commented [KK1]: I'm not entirely sure what the actions are to mean. Are they regulatory policies too? Some of them are quite specific and would be good to include in the actual policy chapters, like action LU-9 addressing interim uses.
ED-9	Economic Development	Identify the types of desired economic activities in Morro Bay, which may include small-scale resident and visitor-serving retail, dining and entertainment venues, services, and professional offices. Consider economic activities that provide high-paying head-of-household jobs; workforce-level jobs that allow for upward mobility; jobs to fill service gaps in the community such as dental and medical services; and opportunities for "low-impact, high-benefit" jobs that provide a high level of economic benefits with limited infrastructure needs.	Process	City Manager	General Fund	Goal ED-2		Ongoing	
ED-10	Economic Development	Remain involved in regional marketing and tourism efforts to ensure Morro Bay is properly represented in San Luis Obispo County.	Process	City Manager	General Fund; TOT	Goal ED-2		Ongoing	
ED-11	Economic Development	Be knowledgeable and present in local events, activities, and marketing with local businesses, recreation providers, and organizations to provide support and promotion, and to facilitate good relationships with the community.	Program	City Manager	General Fund	Goal ED-2		Ongoing	
ED-12	Economic Development	Strengthen partnerships with Cal Poly, the Economic Vitality Corporation, the County of San Luis Obispo, and the cities in the county to work together on regional tourism and marketing that highlights Morro Bay as a tourist destination and business-friendly location.	Program	City Manager	General Fund; TOT	Goal ED-2		Ongoing	
ED-13	Economic Development	Identify commercial areas in need of rejuvenation and work with property owners to identify funding sources and revitalization strategies to improve the appearance, sustainability, and longevity of buildings and amenities.	Program	City Manager	General Fund	Goal ED-2		Ongoing	
ED-14	Economic Development	Ensure that zoning and design standards along the Embarcadero, in downtown, along Main Street, and in other locations allow for new nonresidential development. Consider allowances for retail/residential and retail/office mixed-use buildings.	Process	Community Development	General Fund	Goal ED-3		Concurrent	
ED-15	Economic Development	Develop guidelines that describe desired environmentally conscious building designs, features, and practices that will be used to give recommendations to businesses and to provide City staff with suggested conditions of approval for permitting new or significantly renovated homes and businesses.	Process	Community Development	General Fund	Goal ED-3		Once	
ED-16	Economic Development	Prioritize the location of businesses that will bring needed and diverse services, livable wages, and employment generation.	Program	City Manager	General Fund	Goal ED-3		Ongoing	
ED-17	Economic Development	Partner with Cal Poly and the Workforce Development Board, as well as other key agencies and organizations, to bring workforce programs, projects, and needed workers to Morro Bay.	Program	City Manager	General Fund	Goal ED-4		Ongoing	
ED-18	Economic Development	Provide incentives such as reduced development fees, expedited processing, or other benefits for businesses that will pay a living wage to employees.	Zoning Code Update	Community Development	General Fund	Goal ED-4		Ongoing	

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CIR-1	Circulation	Review the Morro Bay Bicycle and Pedestrian Master Plan annually to identify opportunities for implementation and ensure consistency with existing local and regional plans.	Process	Community Development	General Fund	Goal CIR-1		Ongoing	
CIR-2	Circulation	Use the City's Capital Improvement Program (CIP) process to prioritize, fund, and build roadway and bikeway improvements, and to address phasing and construction of traffic infrastructure throughout the city.	Process	Public Works	General Fund	Goal CIR-1		Periodic	
CIR-3	Circulation	Stay informed on evolving transportation technology such as intelligent transportation systems (ITS) and synchronized traffic signals. When evaluating projects to include in the CIP, evaluate the feasibility of installing such technology.	Physical Improvement	Public Works	General Fund	Goal CIR-1		Periodic	
CIR-4	Circulation	Identify future funding and ways to remove permitting barriers to install fiber optic Internet or other similar communications infrastructure that will support the increase of smart transportation technology and connected vehicles.	Physical Improvement	Public Works	General Fund; Grants	Goal CIR-1		Once	
CIR-5	Circulation	Prioritize projects in the CIP that improve local and regional connectivity and mobility by increasing access and connecting to existing systems, including transit, sidewalks, bike lanes, and roadways.	Process	Public Works	General Fund; Grants	Goals LU-1, CIR-1, CW-2		Ongoing	
CIR-6	Circulation	Maintain adequate street capacity and reduce congestion for all modes of transportation on the street and freeway system. Address congestion along corridors by enhancing the public transportation system, promoting mixed-use development patterns to reduce vehicle miles traveled (VMT), and implementing transportation demand management strategies to increase mobility options.	Program	Community Development	General Fund	Goal CIR-1		Ongoing	
CIR-7	Circulation	Update the City's development impact fee program to provide funding for future circulation improvements including pedestrian, bicycle, and public transit facilities and amenities.	Process	Community Development	General Fund	Goal CIR-1		Periodic	
CIR-8	Circulation	Include the San Luis Obispo Bicycle Club, Bike SLO County, SLO Nexus, and other bicycling groups as key stakeholders in planning and transportation system projects to identify concerns and opportunities in the active transportation system.	Process	Community Development	General Fund	Goal CIR-1		Ongoing	
CIR-9	Circulation	Designate a representative to attend locally relevant meetings held by San Luis Obispo Regional Transit Authority, Caltrans, and other regional agencies to represent the interests of Morro Bay.	Process	Community Development	General Fund	Goal CIR-1		Ongoing	
CIR-10	Circulation	Work with business owners to streamline and integrate goods movement throughout Morro Bay in a way that improves loading, unloading, and transportation processes, while minimizing health, safety, and nuisance impacts.	Program	Community Development	General Fund	Goal CIR-1		Ongoing	
CIR-11	Circulation	Consider updating the Morro Bay Municipal Code Title 10 (Vehicles and Traffic) to incorporate recent best practices and local needs.	Municipal Code Update	Community Development	General Fund	Goal CIR-1		Once	

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CIR-12	Circulation	Require ongoing evaluation of the transportation infrastructure system and its ability to withstand future effects of climate change. Identify future points to begin incorporating resilient strategies and materials into design, using the most up-to-date guidance from the Federal Highway Administration.	Physical Improvement	Public Works	General Fund	Goal CIR-1		Ongoing	
CIR-13	Circulation	Develop standards for bicycle, pedestrian, and trail improvements and amenities in new development and redevelopment projects. Include requirements for adequate, safe, and accessible bicycle parking, drinking fountains, public restrooms, benches, landscaping, and lighting. Require new development and redevelopment projects to be pedestrian and bicycle-friendly, and to provide adequate connections to the existing and proposed bicycle and pedestrian network.	Process	Community Development	General Fund	Goal CIR-2		Once	
CIR-14	Circulation	Update design guidelines and standards for bicycle and pedestrian facilities and amenities that meet local, state, and federal standards. Include a uniform citywide signage plan and comply with all Americans with Disabilities Act (ADA) requirements.	Process	Community Development	General Fund	Goal CIR-2		Once	
CIR-15	Circulation	Design and install comprehensive wayfinding signage in key locations of the city that address all modes of travel including transit, trucks, bicycles, and cars.	Program	Community Development	General Fund	Goal CIR-2		As Needed	
CIR-16	Circulation	Update the Morro Bay Zoning Code to allow for compact development and supporting active transportation amenities in key areas of the city.	Zoning Code Update	Community Development	General Fund	Goal CIR-2		Concurrent	
CIR-17	Circulation	Develop and implement strategies to calm traffic on streets that have a high amount of pedestrian and bicycle traffic, or are in neighborhoods with residences, schools, parks, or other areas frequented by children.	Municipal Code Update	Public Works	General Fund	Goal CIR-2		Once	
CIR-18	Circulation	Seek funding from sources such as Safe Routes to School and Complete Streets programs to improve sidewalk conditions and streetscapes, particularly in the downtown area.	Physical Improvement	Community Development	Grants	Goal CIR-2		Ongoing	
CIR-19	Circulation	Design active transportation infrastructure, including signaled and un signaled crosswalks, bike lanes, and sidewalks, to accommodate the most vulnerable users in a safe and stress-free manner.	Physical Improvement	Public Works	General Fund; Grants	Goal CIR-2		Ongoing	
CIR-20	Circulation	Require new developments or significant renovations to transportation facilities on private commercial or multifamily residential land to incorporate convenient active transportation facilities where possible.	Development Standards	Community Development	General Fund; Development Fees	Goal CIR-2		As Needed	
CIR-21	Circulation	Formally adopt level of service (LOS) and VMT as the standard for monitoring impacts to the complete transportation system, including standards for acceptable thresholds and mitigations.	Development Standards	Community Development	General Fund	Goal CIR-3		Concurrent	
CIR-22	Circulation	Monitor ongoing progress toward VMT and the transportation-related goals of the Morro Bay Climate Action Plan, and update guidelines for transportation impact analysis to maintain acceptable progress.	Process	Community Development	General Fund	Goal CIR-3		Ongoing	

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CIR-23	Circulation	Implement the strategies in the Morro Bay Climate Action Plan to reduce VMT to below state-mandated levels.	Program	Community Development	General Fund; Grants	Goal CIR-3		Ongoing	
CIR-24	Circulation	Revise the Morro Bay Zoning Code to eliminate minimum parking requirements where appropriate in new or significantly renovated developments, and establish maximum parking standards.	Zoning Code Update	Community Development	General Fund	Goal CIR-4		Concurrent	
CIR-25	Circulation	Periodically conduct a citywide parking study to analyze the city's existing parking infrastructure in order to effectively address and manage current and future parking needs.	Program	Community Development; Public Works	General Fund; User Fees	Goal CIR-4		Periodic	
NOI-1	Noise	Use the noise and land use compatibility matrix (Table NOI-3) and Future Noise Contour Map (Figure NOI-3) as criteria to determine acceptability of a land use, including the improvement/construction of streets and highways. Do not permit new noise-sensitive uses – including residential development, schools, hospitals, churches, meeting halls, auditoriums, music halls, theaters, libraries, transient lodging (i.e., motels and hotels), playground/parks, and offices – where noise levels are “normally unacceptable” or higher, if alternative locations are available for the uses in the city.	Development Standards	Community Development	Development Fees	Goal NOI-1		As Needed	
NOI-2	Noise	Mitigate noise created by new proposed stationary noise sources, or by existing stationary noise sources which undergo modifications that may increase noise levels, so as not to exceed the noise level standards of Table NOI-5 on lands designated for noise-sensitive land use.	Development Standards	Community Development	Development Fees	Goal NOI-1		As Needed	
NOI-3	Noise	Ensure that interior noise levels in new residential construction do not exceed 45 dBA Ldn, in accordance with the State of California’s Noise Insulation Standards. For nonresidential construction, the acceptable interior noise levels should not exceed the interior noise levels in Table NOI-4.	Development Standards	Community Development	Development Fees	Goal NOI-1		As Needed	
NOI-4	Noise	Continue to enforce Title 25 insulation standards, including the interior noise level standards of 45 dBA Ldn in all habitable rooms for dwelling units.	Development Standards	Community Development	Development Fees	Goal NOI-1		As Needed	
NOI-5	Noise	Require acoustical studies for all discretionary development proposals that are likely to be exposed to existing or projected future noise levels that exceed the “normally acceptable” community noise exposure standard (Table NOI-3); and for projects that are likely to generate noise in excess of the community noise exposure standard (Table NOI-3); or as determined by the Community Development Director. For discretionary projects, acoustical analysis will be required at the time the application is accepted for processing. For development not subject to discretionary approval and/or environmental review, the requirements for an acoustical analysis shall be implemented prior to the issuance of a building permit. An acoustical analysis prepared pursuant to the Noise Element shall: A. Be the financial responsibility of the applicant. B. Be prepared by a qualified person experienced in the fields of	Development Standards	Community Development	Development Fees	Goal NOI-1		As Needed	

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		<p>environmental noise assessment and architectural acoustics.</p> <p>C. Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions. Where actual field measurements cannot be conducted, all sources of information used for calculation purposes shall be fully described. When the use being studied is commercial or industrial use, all noise sources related to the service and maintenance of the facility shall be considered, including but not limited to parking lot and landscape maintenance, refuse collection, truck loading/unloading activities, amplified sound, outdoor sales and activities, and all other noise sources associated with operation, maintenance, and service.</p> <p>D. Estimate existing and projected (20 years) noise levels in terms of the descriptors used in Tables NOI-4 and NOI-5, and compare those levels to adopted policies of the Noise Element. Projected future noise levels shall take into account noise from planned streets, highways, and road connections.</p> <p>E. Recommend appropriate mitigation to meet or exceed the policies and standards of the Noise Element, giving preference to site planning and design strategies over mitigation measures which require the construction of noise barriers or structural modifications to buildings which contain noise-sensitive land uses.</p> <p>F. Estimate noise exposure after the prescribed mitigation measures have been implemented.</p> <p>G. Describe a post-project assessment program which could be used to evaluate the effectiveness of the proposed mitigation measures.</p>							
NOI-6	Noise	Require the incorporation of mitigation measures for projects that could expose noise-sensitive land uses to excessive noise levels to reduce such impacts. Table NOI-3 specifies the maximum noise levels that are normally acceptable, conditionally acceptable, and unacceptable for new development.	Development Standards	Community Development	Development Fees	Goal NOI-1		As Needed	
NOI-7	Noise	When mitigation is required to satisfy the adopted policies and programs the following priorities for mitigation shall be observed where feasible: First: Setback/open space separation Second: Site layout/orientation/shielding of noise-sensitive uses with non-noise-sensitive uses Third: Construction of earthen berms Fourth: Structural measures, including acoustical treatment of buildings and noise barriers constructed of concrete, wood, or materials other than earth	Development Standards	Community Development	Development Fees	Goal NOI-1		As Needed	
NOI-8	Noise	Prepare a Noise Guidelines Manual based on the Acoustical Design Manual to ensure consistency with General Plan standards and policies and contemporary practices.	Process	Community Development; Public Works	General Fund	Goal NOI-1		Once	

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NOI-9	Noise	Develop and employ procedures to ensure that noise mitigation measures required pursuant to an acoustical analysis are implemented in the development review and building permit processes.	Program	Community Development	General Fund	Goal NOI-1		Once	
NOI-10	Noise	With the cooperation of the U.S. Coast Guard, enforce California noise emission standards for engine-driven maritime vessels.	Program	Harbor	General Fund	Goal NOI-1		Ongoing	
NOI-11	Noise	New development of noise-sensitive land uses shall not be permitted in areas exposed to existing or future levels of noise from transportation noise sources which exceed 60 dBA Ldn or CNEL (70 Ldn/CNEL for playgrounds and neighborhood parks) unless the project design includes effective mitigation measures to reduce noise in outdoor activity areas and interior spaces to or below the levels specified for the given land use in Table NOI-4.	Development Standards	Community Development	Development Fees	Goal NOI-2		As Needed	
NOI-12	Noise	Protect noise-sensitive land uses or sensitive receptors from high noise levels emitted by both existing and future transportation noise sources.	Development Standards	Community Development	Development Fees	Goal NOI-2		As Needed	
NOI-13	Noise	Noise created by new transportation sources, including roadway improvement projects, shall be mitigated so as not to exceed the levels specified in Table NOI-4, within the outdoor activity and interior spaces of existing noise-sensitive land uses.	Zoning Code Update	Community Development	General Fund	Goal NOI-2		Concurrent	
NOI-14	Noise	Routes for use by heavy trucks will be located away from noise-sensitive land uses when feasible.	Municipal Code Update	Public Works	General Fund	Goal NOI-2		Once	
NOI-15	Noise	Research and implement innovative noise reduction strategies to reduce noise on high-volume streets in Morro Bay.	Program	Community Development	General Fund	Goal NOI-2		Ongoing	
NOI-16	Noise	Encourage Caltrans and the County Engineer to incorporate noise reduction methods, including innovative noise reduction strategies, in the design of new and modified roads and highways.	Process	Public Works	General Fund	Goal NOI-2		Ongoing	
NOI-17	Noise	Coordinate noise control activities with those of other responsible jurisdictions.	Process	Public Works	General Fund	Goal NOI-2		Ongoing	
NOI-18	Noise	Seek funding for and implement alternative transportation improvements in an effort to reduce traffic-related noise in Morro Bay.	Program	Public Works	General Fund; Grants	Goal NOI-2		Periodic	

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C-1	Conservation	<p>Establish 50-foot buffers for terrestrial environmentally sensitive habitat areas (ESHA). This width may be adjusted by the City as appropriate to protect the habitat value of the resource, but shall not be less than 25 feet unless the City determines that this would render a lot undevelopable. Such adjustment shall be made on the basis of a biological site assessment supported by evidence that includes but is not limited to:</p> <ul style="list-style-type: none"> a. Sensitivity of the ESHA to disturbance. b. Habitat requirements of the ESHA, including the migratory patterns of affected species and tendency to return each season to the same nest site or breeding colony. c. Topography of the site. d. Movement of stormwater. e. Permeability of the soils and depth to water table. f. Vegetation present. g. Unique site conditions. h. Whether vegetative, natural topographic, or built features (e.g., roads, structures) provide a physical barrier between the proposed development and the ESHA. i. The likelihood of increased human activity and disturbance resulting from the project relative to existing development. 	Zoning Code Update	Community Development	General Fund	Goal C-1		Concurrent	
C-2	Conservation	Work with local agencies and nonprofits to develop programs to purchase conservation easements, accept donations of land or conservation easements, use transfer of development rights, explore interagency agreements, and seek funding from state and federal agencies for natural resource and habitat protection.	Program	Community Development	General Fund; Grants; User Fees	Goal C-1		Ongoing	
C-3	Conservation	Regularly review and update the GIS database of ESHAs, wildlife habitat linkages, sensitive resource areas, and other natural resources of importance to consult when evaluating proposed projects.	Process	Community Development	General Fund	Goal C-1		Periodic	
C-4	Conservation	Maintain ongoing consultation from a biologist to evaluate and establish necessary buffers and mitigation strategies for peregrine falcon nesting sites, monarch overwintering sites, and rookeries.	Development Standards	Community Development	Development Fees	Goal C-1		As Needed	
C-5	Conservation	Require a biological resources study, including site-specific mapping of ESHA boundaries for development projects on sites that are mapped as containing ESHA, within 100 feet of ESHA, and all other sites with natural vegetation regardless of whether ESHA has been mapped. The biological resource study should be completed by a qualified biologist using industry-standard practices to classify and map resources and determine ESHA boundaries. If the site contains the potential for monarch overwintering or rookeries due to the presence of appropriately sized trees and groves, a seasonally timed survey appropriate for detecting the target species must be included in the study.	Development Standards	Community Development	Development Fees	Goal C-1		As Needed	

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C-6	Conservation	Use site-specific mapping to evaluate potential project effects on ESHA. The type of ESHA, quality of habitat that help buffer ESHA from the effects of project activities, site topography, and site drainage patterns should be evaluated when considering the effects of a project on adjacent ESHA. Linear distance from ESHA is less important on a site on which development is separated from ESHA by a topographic divide than a site with development proposed directly upslope of ESHA. Analysis of potential effects of development on ESHA should consider whether feasible alternatives exist that are farther from ESHA and would not result in other biological resource impacts. The analysis should also consider potential effects on off-site overwintering and nesting sites, if applicable.	Development Standards	Community Development	Development Fees	Goal C-1		As Needed	
C-7	Conservation	Regularly update the ESHA maps using GIS. Update the maps every time ESHA is further delineated due to a development application.	Process	Community Development	Development Fees	Goal C-1		As Needed	
C-8	Conservation	When an ESHA setback variance is granted, the following requirements shall apply: <ul style="list-style-type: none"> a. Site drainage must be evaluated to ensure development does not cut off hydrology. b. Stormwater from the development must be managed such that it does not contribute sediment or pollutants to the ESHA. c. Where feasible, and where native vegetation is not already present, native vegetation screening must be planted between the ESHA and the development. 	Zoning Code Update	Community Development	General Fund	Goal C-1		Concurrent	
C-9	Conservation	When constructing trails within sensitive natural communities, a 25-foot buffer will be required to avoid impacts. The buffer may be reduced if the site terrain allows development to be sited downslope or topographically separated from these habitats, or if the lot size and shape makes the setback infeasible. Revegetation within 25 feet of these areas must use native plants. Disturbance footprints adjacent to these upland sensitive natural communities shall be clearly marked in the field with temporary fencing or rope lines. The adjacent habitat shall be identified by signage as sensitive habitat to be retained.	Development Standards	Community Development	Development Fees	Goal C-1		As Needed	
C-10	Conservation	Work with County agencies and the Air Pollution Control District to implement the actions in the County Clean Air Plan.	Process	Public Works	General Fund	Goal C-2		Ongoing	
C-11	Conservation	Include as a requirement of project approval that projects requiring grading, landscaping, and construction activities include a description of how dust disturbance will be minimized, including estimates of water usage and alternative methods of dust control.	Development Standards	Community Development	Development Fees	Goal C-2		As Needed	
C-12	Conservation	Establish greenhouse gas emissions thresholds of significance and standardize potential mitigation measures for both discretionary and ministerial actions.	Process	Community Development	General Fund	Goal C-3		Once	

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C-13	Conservation	Regularly evaluate the Morro Bay Climate Action Plan and greenhouse gas inventory to evaluate progress, celebrate successes, and adjust strategies as needed to meet emissions goals.	Process	Community Development	General Fund; Grants	Goal C-3		Periodic	
C-14	Conservation	Regularly communicate with County, state, and federal departments and agencies, medical providers, and organizations regarding available grant funding, such as for active transportation and healthy communities, that can aid the City in reaching its emissions targets. Work with local homeowners, businesses, and organizations to take advantage of these grants.	Process	Community Development	Grants	Goal C-3		Ongoing	
C-15	Conservation	Study the economic and environmental feasibility of obtaining water from additional sources, including utilization of the desalination plant and rainwater harvesting and management. If a method is deemed feasible, develop a plan to incorporate it into the City's water management plan.	Process	Public Works	General Fund; User Fees	Goal C-4		Periodic	
C-16	Conservation	Identify and regulate point sources of pollution to protect riparian and marine areas.	Process	Public Works	General Fund; Grants	Goal C-4		Ongoing	
C-17	Conservation	Continue to promote and enforce water conservation efforts in Morro Bay through methods such as tiering of water pricing, water usage restrictions, and incentives or requirements for water-efficient building, landscaping, and street design.	Program	Public Works	General Fund; User Fees	Goal C-4		Ongoing	
C-18	Conservation	Develop, and update regularly, a database of low-cost and free programs for energy efficiency and weatherization for low-income homeowners, and create a process for reaching out to such residents when opportunities are available.	Program	Community Development	General Fund; Grants	Goal C-5		Ongoing	
C-19	Conservation	Participate in regional energy efficiency financing programs, such as low-interest revolving loans, the California Comprehensive Residential Building Retrofit Program, California First, and Property Assessed Clean Energy (PACE), that enable property owners to obtain low-interest financing for energy improvements.	Program	Community Development	General Fund; Grants	Goal C-6		Ongoing	
C-20	Conservation	Advocate for inclusion in a community choice aggregation program in collaboration with neighboring jurisdictions to expand the use of renewable energy in Morro Bay.	Program	City Council	General Fund	Goal C-6		Ongoing	
C-21	Conservation	Require water- and energy-efficient features in all new and significantly renovated development such as low-flow and energy-efficient appliances, drought-tolerant vegetation, rooftop solar, and passive heating and cooling features.	Municipal Code Update	Public Works	General Fund	Goal C-6		Once	
C-22	Conservation	Continue to update Chapter 14.75 (Mandatory Construction and Demolition Debris Recycling Program) of the Morro Bay Municipal Code as higher diversion rates become feasible, necessary, or required.	Municipal Code Update	Community Development	General Fund	Goal C-7		As Needed	

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C-23	Conservation	Work with local and state agencies and organizations such as CalRecycle and the San Luis Obispo Integrated Waste Management Authority to provide low-cost composting starter kits to residents interested in beginning a home composting bin.	Program	Public Works	Grants	Goal C-7		Ongoing	
C-24	Conservation	Designate a Zero Waste champion from City staff to work with CalRecycle, San Luis Obispo Integrated Waste Management Authority, local private waste management companies, residents, business owners, and multifamily housing landlords to teach and promote the zero waste goal and methods of attainment that are mutually beneficial.	Program	Public Works	General Fund	Goal C-7		Once	
C-25	Conservation	Require that all multifamily and commercial facilities provide an adequate number of attractive and convenient waste diversion receptacles, as well as clear and convenient instructions regarding recyclable and compostable materials.	Municipal Code Update	Public Works	General Fund	Goal C-7		As Needed	
C-26	Conservation	Create and adopt a Zero Waste Action Plan to reach 100% waste diversion.	Process	Public Works	General Fund; Grants	Goal C-7		Once	
C-27	Conservation	Implement Zoning Ordinance criteria identifying scenic viewpoints to be protected, and development review procedures for designing future projects to protect scenic viewpoints.	Zoning Code Update	Community Development	General Fund	Goal C-8		Concurrent	
C-28	Conservation	Amend Section 17.48.190 (Protection of visual resources and compatible design) of the Zoning Code to incorporate the viewpoints and scenic views described in Figures C-6 and C-7 of the General Plan and impose specific visual standards for projects that could potentially impact those viewpoints and views.	Zoning Code Update	Community Development	General Fund	Goal C-8		Concurrent	
C-29	Conservation	Review and update the Municipal Code, including sign standards, building requirements, and visual resources, to ensure standards remain consistent with updated design standards and the existing environment.	Municipal Code Update	Community Development	General Fund	Goal C-8		As Needed	
C-30	Conservation	Monitor and repair existing seawalls and revetments along the Embarcadero (NOTE: Subject to modification based on new information).	Physical Improvement	Public Works	General Fund; development fees	Goal C-9		As Needed	
C-31	Conservation	Take an ecosystem approach to the preservation of the Morro Bay Estuary by consulting with scientists as well as environmental historians, the US Army Corps of Engineers, and regional and state agencies to regularly evaluate the health of the complete estuary ecosystem. Adjust local and regional requirements and prohibitions on development, building design, water craft usage, pollution control, and other important issues to maintain the quality of the estuary system.	Program	Community Development	General Fund; Grants	Goal C-9		Ongoing	
C-32	Conservation	Become a Certified Local Government (CLG) by developing a historic preservation ordinance, establishing a historic preservation committee, and maintaining a system to regularly update cultural resources.	Process	Community Development	General Fund; Grants	Goal C-10		Once	
C-33	Conservation	Conduct inventories of historic and cultural resources in Morro Bay. Update these inventories as needed to ensure up-to-date information.	Process	Community Development	General Fund; Grants	Goal C-10		Periodic	

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C-34	Conservation	Establish a local register that mimics requirements of the California Register of Historic Resources and the National Register of Historic Places, but focuses on locally important historic themes, such as Morro Bay's legacy as a fishing village.	Program	Community Development	General Fund; Grants	Goal C-10		Ongoing	
C-35	Conservation	Identify historical themes and develop a historic context statement that is used to identify significant historical themes within a community that are often represented in the built environment, such as houses and infrastructure.	Process	Community Development	General Fund; Grants	Goal C-10		Once	
OS-1	Open Space	Require lateral access improvements, when physically feasible, when development is proposed between Tidelands Park and the public boat launch and Fairbank Point.	Development Standards	Community Development	Development Fees	Goal OS-1		As Needed	
OS-2	Open Space	Install additional bicycle parking facilities and wayfinding signage near the beach, downtown, and the Embarcadero.	Physical Improvement	Public Works	General Fund; Grants	Goal OS-1		Once	
OS-3	Open Space	Partner with the school district, community groups, and neighboring communities to identify and apply for grant opportunities to maintain, enhance, and expand park and recreational opportunities.	Process	Recreation Services	Grants	Goal OS-1		Periodic	
OS-4	Open Space	Work with local businesses, organizations, and landowners to install temporary public uses on vacant lots, particularly in the downtown and Embarcadero areas. Such uses could include parklets, community gardens or markets, or other temporary recreational facilities.	Program	Recreation Services	General Fund; Grants	Goal OS-1		Ongoing	
OS-5	Open Space	Continue, renew, and expand (as needed) joint use agreements with the school district to allow community use of school fields and facilities.	Process	Recreation Services	General Fund	Goal OS-1		Ongoing	
OS-6	Open Space	Implement an incentive program for local waterfront businesses and leaseholders to encourage regular maintenance and upgrades of infrastructure at nearby trails or parks.	Program	Community Development	General Fund	Goal OS-1		Once	
OS-7	Open Space	Identify opportunities in existing and future parks and open space to include multigenerational recreational facilities and gathering spaces, and seek funding opportunities to install and upgrade such facilities.	Program	Recreation Services	Grants	Goal OS-2		Ongoing	
OS-8	Open Space	Complete a community recreational needs assessment that includes an evaluation of programs and events, access to parks and recreational uses, ability of residents of all ages and abilities to fully utilize these facilities, and ongoing maintenance needs. Use the assessment to determine budget allocation, program offerings, and needed projects and equipment, and consider incorporating into a Parks Master Plan.	Process	Recreation Services	General Fund; Grants	Goal OS-2		Periodic	
OS-9	Open Space	Review park needs annually to determine community needs in relation to the allocation of available resources.	Process	Recreation Services	General Fund	Goal OS-2		Periodic	

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OS-10	Open Space	Partner with local organizations, schools, and regional agencies to collectively pursue funding opportunities, including grants and private sponsorships, to improve and maintain recreational areas and facilities in Morro Bay, and coordinate programming and amenities to maximize public access.	Process	Recreation Services	Grants	Goal OS-3		Periodic	
OS-11	Open Space	Create a sponsorship program for parks and community programs that details the levels of sponsorship that a business or organization can provide, and any benefits or incentives the sponsor can receive in return. Allow for flexibility in the sponsorship program to accommodate the individual needs of the City and sponsor.	Program	Recreation Services	General Fund; Sponsorships	Goal OS-3		Once	
OS-12	Open Space	Consult with locally knowledgeable biologists and ecologists to design parks and trails in a way that maximizes open space access while ensuring the protection of natural resources and ecosystems.	Process	Recreation Services	Capital Improvements	Goal OS-4		Ongoing	
OS-13	Open Space	Develop park design guidelines that implement design techniques to decrease flood risk through floodwalls, foreshore structures or improvements, sea gates, and surge barriers.	Process	Recreation Services	General Fund; Grants	Goal OS-6		Once	
OS-14	Open Space	Formally identify park structures and features that will require protection from or adaptation to sea level rise and changing climatic events, and seek funding to implement the identified adaptation strategies.	Process	Recreation Services	General Fund; Grants	Goal OS-6		Periodic	
OS-15	Open Space	When approving development in areas near agricultural zones in the Planning Area, consider potential long-term impacts and require mitigation as part of development approval.	Development Standards	Community Development	Development Fees	Goal OS-7		As Needed	
PS-1	Public Safety	Create a multifaceted emergency communications plan that details multiple methods of warning and communication systems, emergency response, and evacuation assistance. This could include identification of "resiliency hubs." Such a plan should include social media, traditional news outlets, available apps, and "Amber Alert" style SMS messaging to residents, and identify the persons responsible for each role in the emergency communications plan. The plan should include coordination with the County and other regional emergency response agencies.	Process	Police	General Fund; Grants	Goals PS-1, PS-5		Ongoing	
PS-2	Public Safety	Identify and retrofit critical facilities that are vulnerable to flooding.	Physical Improvement	Public Works; City Manager	Capital Improvements; Grants	Goal PS-1		Ongoing	
PS-3	Public Safety	Inventory unreinforced brick masonry, soft-story, and other seismically vulnerable private buildings. Identify potential funding sources to assist with seismic retrofits.	Process	Community Development	General Fund; Grants	Goal PS-2		Once and Periodic	
PS-4	Public Safety	Amend the Municipal Code to require flood risk disclosure and active acknowledgment of expanded flood risk in property purchases/turnovers.	Municipal Code Update	Community Development	General Fund	Goal PS-2		Once	

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PS-5	Public Safety	Continue to adopt and enforce the most up-to-date California Building Standards Code and California Fire Code, with appropriate local amendments.	Municipal Code Update	Community Development; Fire	General Fund	Goal PS-2		Periodic	
PS-6	Public Safety	Ensure that soils reports are prepared by a licensed civil engineer with expertise in soils and geology. Prior to acceptance, require soils reports by a certified engineering geologist when developing in the following areas: <ul style="list-style-type: none"> a. Zone F, subzones 2 and 3 b. All areas having fill material on property c. Where there are known or suspected geologic, soils, or hydrologic problems in the immediate vicinity 	Development Standards	Community Development	Development Fees	Goal PS-2		As Needed	
PS-7	Public Safety	Require new development in the Sea Level Rise Hazard Overlay Zone to evaluate potential impacts to adjacent or nearby properties from all proposed structural flood protection measures to ensure that these measures will not create adverse direct and/or cumulative on-site or off-site impacts.	Development Standards	Community Development	Development Fees	Goals PS-2, PS-4		As Needed	
PS-8	Public Safety	Landscaping in parks located in the coastal zone shall consist of noninvasive, native, drought-tolerant plants.	Physical Improvement	Recreation Services	Capital Improvements	Goal PS-2		Ongoing	
PS-9	Public Safety	Require new development projects involving grading to have landscape plans prepared that include the following provisions: <ul style="list-style-type: none"> • Plantings shall be of native, drought-tolerant plant species, and blend with the existing natural vegetation and natural habitats on the site, except as noted below. • Invasive plant species that tend to supplant native species and natural habitats shall be prohibited. • Noninvasive ornamental plants and lawn may be permitted in combination with native, drought-tolerant species in the irrigated zone(s) required for fuel modification nearest approved residential structures. • Landscaping or revegetation shall provide 90% coverage within five years. 	Development Standards	Community Development	Development Fees	Goal PS-2		As Needed	
PS-10	Public Safety	Establish a program to inform owners of real estate in the Sea Level Rise Hazard Overlay Zone about coastal hazards or property vulnerabilities, including information about known current and potential future vulnerabilities to sea level rise.	Program	Community Development	General Fund; Grants	Goals PS-3, PS-4		Ongoing	
PS-11	Public Safety	Sellers of real estate in the Sea Level Rise Hazard Overlay Zone shall disclose permit conditions related to coastal hazards or property defects or vulnerabilities, including information about known current and potential future vulnerabilities to sea level rise, to prospective buyers prior to closing escrow.	Process	Community Development	Development Fees	Goals PS-3, PS-4		As Needed	

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PS-12	Public Safety	Develop timing triggers for actions to address sea level rise impacts for each character area in Morro Bay based on sea level rise adaptation studies, sea level rise modeling, best available science, and the vision for each character area.	Process	Community Development	General Fund	Goal PS-3		Once	
PS-13	Public Safety	Monitor beach widths to track change and keep current on amount of sea level rise. Establish a program to monitor beach widths on a regular basis and document storm events through photographs and field notes. This would assist in the validation of the numerical modeling and track the frequency of the storm events.	Program	Recreation Services	General Fund	Goal PS-3		Ongoing	
PS-14	Public Safety	Work with property and business owners whose assets are exposed to flooding from sea level rise to adapt to the anticipated hazards in the 50-year time horizon. If an asset cannot be sufficiently protected from coastal flooding, establish a timeline for relocation. Ensure that the timeline includes the following activities: <ul style="list-style-type: none"> • Securing land for the relocated asset, either an infill site or a suitable undeveloped location. • Permitting and environmental review activities. • Deconstruction and reconstruction. 	Program	Public Works	General Fund; Grants	Goal PS-3		As Needed	
PS-15	Public Safety	Establish a Sea Level Rise Hazard Overlay Zone as part of the Zoning Code update. The boundary should be based on Figure PS-7.	Zoning Code Update	Community Development	General Fund	Goal PS-4		Once	
PS-16	Public Safety	In areas located in the Sea Level Rise Hazard Overlay Zone, revise residential building standards to prohibit habitable space at elevations subject to wave/flood risk. Specifically address potential impacts of basements on long-range adaptation options such as landward relocation or removal.	Zoning Code Update	Community Development	General Fund	Goal PS-4		Concurrent	
PS-17	Public Safety	During Development Review, determine if any structures meant for human habitation are to be constructed within the 100-year floodplain or in the Sea Level Rise Hazard Overlay Zone depicted in Figure PS-7. If necessary, evaluate each structure's safety from flood and sea level rise related hazards, and recommend remedial actions.	Development Standards	Community Development	General Fund; Development Fees	Goal PS-4		Ongoing	
PS-18	Public Safety	Include funding to address impacts of sea level rise in the City budgeting process.	Process	City Manager	General Fund	Goal PS-4		Ongoing	
CW-1	Community Well-being	Annually, meet with San Luis Obispo County Public Health and other potential partners to work to provide enrichment programs for families and children, including after-school programs.	Program	Recreation Services	General Fund; Grants	Goal CW-1		Periodic	
CW-2	Community Well-being	Offer community equity training to City staff either through the City or in partnership with other agencies or groups in the region. If possible, make the training available to government staff throughout the region and to the broader community.	Program	City Council	General Fund	Goal CW-1		Ongoing	

Commented [KK1]: I'm not entirely sure what the actions are to mean. Are they regulatory policies too? Some of them are quite specific and would be good to include in the actual policy chapters, like action LU-9 addressing interim uses.

Implementation

#	Element	Action	Type of Action	Responsibility	Funding Source	Relevant Goals	EIR Mitigation ?	Time	Commented
CW-3	Community Well-being	Work with community organizations and local and regional agencies to develop brochures, web content, and other materials to promote public awareness of health and social services available in the area.	Program	Community Development	General Fund; Grants	Goal CW-2		Ongoing	Commented [KK1]: I'm not entirely sure what the actions are to mean. Are they regulatory policies too? Some of them are quite specific and would be good to include in the actual policy chapters, like action LU-9 addressing interim uses.
CW-4	Community Well-being	Work with medical providers, transit agencies, private transit providers, and community representatives to develop an access plan that can provide service to major medical facilities in the region. Include recommendations for locating future medical facilities close to public transit.	Process	Recreation Services	General Fund	Goals CW-2, CW-3	Once		
CW-5	Community Well-being	Promote local food sourcing through procurement preferences and policies at local government facilities, schools, businesses, and institutions. Continue to promote marketing and distribution initiatives that connect local agriculture to new markets such as retailers, restaurants, schools, food banks, and other businesses.	Program	Community Development	General Fund; Grants	Goals CW-3, LU-2	Periodic		
CW-6	Community Well-being	Update the Morro Bay Community Vulnerability and Resilience Assessment every 10 years to include updated modeling and projections. This will allow the City to identify current priorities for vulnerable assets, populations, and environmental features.	Process	Community Development	General Fund; Grants	Goals CW-4, PS-4	Periodic		