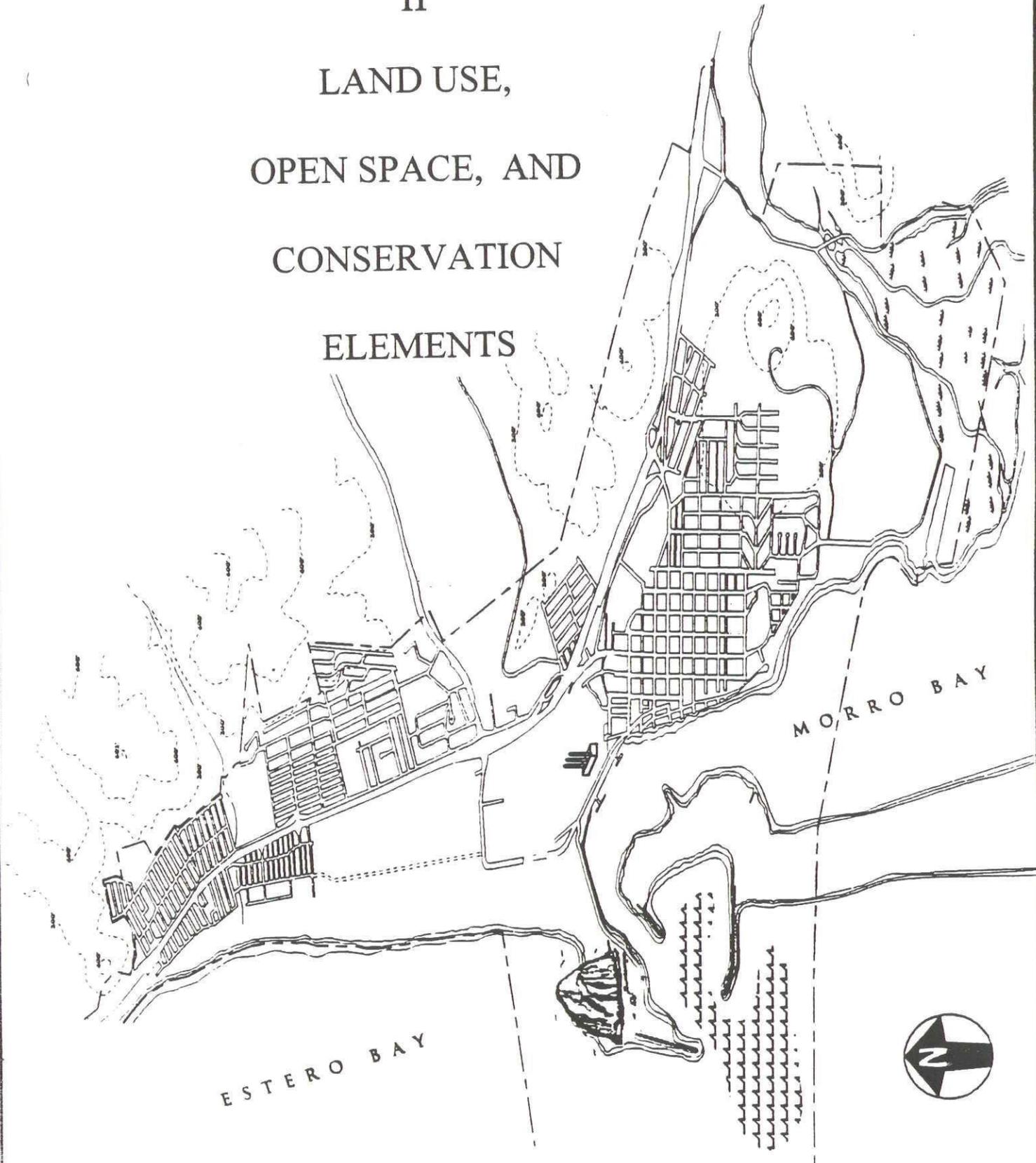


II
LAND USE,
OPEN SPACE, AND
CONSERVATION
ELEMENTS



II. LAND USE, OPEN SPACE AND CONSERVATION ELEMENTS

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II. LAND USE, OPEN SPACE AND CONSERVATION ELEMENTS

A. AUTHORITY AND PURPOSE

As stated in Section 65302(a) of the California Government Code, the Land Use Element designates the "general distribution and general location and extent of uses of the land for housing, business, industry, open space, education, public buildings and grounds, solid and liquid waste disposal facilities and other categories of public and private use of land". The Land Use Element contains standards for the intensity of development in various areas of the City of Morro Bay. Figures LU-1, LU-2, LU-3 and LU-4 comprise the Land Use Map for the City.

Closely tied to the Land Use Element are the Open Space and Conservation Elements. Pursuant to the General Plan Guidelines, the Open Space Element details plans and policies for the preservation of open space to protect natural resources and to provide spaces for outdoor recreation. The Conservation Element specifies measures for the conservation, development and appropriate use of natural resources such as water, soils, streams, harbors, fisheries, wildlife and other natural resources. Since these three elements are so interrelated, they have been combined in one section of the General Plan working document. The applicable sections of the Local Coastal Plan have also been integrated into this section. (New)

B. EXISTING CONDITIONS AND ISSUES

1. QUALITY OF LIFE

a. Existing Conditions: Morro Bay's history has provided a foundation for the manner in which this community has grown over the years. Morro Bay originally developed because it provided access to shipping, an important asset to nearby farmers and ranchers. In the late 19th century, it became apparent to city founders that this bay offered economic potential, so they began to develop the harbor. If it had not been for a slump in the national economy at that time, Morro Bay could have easily become a miniature San Francisco. Instead, Morro Bay grew to be an important fishing port and an attraction to the touring public.

Morro Bay escaped the rapid transformation into an urban complex. Instead, steps have been taken to preserve the natural environment which could have easily been lost. As such, the City has attracted a population who have come not because it is close to where they work, but because of its qualities. Many of these qualities are environmental, but an equal amount have been

created by such things as the atmosphere of the fishing port and its isolation from the faster paces of life.

It is because the people of Morro Bay have more than a casual desire to live here that the need to take every measure possible to maintain this sense of identity is accentuated. Many such measures will have to be in the area of conservation and the maintenance of the environment. It is also important to realize that as the residents of Morro Bay were attracted, so too will the future residents be attracted. Therefore, sound guardianship of this unique and attractive community is necessary if the quality of life is to be maintained. (OS 49 Modified)

b. Issues: The City has identified the following issues related to the quality of life:

1. The retired segment of the population is affected most negatively by increasing costs of living and also has a unique set of demands for public services. This age group is a major component of the population. (LUP 38 Modified)
2. The variation in the city's population caused by the influx of tourists has many effects on the residents' activities as well as the community's ability to serve a population that doubles its actual size. (LUE 38)
3. Morro Bay offers only a limited source of employment for its residents and thus many of the young people and families must seek work and residence in more urban areas. (LUE 38)
4. A growing concern in the community relates to the fear that the qualities that originally attracted people to Morro Bay will be lost if future development is not closely reviewed and regulated. (LUE 38)
5. The maintenance of the natural image portrayed by the city and its surroundings must be guaranteed if one of the primary reasons people live in Morro Bay is to remain intact. (LUE 36)

2. DEVELOPMENT QUALITY

a. Existing Conditions: Morro Bay, with all of its natural charm, has been greatly influenced by man's development of the land with much of the urbanization occurring years before the environment and planning were subjects of great concern. Some rather fixed patterns became established which are generally

inappropriate or rather undesirable today. Others, while not undesirable, have established a physical setting that greatly influences the physical form the city will take in the future. (LUE 12)

b. Issues: Perhaps the earliest significant impact man had on Morro Bay was that of establishing the "checkerboard" street system (grid pattern) on the sloping and rolling terrain which is now the central portion of the city. This provided for efficient subdivision of the land, but ignored its form and topography. In some of the more recent subdivisions, greater thought went into street design, but on a whole the system is still based on the linear, grid pattern design which greatly influences the form of the city. (LUE 12)

As time went on, traffic volumes increased and Highway 1 was transformed into a freeway bypass which stands as a barrier between northern and southern Morro Bay. It is most unfortunate that a short section of what has always been characterized as a scenic highway had to be converted to a "Los Angeles-like" expressway. However, as with the city's street system, this freeway is not likely to vanish in the near future and thus must be dealt with as a well established feature of the Morro Bay setting. (LUE 12)

Many residents desire hillside lots because they afford better views. This has not created many serious problems, for much of the existing hillside development has been executed well. If, however, in the future more homes are built on the hillsides, then the concern for the slopes will no longer be a casual issue. There are enough examples of poor hillside planning; Morro Bay need not follow this pattern. (OS 52 Modified)

The commercial and industrial land uses don't represent extensive users of land in Morro Bay, but they often have significant impact on the environment. Perhaps the greatest problem is the fact that they generally cover the entire area devoted to their use with buildings and parking lots. Not only does this mean almost one hundred percent of rain waters will run off into the streets, but it also leaves little room for retaining anything natural, i.e., landscaping. This may seem to be merely an aesthetic consideration, yet if these forms of development are allowed to continue to strip away Morro Bay's natural qualities, more than the City's appearance will be damaged. (OS 54)

The most obvious industrial use in Morro Bay is the Pacific Gas and Electric power generating facility that graces the City's horizon with its three towering exhaust stacks. Aesthetically this land use is perhaps the most unpopular, yet economically, it is quite the opposite. Unfortunate as it may be aesthetically, this facility will continue to exist for some time. (OS 54)

Commercial and industrial land uses have regretfully not been known for their environmental quality. Such need not be the case, however. Improvement can result through the imaginative use of landscaping materials, variation in land elevations, building location, wall construction, earth mounds and, of course, simply the quality of development, whether it be a single building, a shopping center, a tract of homes or an entire community. (OS 55)

3. GROWTH

a. Existing Conditions: The population of Morro Bay appears to be continuing its slow but steady climb at a pace only 1/3 to 1/2 that of county-wide growth. The average City growth rate between 1981 and 1984 was 1.4 percent per year. During that same time period, the County grew at an average 3.1 percent per year. During the 1970's, the City grew at an average of 2.75 percent per year. The growth rate was slowed during the 1980's due to restrictions on growth established by the Local Coastal Plan and by City referendum Measure F, adopted in the November 1984 election. (New)

Future growth of Morro Bay will be determined by the ability to provide service and by what the community views as a desirable environment. Under the LCP Land Use Plan and zoning, total build-out within the community would be approximately 13,500 people (LCP 93). Measure F established a December 31, 2000 ceiling of 12,200 people which matches the rate of growth in the LCP sewer capacity projections.

b. Issues: The City currently has limited water resources although it is exploring additional supplies. Until additional water sources are found, limitations on growth are necessary.

As established in the analysis conducted for the Local Coastal Plan, future water facilities will be sufficient to meet future water demands. These facilities will not, however, be available until funding becomes available for construction and construction has been completed. Therefore, additional population is contingent upon provision of additional water facilities. In addition, anticipated wastewater treatment plant expansion will be capable of supporting a smaller population than build-out would allow. Thus, recognizing that future development in the community will be limited by the availability of public services, and to be consistent with the intent of the Coastal Act, it is necessary for the City to set priorities and guidelines for future growth. (LCP 93--See also the discussion of resource capabilities in the Public Services Section of this document.)

4. RESIDENTIAL USES

a. Existing Conditions: Morro Bay is widely known as an ideal residential area. The temperate weather, scenic environment, state parks and numerous recreational opportunities, and relaxed pace of life all contribute to the residential desirability. The City also provides considerable diversification in the character of its many residential neighborhoods and the types of housing available.

Extensive areas of the City were subdivided many years ago into small lots, many of which are under 3,000 square feet in area. This creates a compact use of the land and gives a feeling of relatively high density development in some parts of the City. Insuring adequate landscaping, setbacks, and separation of buildings on the smaller lots presents a special planning challenge. This situation is becoming more pronounced as high land costs and year round occupancy lead to requests for larger homes.

Virtually all new residential development opportunities are through in-fill within the existing City boundaries. New annexations are not anticipated in the foreseeable future. Because there is only limited capacity for new subdivision, residential development is focused on existing vacant parcels or on re-construction on previously developed property. The City is experiencing a gradual transformation of its residential areas in which many small, older structures are being replaced by new and considerably larger homes. This places considerable emphasis on ensuring that new projects fit well with the established neighborhoods.

Much of the area developed for residential use is well buffered from potential conflicts with other types of land uses. There are portions of the City however, such as along North Main Street, where residential uses are in close proximity to commercial activity and to Main Street and Highway 1 traffic. On Allesandro Street residential uses are adjacent to service commercial area. In all of these areas special attention needs to be given to planning decisions to insure the liveability of the residential environment.

The Housing Element of the General Plan describes the amount of housing currently available by type and condition, projects additional residential development opportunities and generally discusses problems and issues affecting the City's housing stock.

b. Issues: In addition to the problems identified in the City's Housing Element, the following issues have been identified for residential land uses:

1. Additional properly located, multiple family housing is needed to provide more housing choices to all income and age groups within the community. (LUE 7)
2. Energetic efforts must be made to provide the community with opportunities to obtain adequate, moderately priced housing in a variety of housing types. (LUE 7)
3. Some citizens of Morro Bay living upon fixed incomes are finding it increasingly difficult to locate, maintain or retain suitable housing. (LUE 7)
4. The growing student population in the area creates a demand for residential development that could be constructed at high densities. (LUE 41)
5. Multiple family units and mobile home parks, both new and old, do not have the amenities typically found in developments reflecting current design practices. (LUE 41)
6. Many older motel units are being used as permanent housing and unless adequate standards are utilized for such conversions, undesirable housing conditions could result. (LUE 41)
7. Old trailer parks, originally intended to accommodate travel trailers, are providing permanent homes for their occupants. (LUE 41)
8. The small lot subdivision patterns in North Morro Bay have created an inefficient development scheme for housing. These neighborhoods also lack the exterior spaces typically required for such densities. (LUE 41)
9. The mixture of residential styles resulting from the individual custom home building concept, as opposed to large scale tract development, contributes significantly to the image of the City. Contemporary forms of typical tract development could detract from this residential image. (LUE 41)
10. The proper design of residential development is especially critical where a parcel of land has features that are to be preserved and the buildable portion of the parcel is reduced accordingly. (LUE 41)

5. COMMERCIAL USES

- a. Existing Conditions: The commercial areas of Morro Bay are composed of a wide variety of commercial uses as well as motels

and some residential uses. These areas include the downtown, the Embarcadero, Quintana Road, and North Main Street. Each has its own special character and function. A combination of limited available land, and competition from Quintana Road, North Main Street and areas outside the City have resulted in a decline in the importance of the downtown as the major shopping location. Conversely, the Embarcadero with its tourist orientation remains strong economically but experiences seasonal fluctuations in business activity.

The lack of competitive shopping for groceries led in 1986 to citizen approval of Measure "B", which rezoned 30 acres of the Williams Brothers property to mixed commercial uses. This area is contemplated as the possible site for a large retail shopping center with a food market as the anchor. In 1988, a similar initiative (Measure "D") was adopted to increase the amount of commercially zoned area in the vicinity of Kennedy Way and Quintana Road. This is envisioned as a potential alternative site, or additional site for a new shopping center. In summary, there has been a considerable desire by Morro Bay residents to improve the availability of competitive shopping for food and other basic necessities.

In 1977 and again in 1987, an economic study of Morro Bay was conducted to determine what direction the City should take in the future. The following statements summarize the results of that study:

- Retail sales will increase because of the increase in both visitors and permanent residents. However, major shopping may still be conducted in San Luis Obispo, Santa Maria and other regional centers.

- Land should be available for potential industrial-warehousing development.

- Many commercial uses in the downtown are unused or underused.

- Commercial development in North Morro Bay plays a definite role in serving this part of town, but its expansion could seriously affect the improvement in downtown. The commercial zoning in this area exceeds what is expected to be required.

- Because of the significance of the contribution to retail sales by the tourist, it seems appropriate to maintain a close association between retail commercial land uses and tourist-related land uses. (LUE 30- 31)

b. Issues: As a result of the City's studies of commercial uses, the following problems have been identified:

1. The aging process has caused Downtown to suffer from a lack of regional drawing power, parking deficiencies, declining visual quality and generally a loss of commercial significance in the City.

2. The visual appearance of most commercial areas suffers from a lack of landscaping, architectural treatment and well-designed signing.

3. Commercial development is dispersed throughout the City as a result of previous strip zoning practices. This has created an excessive amount of commercial acreage some of which has marginal locational desirability. This condition is most significant on north Main Street.

4. The working image of the harbor and its natural qualities have contributed to the public's enjoyment of this unique area, but if not controlled, public use could overshadow those qualities that make the area such a popular attraction.

5. The North Main Street strip commercial area has an excessive amount of vacant commercially zoned property. Additionally, it is not central to the areas where added residential development will occur. The streets intersecting North Main Street are so numerous that added driveways in between could create an unmanageable traffic condition if this strip were to develop commercially. (See Circulation Element)

6. Morro Bay does not provide a full complement of commercial services and thus considerable retail trade is lost each year to San Luis Obispo and other nearby urban centers. (LUE-35)

6. VISITOR-SERVING FACILITIES

a. Existing Conditions: The majority of the visitor-serving facilities are located along State Highway One, Morro Bay Boulevard, and between Harbor Street and Pacific Street along the Embarcadero and above the bluff line. The City's major industry is tourism, and as a result, emphasis is placed on the provision of those services required by tourists of all income categories. (LCP 59)

Visitor-serving development includes hotels, motels, campgrounds, restaurants and recreational vehicle parks along with commercial/recreational developments such as shopping and amuse-

ment areas which provide services for visiting tourists. These visitor facilities, together with public parks and beaches, provide major opportunities for public access and recreation in the coastal area. (LCP 58)

The major visitor-serving resources in the City are as follows:

(1) Morro Rock: Morro Rock is the City's major landmark and provides a visual focus for the entire area. By providing access for autos, pedestrians and bicycles through a land causeway, visitors as well as residents can enjoy picnicking and other passive activities and view of the ocean, or a panorama of the bay and coastline. (LCP 61)

(2) North Morro Bay and Morro Bay State Park: The state parks in these two planning areas are a very important part of the visitor's attraction to Morro Bay, and they should be improved and expanded consistent with the preservation of the habitat and scenic characteristics of the City. The following improvements and expansion are recommended:

- a) Additional camping spaces at Morro Bay State Park.
- b) Facilities improvement at Atascadero State Beach.
- c) Provision of overflow RV spaces at both State Park facilities.
- d) Acquisition of the privately-owned parcels on the sand spit and adjacent to Montana de Oro State Park in order to ensure its open space preservation use (See Policy 1.44 in Shoreline Access and Recreation, Chapter III of the LCP)

(3) North Morro Bay and Del Mar: The north Main Street area is a commercial strip extending 1.5 miles from Atascadero Road (Highway 41) to Zanzibar Street, near the northern boundary of the City. This area, encompassing approximately 50 acres, includes 20 parcels of undeveloped land. These parcels comprise approximately 14 acres and range in size from 1/10 acre to 10 acres. (LCP 63)

Although this area has potential for visitor-serving development, it does have some problems. Overall single lot sizes are small with shallow depth. Approximately 80 percent are 1/4 acre or less. Another major problem is limited access. The freeway (Highway One), which handles most traffic through this area, has caused the commercial area to be somewhat isolated from most visitor traffic flow. Additionally, many of the existing commercial sites in this area are old and in need of maintenance.

Therefore, visitor-serving commercial uses in this area should be clustered at the State Highway One-State Highway 41 inter-section and should serve those travelers passing through the City.

The intersection west of State Highway One and State Highway 41 also offers the potential for increased visitor-serving uses. This area contains vacant acreage which could be developed into visitor services, particularly motels. If Embarcadero Road is connected to State Highway 41, this will become a secondary entrance to the City. Visitor services currently exist in this area. (LCP 63)

(4) Bayfront: The City encourages the bluff area, bordered by Front Street and Main Street, which extends to both Olive and Surf Streets, for potential development and expansion of visitor-serving facilities. This area, currently providing zones for motel/hotel uses, visitor-serving commercial uses, eating and drinking establishments as well as recreational vehicle parks, encompasses an area of approximately 80 acres, with approximately nine acres currently undeveloped. These nine acres are composed of thirteen parcels ranging in size from 3.4 acres to 1/5 acre. Development of visitor-serving commercial facilities in the bluff district is encouraged because this area provides an important link between the Downtown and Embarcadero. (LCP 63-64)

(5) The "Embarcadero" area of the City of Morro Bay is the hub of activity for visitors, providing a variety of recreational opportunities, coastal access areas and numerous visitor services. A wide range of interesting small retail store complexes, a variety of restaurants, and commercial boating and fishing services all cater to Morro Bay visitors. Pedestrian walkways provide opportunities for more passive recreations such as window shopping, conversing and sightseeing. The entire "Embarcadero" area provides visitors and residents direct exposure to the bay, Morro Rock, and a working fishing harbor. (LCP 61 Modified)

b. Issues: During the busy three-day weekends and summer months, Morro Bay has a shortage of accommodations; however, during the winter months occupancy rates are low. The capability of providing additional accommodations, realizing the slow winter months and resulting economic hardships on the part of motel/RV park owners, is an identifiable problem. Overflow RV and camping accommodations for peak visitor periods is one practical solution currently under investigation by the City. Motels will be constructed as economic conditions allow as long as sufficient space exists. (LCP 60)

Despite the City's prominence as a tourist destination, there are a lack of amenities to support the tourists' needs. Such things as parking and landscaped spaces are in great demand and should be provided. (New)

7. INDUSTRIAL/ENERGY-RELATED DEVELOPMENT

a. Existing Conditions:

1. Industry: With the exception of the Pacific Gas and Electric power plant, fishing operations represent the only significant form of industrial activity in the City at this time. (LUE 35, See the Fishing, Boating and Harbor Section of the Land Use Element)

2. Energy-Related Development: A number of energy facilities are located in the City of Morro Bay and its surroundings, and recent signs indicate that the City will feel the pressure of more energy development in the near future.

As a part of its Local Coastal Program, Morro Bay is required to address energy and other coastal-dependent industrial developments that may have a significant impact on the community. Existing facilities in Morro Bay which must be addressed include:

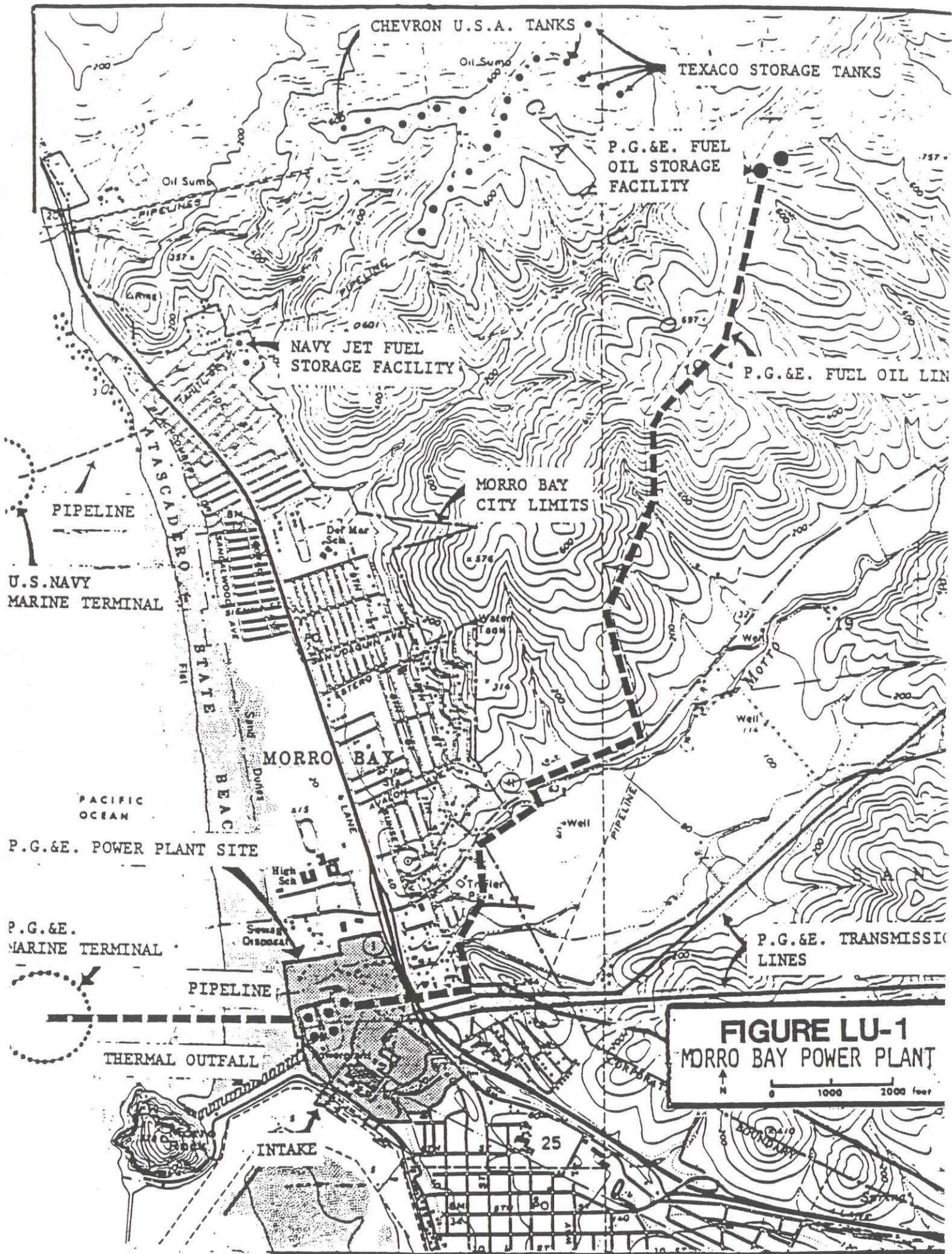
- a) Estero Bay super tanker port;
- b) Expansion of the P.G. & E. power plant;
- c) Support facilities for Outer Continental Shelf (OCS) oil and gas development;
- d) New power plants. (LCP 102)

Government Regulation of Energy Development: Because energy facilities are generally considered to be of "greater than local significance", they are regulated by a large number of federal, state and local regulations, of which the California Coastal Act is but one. Local jurisdiction over energy-related development has been pre-empted by state and federal agencies over the last 20 years.

However, under Section 30519 of the Coastal Act, the permit authority over energy-related developments that the Coastal Commission now enjoys was delegated to the City of Morro Bay upon certification of the City's Local Coastal Program. For those future energy projects not identified within the Local Coastal Program at the time of certification, an amendment to the Program may be requested if the purpose of the energy-related development proposal is to meet the needs of an area larger than the City. (LCP 105-6)

b. Issues:

1. Industrial Issues: Zoning has not been sufficient enough to separate business operations with industrial-like characteristics from general commercial areas, i.e., boat building, marine and auto repair, warehousing, etc. The outcome is that land use patterns have materialized that are becoming significant enough to warrant their recognition as service commercial or commercial manufacturing areas. (LUE 35)



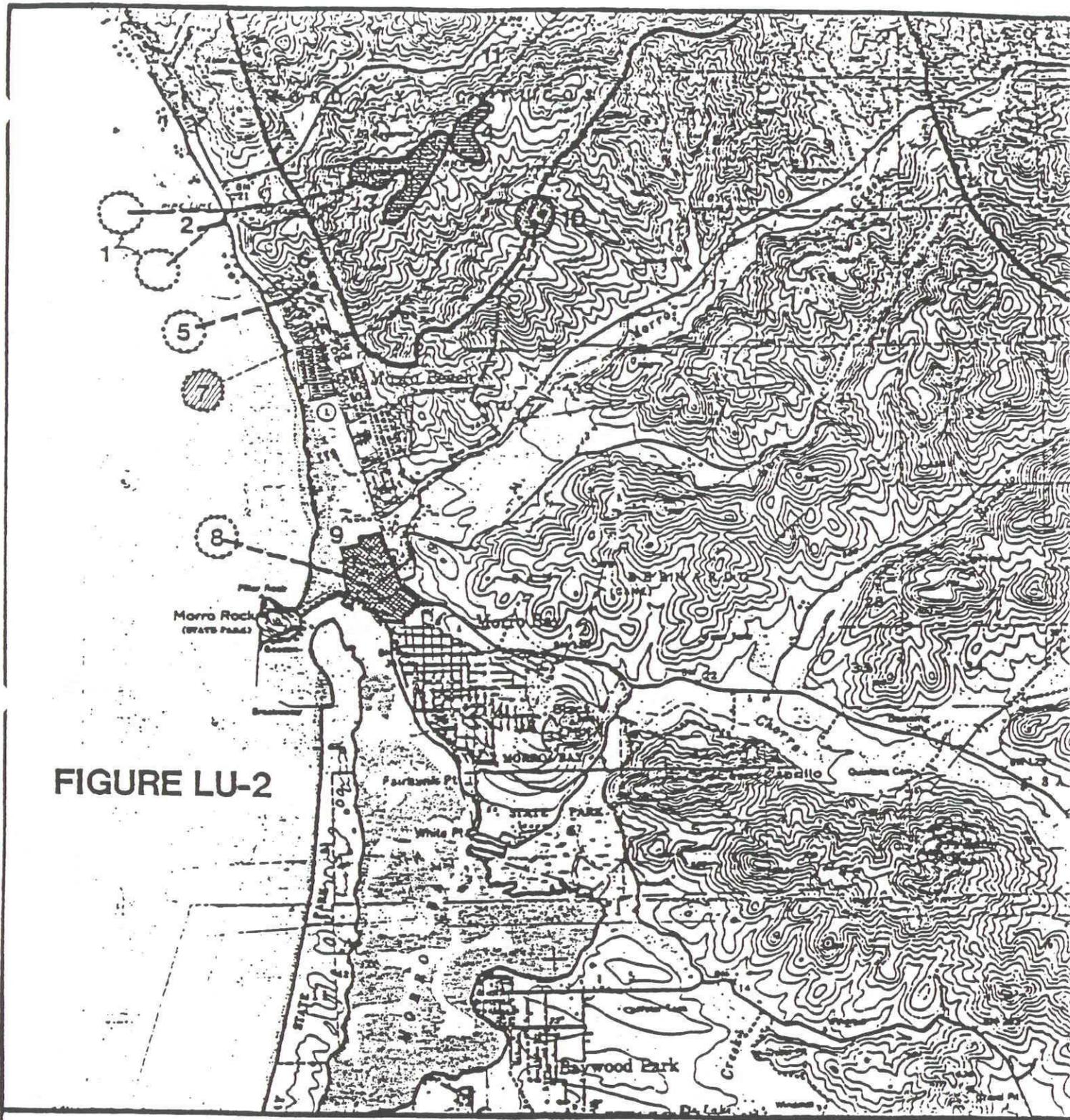


FIGURE LU-2

ENERGY RELATED FACILITIES

- | | |
|--|---|
| 1. Chevron U.S.A. Marine Terminals and Pipelines | 7. Former Texaco Marine Terminal and Abandoned Pipeline |
| 2. Chevron U.S.A. Pier | 8. PG&E Marine Terminal and Pipeline |
| 3. Chevron U.S.A. Oil Storage Tanks | 9. PG&E Morro Bay Power Plant |
| 4. Texaco Oil Storage | 10. PG&E Oil Storage Tanks and Pipeline |
| 5. Navy Marine Terminal and Pipeline | 11. Chevron U.S.A. Pipeline from San A and San Joaquin Valley |
| 6. Navy Jet Fuel Oil Storage Tanks | |

COASTAL COMMISSION

POWER PLANT SITING STUDY

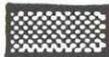
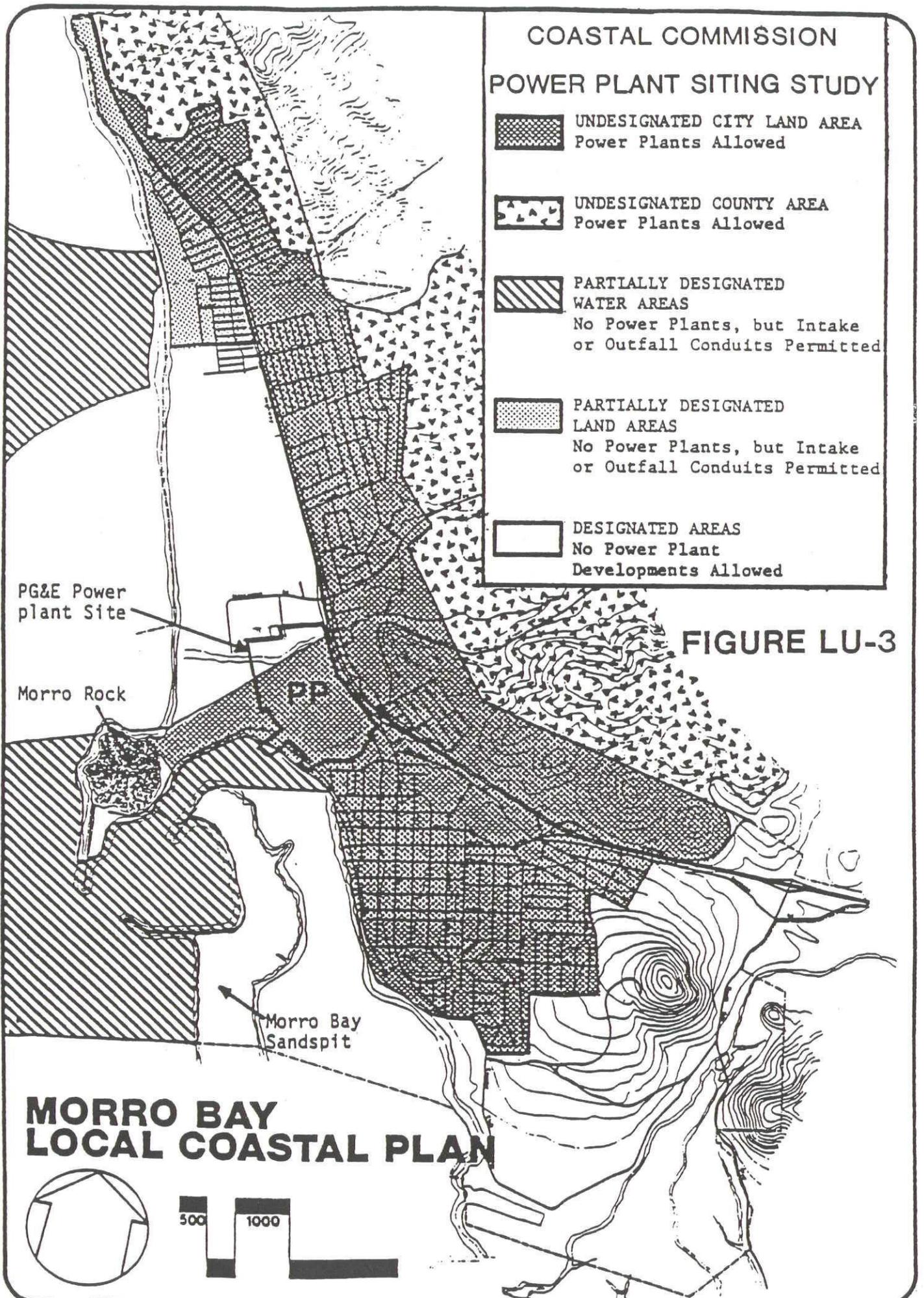
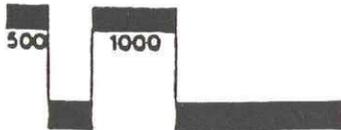
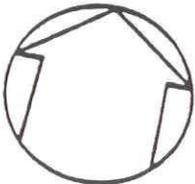
-  UNDESIGNATED CITY LAND AREA
Power Plants Allowed
-  UNDESIGNATED COUNTY AREA
Power Plants Allowed
-  PARTIALLY DESIGNATED
WATER AREAS
No Power Plants, but Intake
or Outfall Conduits Permitted
-  PARTIALLY DESIGNATED
LAND AREAS
No Power Plants, but Intake
or Outfall Conduits Permitted
-  DESIGNATED AREAS
No Power Plant
Developments Allowed

FIGURE LU-3



MORRO BAY
LOCAL COASTAL PLAN



In order to encourage additional fishing and boating industry-related development, the harbor is going to have to be continuously maintained and improved as a significant boat berthing facility. (LUE 35, See Circulation Element)

The Morro Bay power plant site does have some constraints in terms of expansion. While cooling water is readily available, air quality standards may be a limiting factor. Environmental determination and an EIR would be required before expansion could occur. (LCP 117)

2. Outer Continental Shelf (OCS) Development Issues: Since there is a shortage of suitable wharfage space, moorings and areas for expansion of commercial fishing industry, competition between commercial fishing and OCS related development would probably occur. From the oil industry's point of view, protected harbors which serve the commercial fishing industry are more desirable than pleasure boat marinas or cargo ports. However, construction and drilling boats associated with service bases are generally 180 to 220 feet in length and have a displacement of 15 to 20 feet. Presently, Morro Bay Harbor could not accommodate this type of craft unless there is a total overhaul of the harbor with a tremendous amount of dredging. (LCP 120)

Wharfage requirement for a service base most likely would require a minimum of 200 feet of waterfront property. The only area for this would be the land between P.G. & E. and Morro Rock in the Coleman Park area. But this area is critical to the City's plans to develop facilities to meet the needs of the commercial fishing industry and to improve the land area as a quality waterfront park and recreation area. (LCP 120)

The process of recovering oil and gas from the Outer Continental Shelf requires considerable industrial activity on land as well as at sea. Offshore platforms must be constructed. Food, fuel and drilling supplies must be assembled and shipped to the offshore work site. The workers from these activities need housing as well as community facilities and services. Estimating onshore impacts depends on whether or not recoverable resources are discovered, and if so, in what quantity. Until exploration is completed, the scale of onshore support requirements cannot be accurately predicted. (LCP 118)

Other impacts that would result from locating OCS support facilities in the City of Morro Bay include:

(a) Displacement of commercial fishing industry: Due to the similarities in the requirements of commercial fishing boats and of those service vessels, and because the oil industry can afford to pay more for the services required by their boats than can the fishing industry, commercial

fishing would tend to be displaced if a competitive situation arose.

(b) Displacement of labor force: Some portion of the previously employed labor force might be attracted to the new industries due to higher wages, perhaps resulting in the decline of traditional industries. (LCP 120)

(c) Creation of new jobs: Employment for local and imported labor, generating local cash flow, induced and indirect employment, would be generated.

(d) Increased demand for housing: Housing demand from the OCS labor force would have a significant impact on the community's limited housing supply.

(e) Environmental impacts: Resulting oil spills and dredging may have significant impact on Morro Bay's wetlands. (LCP 121)

Beyond the impacts that would be posed by the location of an onshore support base in Morro Bay, the development of tracts in the Outer Continental Shelf would have the following additional impacts on the community:

(a) Air Quality: San Luis Obispo County is an air quality attainment district and meets its air quality standards. OCS development is a problematic source of hydrocarbon emissions and may cause the County's air quality to exceed standards. Further information regarding impacts and mitigation measures which would reduce impacts is needed.

(b) Oil Spills: An oil spill in Morro Bay would have a devastating effect on the wetland and associated wildlife species, including rare and endangered bird species. An oil spill on the beaches may severely reduce tourism, vital to the City's well-being.

(c) Visual Impacts: The siting of oil platforms offshore may impact coastal views. These visual concerns must be balanced, however, with the nation's increased need for domestic fuel supplies.

Personnel employed in commercial fishing and support industries may be recruited by the oil industry. This could lead to a decline in the industry. Other than these, however, personnel for OCS development will most likely be recruited from other areas due to the requirement for skilled help. While the percentage of new personnel (non-local to those hired who are

local) ranged from 31 percent to 85 percent (Department of the Interior, 1978), it must be noted that the lower numbers come from areas, unlike San Luis Obispo County, with an already established oil industry. (LCP 121)

Environmental impacts stemming from service base (and other facilities) development would be of the same nature as any other comparably scaled development, except for those stemming from harbor expansion or oil spills. Coastal wetlands and associated wildlife are extremely sensitive to dredging, the resulting increased turbidity and sedimentation and oil from spills. The preliminary draft EIS indicated damage to wetland from an oil spill may last for up to ten (10) years. (LCP 122)

Alternatives to locating a service base in Morro Bay would either be the Chevron Estero Bay tanker-terminal, Port San Luis or the proposed service base at Gaviota. The proposed base at Gaviota could potentially accommodate the heavy industry requirements of OCS while smaller scaled facilities could be sited at a location within the County. (LCP 122)

To conclude, accurate identification of specific onshore OCS-related facilities and their potential impacts on the community is not possible until the exploration phase is over. Short of this, projections of recoverable resources and facility requirements can be made. These projections or scenarios are currently being developed by the County through a Coastal Energy Impact Program (CEIP) grant. Identification of potential offshore development and onshore facility requirements will allow proper planning for impacts stemming from OCS development in the event Lease Sale #53 and other subsequent sales occur and commercial development begins. (LCP 122)

8. AGRICULTURE

a. Existing Conditions: For many reasons, the Morro Bay area remains a notable agricultural area. This land use is generally found in the numerous valleys that radiate from Morro Bay. The crops vary in type, but corn, beans, and dry farming are the most prominent. The hillsides around Morro Bay, being more rugged, are predominantly devoted to open grazing. (OS 50)

Some of the important roles this use of land has in the Morro Bay area are:

1. Creates an attractive image at the entrances to the Community.
2. Maintains a sense of openness in some of the more picturesque portions of the area.

3. Maintains open areas that are critical to the function of ground water recharge and percolation, as well as allowing for the recycling of irrigation waters back into the groundwater basins.
4. Acts as a productive use of the land for which this area was historically noted.

Thus, as can be seen from the above, agricultural land isn't necessarily just land waiting to be developed, but it performs an important role in the local environment. (OS 51)

The Chorro and Morro Valleys, within and adjacent to the City, have either in the past or are presently supporting some agricultural activity. The City, however, contains a relatively small area devoted to this interim use. The City has no local coastal planning authority over lands outside its corporate limits, but does have strong interest in resource protection and land use planning for this area. Additional agricultural uses in these valleys may consume additional water resources which will affect supplies within the City for urban uses. Other coastal resources may be adversely affected by activities in the unincorporated County area (i.e., soils erosion, contamination of streams and ground water supplies with fertilizers and pesticides, etc.). Decisions and policies regarding agricultural lands outside the City limits but within the coastal zone will be addressed by the County of San Luis Obispo's Local Coastal Program. (LCP 128)

The Local Agency Formation Commission (LAFCO) has placed a substantial portion of the adjoining county agricultural area within the City's sphere of influence. This action gives the City a degree of control over the future land uses adjacent to the City since the County normally consults with jurisdictions regarding land uses within their sphere of influence boundaries. (New)

The Chorro Valley runs southeast of the City towards the City of San Luis Obispo. Flanked by the chain of volcanic plugs known as the Morros to the south and by the San Bernardo Mountains to the north, the valley floor is traversed by Chorro Creek which empties into the Morro Bay estuary below Morro Bay State Park. The elevation of the valley floor ranges from sea level to 200 feet and averages a half mile in width. The San Bernardo Creek and San Luisito Creek tributaries also contain lowlands which are cultivated.

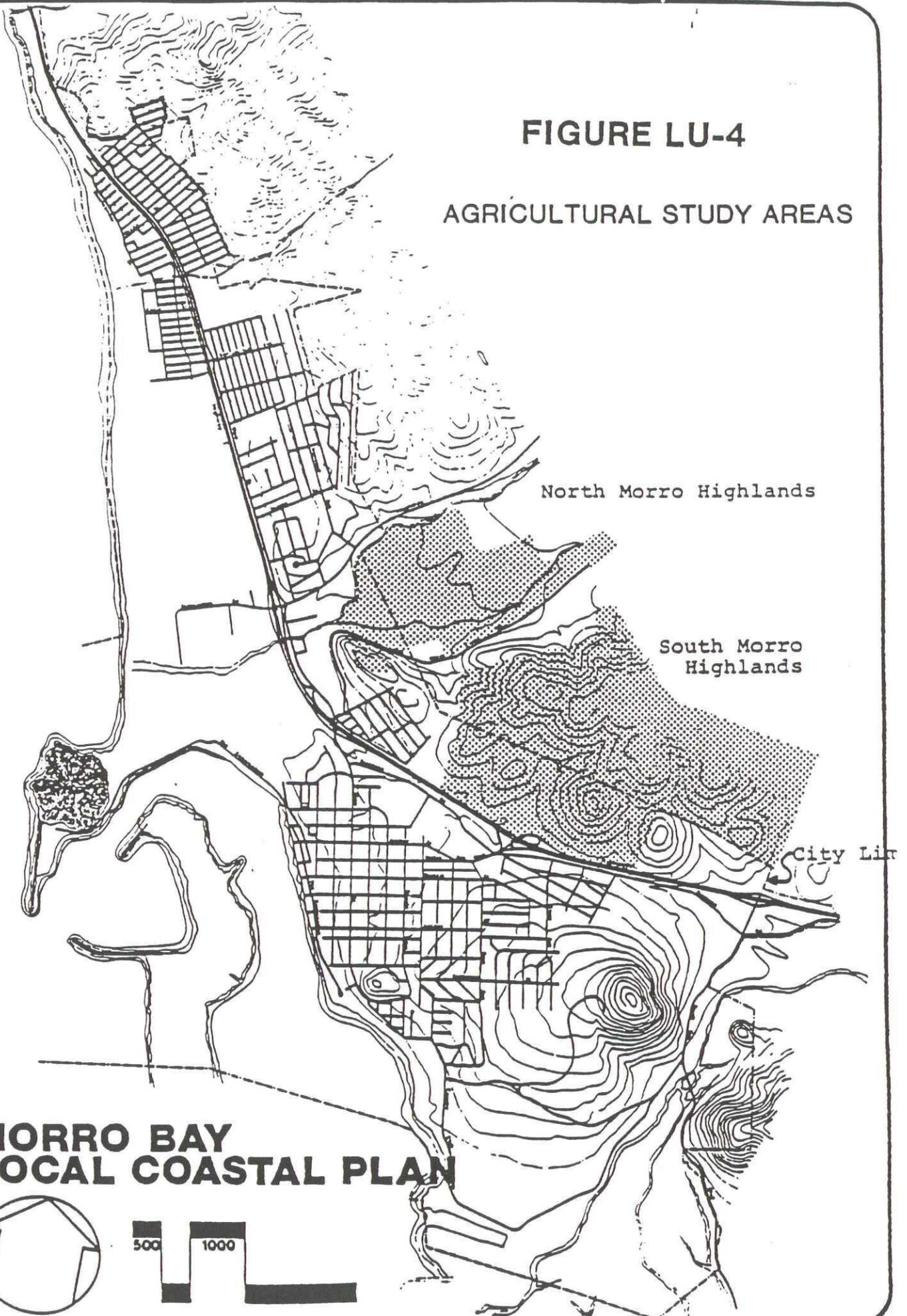
Morro Valley, traversed by Morro Creek, which empties to the sea just north of Morro Rock, runs a northeast course inland towards the Atascadero area. The Coastal Zone Boundary cuts across the valley about 4.5 miles away from the City. Lying between the San Bernardo and Morro y Cayucos Mountains, the Morro

and Little Morro Creek bottomlands at the confluence of the two creeks are about a half mile wide. The elevation of the valley floor within the coastal zone ranges from 50 to 350 feet, and the adjacent hills rise abruptly into steep, rolling slopes.

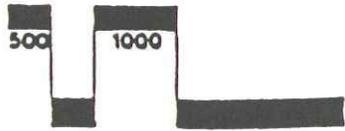
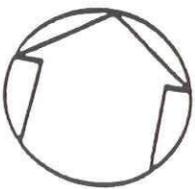
For the most part, the City cannot readily attest to the condition of the lands in its regional environs, because site specific evaluations have not been made of its agricultural capabilities. (LCP 128)

FIGURE LU-4

AGRICULTURAL STUDY AREAS



MORRO BAY LOCAL COASTAL PLAN



b. Issues: Agriculture land uses are hardly urban forms of development: however, their proximity, in this case, to more urbanized areas makes them an important feature. In an urban setting, they function as a form of open space and usually define the edges of a community. Unfortunately, agriculture is often slowly pushed away from a growing community simply because an expanding community tends to increase the value of land on its edges. Once the taxes on agricultural land become excessive, the land succumbs to development. (OS 50)

Proper farm management is the key in insuring that agricultural lands aren't exploited. Of primary concern are the valuable soils associated with this land use. Also, the application of fertilizers, insecticides, pesticides, etc. is not only capable of damaging the soil, but they have the potential, if misused, of affecting the groundwaters, wildlife and other forms of vegetation. Currently, however, there were no indications found that such was a problem in Morro Bay. (OS 50)

Prime agricultural lands located in Morro and Chorro Valleys will receive pressures for development unless a logical means can be established to preserve these for agricultural purposes. (LUE 36)

Urban uses, if not controlled, will push agricultural uses out of existing prime agricultural lands. Replacement of agricultural use in Morro and Chorro Valleys by urban uses could seriously reduce the water percolation rate into the groundwater basins located in these valleys. (OS 81)

9. SENSITIVE LANDS AND OPEN SPACE

a. Existing Conditions

1. Environmental Setting: The unique environmental features in the Morro Bay area can be characterized by their sheer variety and, further, their complexity. Morro Bay is bordered on the inland by rolling hills and narrow, well-defined valleys. These valleys are greatly utilized for agriculture and thus provide an interesting pattern on the land, as well as a sense of openness.

Features like Hollister Peak, Black Hill and Morro Rock engender sharp contrast to the area because of their dramatic height and form. The backdrop to this setting is provided by the Irish Hills to the south and the Santa Lucia Mountains to the east and north. Thus, unlike many communities, these features provide Morro Bay with a sense of containment and, therefore, a strong physical identity.

The heart of Morro Bay's environmental setting is, of course, the Bay. The Bay is for the most part an estuary environment with its navigable portions and the harbor having been created by man. The estuary has become critical to migrating birds since it is the only one suitable to the needs of this wildlife on the entire central coast. Further, the estuary, in principle, is the most productive of environmental systems and, as such, it attracts and supports hundreds of forms of wildlife. (OS 4) Of these, four are considered by the State to be endangered species:

1. Peregrine Falcon
2. Brown Pelican
3. California Least Tern
4. Morro Bay Kangaroo Rat

At least one species is considered to be a rare species-- California Black Rail. (OS 43)

2. Environmentally Sensitive Habitat Areas:

a. Morro Rock: The ecological preserve located on Morro Rock serves as a nesting site for Peregrine Falcons. Morro Rock is located at the mouth of the bay and is the northernmost visible volcanic plug in a chain of plugs which extends from Islay Hill in San Luis Obispo to Morro Rock. The rock is connected to the mainland via a strand which is composed of fill materials, much of it dredged from the bay during past operations.

The rare and endangered Peregrine Falcon nests on Morro Rock. The rock is one of the last remaining sites for the falcons and is one of the few known nesting sites on the coast north of the Channel Islands in Santa Barbara County. (LCP 204)

b. Fairbanks Point: Located at the southern end of Morro Bay's City limits and adjacent to Morro Bay State Park is Fairbanks Point; the Inn at Morro Bay Restaurant lies to the north. The State of California has acquired the Fairbanks Point property as an addition to Morro Bay State Park.

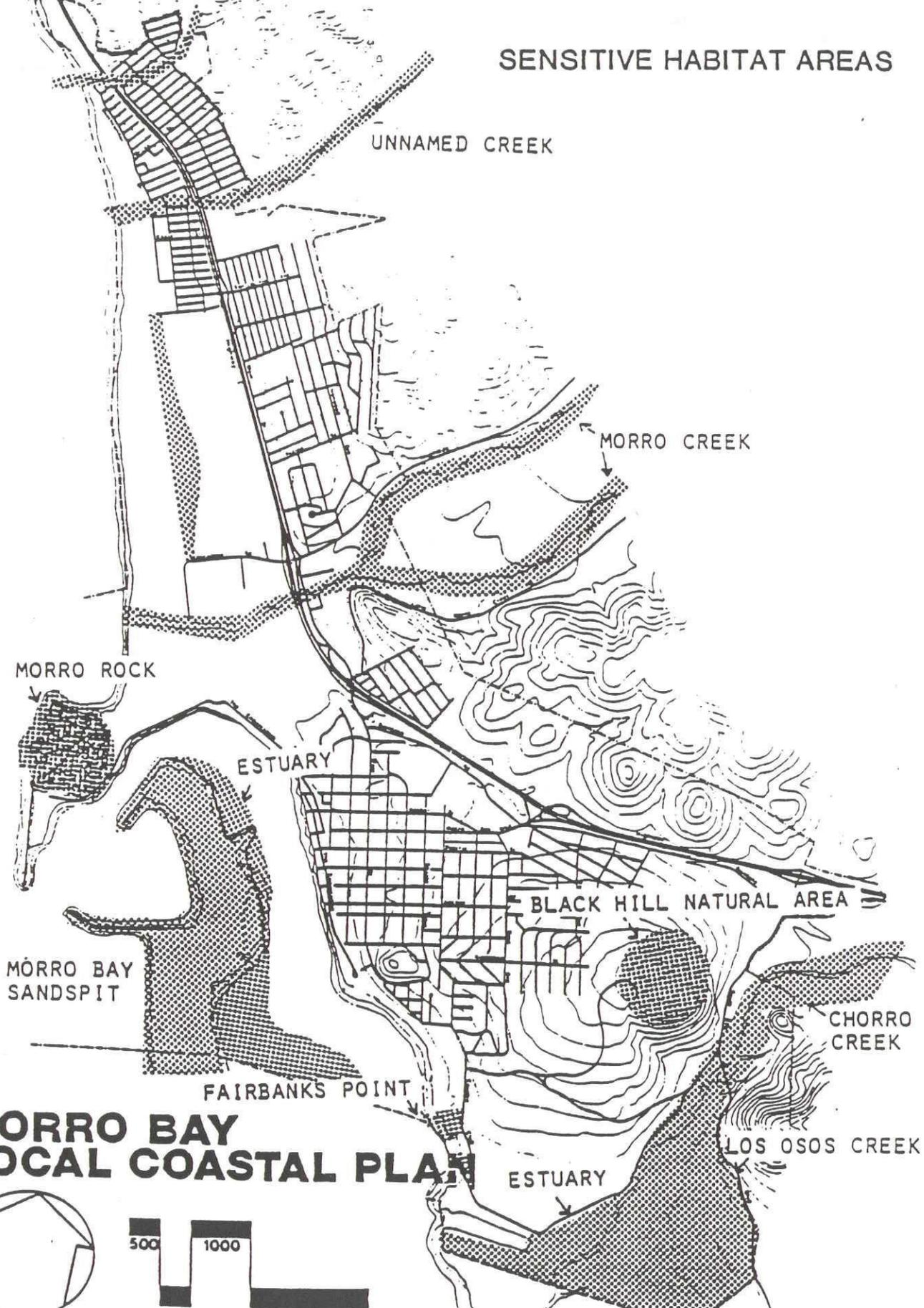
The grove of eucalyptus trees located at Fairbanks Point serves as a major nesting site for herons. In 1971, 74 active nests of the great heron were counted. A count conducted in 1972 indicated 100 nests of the Black Crowned Night Heron were located here. (LCP 204)

c. Black Hill Natural Area: This upland area of Morro Bay State Park is located southeast of the City of Morro Bay. The country club and golf course are located to the southwest of Black Hill. The dominant community is coastal sage scrub.

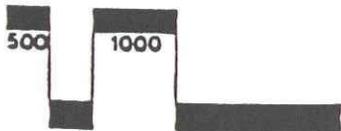
Within the plant community of coastal sage scrub are such species as California sagebrush, deerweed and buckwheat. This community also contains species characteristic of chaparral and grasslands. As is typical of coastal foothill areas, the grasslands are characterized by pasturelands and scattered grass openings of the chaparral. The rare layia jonesii is located here. (LCP 204)

FIGURE LU-5

SENSITIVE HABITAT AREAS



MORRO BAY
LOCAL COASTAL PLAN



3. Special Environmental Condition or Feature: In the Morro Bay area the environment is so diverse that this classification is applied for several reasons. Those features and conditions included in this category are as follows:

Morro Creek
Little Morro Creek
Unnamed Creek (north of Morro Creek)
Chorro Creek
San Bernardo Creek
Los Osos Creek
Remaining non-public portions of Morro Bay Marsh
Sand Dunes (north of high school)
Significant vegetation (west of San Jacinto Street)
Ridge line of the Park Ridge Mountains
Landslide areas and steep hillsides

These areas, because of their environmental significance, are proposed as requiring an open space treatment. These features, however, are not intended to preclude development of the areas within which they are located. More importantly, this plan recognizes these areas as requiring special treatment which may include them as a special feature in the open space characteristics of development. Maintaining the natural character of a creek adjacent to a residential development next to it would be an example of this treatment. (OS 102-3)

b. Issues

1. Diking Dredging and Filling Issues: About every two years the U.S. Army Corps of Engineers dredges the bay for harbor maintenance. This dredging is necessary to allow continued operation of the harbor and enhancement of habitat areas in the bay. However, adverse impacts may also result from dredging, and an understanding of the problems and benefits associated with dredging are imperative. In order to maintain the natural habitat areas of the bay, harbor development must be carried out with a minimum of adverse impacts. (LCP 206-7)

Dredging has an adverse impact on the benthic organisms of the bay. Dredging also increases turbidity, thereby disrupting the photosynthetic processes of the bay organisms. (LCP 207)

One major problem resulting from the dredging of the bay is the disposal of dredge spoils. In past years, dredge spoils were deposited on the sand spit. This action placed undue stress on a balanced system and "blow-outs" occurred on the sand spit causing infilling in the bay. Vegetative cover is increasing, however, and beginning to stabilize the dunes. The disposal of more sand

on the north end of the sand spit would destroy the present vegetation and increase the potential supply of sand to be blown back into the channel by winds. Dredging does play an important role in maintaining Morro Bay as a harbor, however, care must be taken to protect the natural habitat areas of the bay. (LCP 207)

One specific resource that may be impacted by dredging has been the eelgrass bed. Eelgrass is an important food for the Black Brant and serves as a cover plant for many juvenile fish species. Impacts on the eelgrass from dredging may be reduced by only allowing the minimum disturbance necessary and through the replanting of those beds that are disturbed. (LCP 191) It is significant that Morro Bay is only one of three major areas where eelgrass occurs. (OS 40)

The tidal actions of the Bay are of such a force that erosion of the Bay's floor is occurring, thereby filling dredged channels. (OS 82)

Increased agricultural activity and development occurring within the Chorro and Los Osos Creek watersheds have, in turn, increased the amount of sediment reaching the bay. (LCP 205)

The increase in the amount of development occurring in the Chorro and Los Osos watersheds has increased the amount of sediment entering the bay. (LCP 205)

The dredging, performed by the U.S. Army Corps of Engineers, which is required to clear the navigable portions of Morro Bay, may have a major impact on the water quality of the bay and disposal of spoils is a problem. (LCP 205)

Filling of the bay by sedimentation is a natural process. However, the rate at which the filling occurs may be greatly affected by the activities of man surrounding Morro Bay. A significant part of the sedimentation which enters Morro Bay is placed there by winds blowing over the sand spit and carrying sand with it. This process is inevitable to some extent but in this case is accelerated by man's activities. Trespassing of off-road vehicles onto the dunes and the dumping of dredge spoils have in past years removed or buried the vegetation which is so critical to the stabilization of the dunes. Alternate spoil dump sites should be sought to help alleviate this problem and increased park surveillance and posting of signs prohibiting off-road vehicles will be necessary to protect the dune stabilization process. (LCP 208, See also the Harbor Section of the Circulation Element)

2. Wildlife Habitat Issues: The General Plan locates most future industrial development adjacent to two of the area's most significant natural drainage channels, Morro and Chorro Creeks. (OS 82)

Riparian vegetation is critical to the ecological balance found in the creeks. The trees located along the creek banks can act as a canopy to the creek, thereby providing shade to maintain the low water temperatures necessary to the survival of the young steelhead trout. Excessive evapotranspiration is limited by a canopy of vegetation in the already low water levels of the summer months. Removal of this tree cover could lead to the extinction of fish from the creeks. One of the major sources of sediment entering the bay from the upland areas is from stream bank erosion. Riparian vegetation plays an important role in retarding this erosion. (LCP 206)

The Peregrine Falcon has suffered from low reproduction rates resulting in a greatly declining population rate, and the loss of appropriate habitat range. This in turn has increased the chances for possible extinction of the species and makes the protection of nesting sites essential to survival of the species. Morro Rock is a nesting site of Peregrine Falcons and has been designated as an ecological reserve. This area should be protected and maintained in its present status so as to enhance the chances of survival for the falcon. (LCP 208)

As development in and around Morro Bay increases, the need for recreational uses around the bay will increase and strain on habitat areas will result. The heron rookery at Fairbanks Point is a case in point. The heron nesting here requires seclusion and protection during the nesting period if the process is to be completed. Man's activities in the area could disrupt the process but need not. Through proper recognition of the need for seclusion by the heron, activities in the area may be restricted so as not to endanger the bird's habitat. (LCP 208)

Ironically, the aesthetic and recreational appearance of the area creates further demands on development of additional harbor facilities, urbanization of the privately owned shoreline and alteration of the tidelands to serve recreational purposes, all of which pose threats to the environmentally sensitive habitat areas. (LCP 205)

SOURCES OF DREDGED SEDIMENTS

ESTIMATED TOTAL ANNUAL DEPOSITION
132,600 cubic yards / year

Source: Army Corps of Engineers, 1975

City of Morro Bay
LITTORAL DRIFT
89.7%

WIND TRANSPORTED SAND
6.9%

CREEK SEDIMENT INFLOW
3.4%

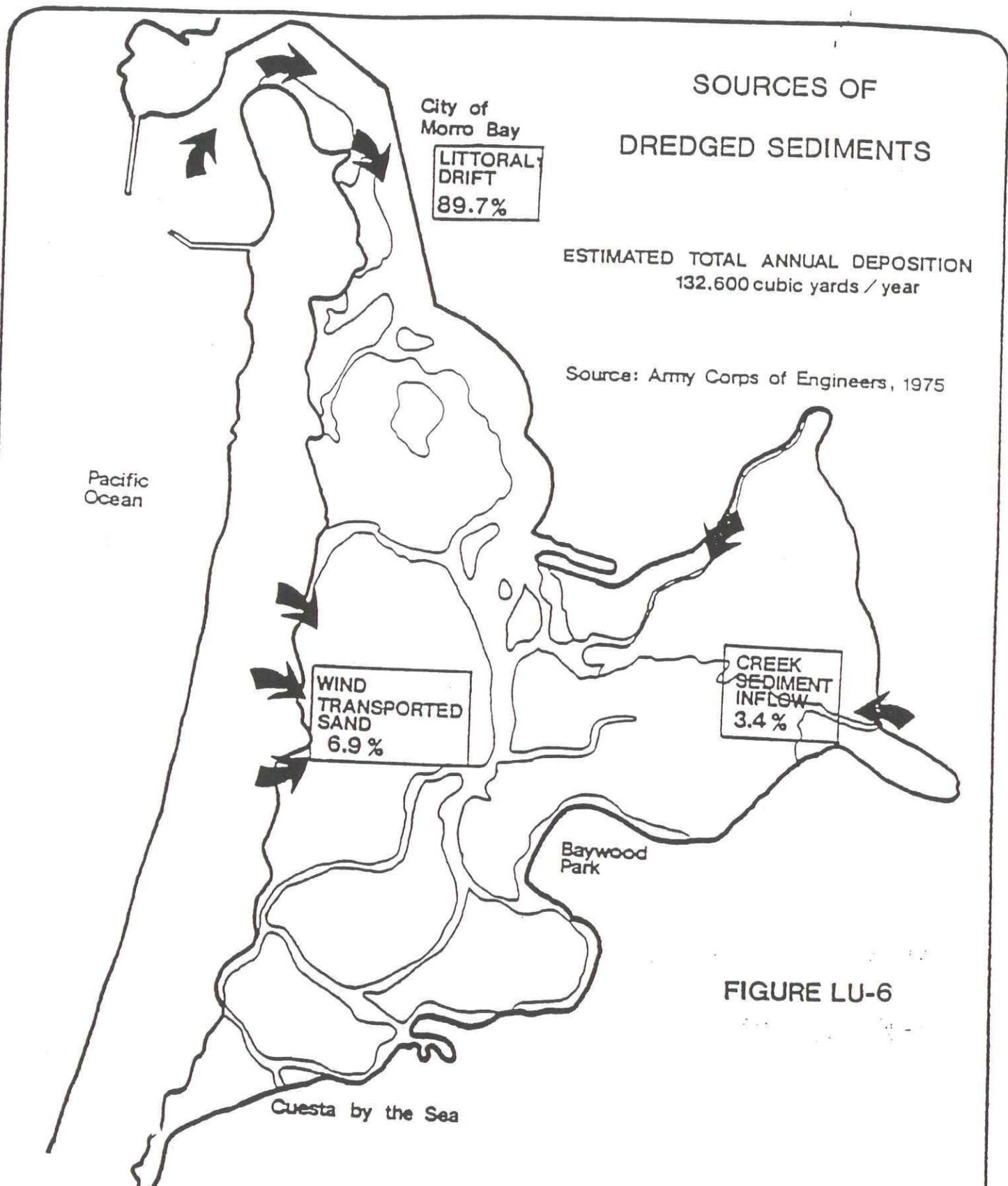
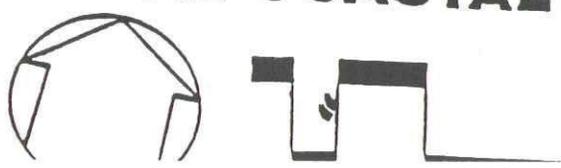


FIGURE LU-6

MORRO BAY LOCAL COASTAL PLAN



Pollutants in the Bay which may be expected to increase as the result of an expected increase in boating activities include:

- (a) Coliform bacteria from sewage disposal--this encourages the growth of algae and speeds the process of eutrophication;
- (b) Increased turbidity--this is caused by a stirring of organic matter. Turbidity inhibits photosynthesis;
- (c) Grease and oil--these substances float on the water acting as a barrier between air and water, thereby preventing oxygen from dissolving;
- (d) Trash--unsightly paper, plastic and food waste generally increases with an increase in usage in an area;
- (e) Changes in odor, color, or taste--this may be influenced by various sources such as oil, gasoline and detergents. (LCP 207)

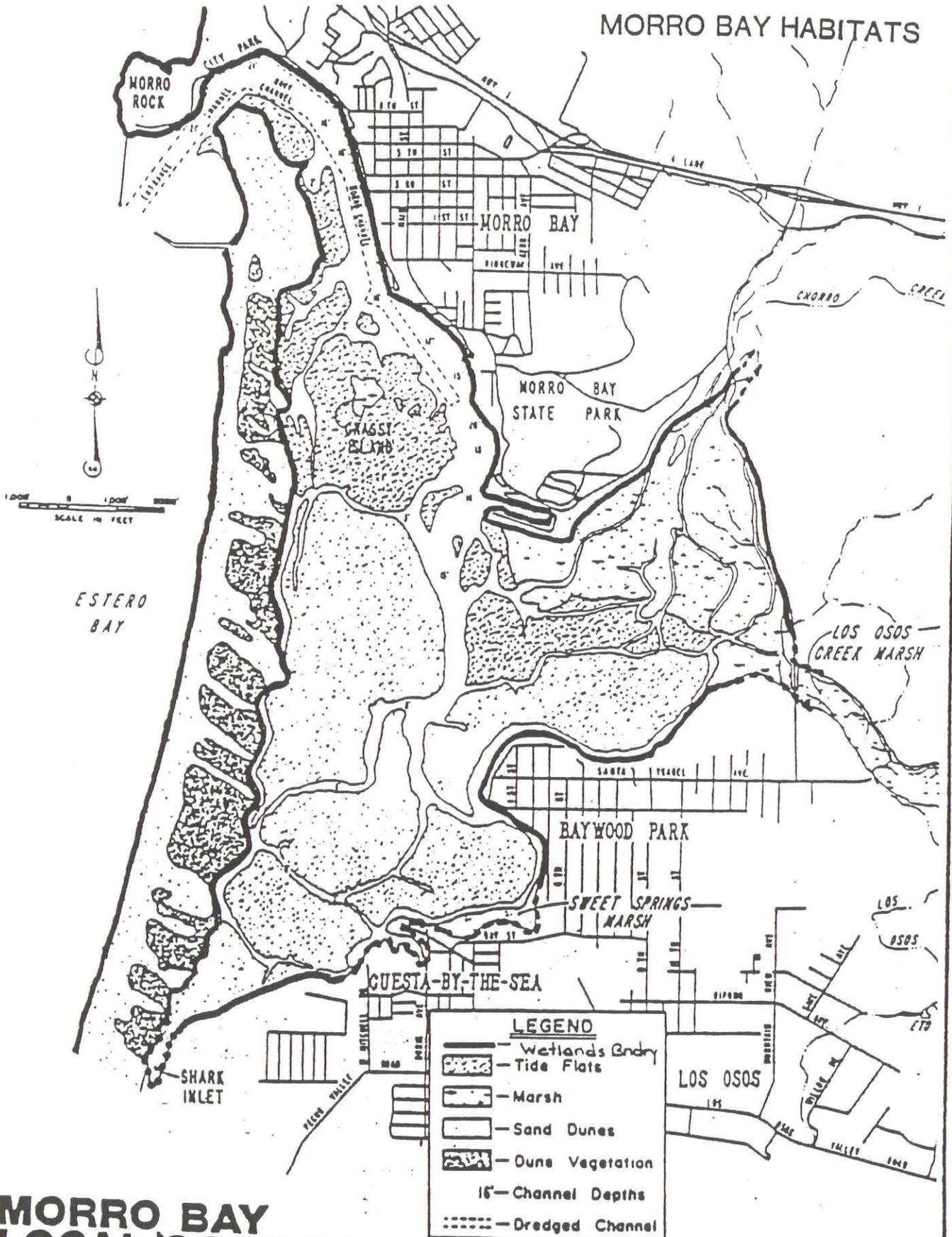
Contamination of the Bay via surface drainage should be another area of concern. During storms, oils and greases and other contaminants washed from streets and parking areas have the potential of being carried by runoff waters into the bay. Although the magnitude of this problem has not been determined, it is important to realize that in the future efforts may have to be made to prevent such contamination. (OS 47)

The wildlife supported by the Bay is especially vulnerable to urban impact. It is not known to what degree certain species can tolerate human interference and impact. (OS 47)

3. Air Quality Issues: Except for periods when PG&E burns oil at the power plant, air pollution does not appear to be a significant problem in Morro Bay. Future development of offshore oil development has the potential to degrade the City's air quality. The City should reassess air quality measures at the time of development of offshore oil development near the City's coastline. (New)

FIGURE LU-7

MORRO BAY HABITATS



MORRO BAY LOCAL COASTAL PLAN

10. FISHING, BOATING AND HARBOR

a. Existing Conditions: Since the founding of the community, the commercial fishing industry has played a significant role in the development of Morro Bay. Today this still is true, with the basic industry providing an economic source for the community as well as serving as an important tourist attraction.

The California Coastal Act of 1976 requires Morro Bay to protect and, where feasible, upgrade commercial and recreational fishing facilities. This is in keeping with the community's policy of giving priority to commercial fishery in new harbor development. (LCP 148)

The City's dockage and mooring (anchorage) facilities accommodate approximately 494 vessels, including temporary tie-ups for 23 fishing vessels. The majority of vessels using the harbor are engaged in commercial fishing and sport fishing activities. However, it is difficult to separate the uses in terms of the vessels' activities in relation to the leased dockage or moorage facilities. (LCP 149)

There are dockage facilities for approximately 366 vessels. The actual capacity can vary according to the size of the vessel. The space for 366 vessels is based on an average vessel length of 40 feet. Of the 366 spaces, the City manages 91 spaces, leases 237 permanent spaces and 23 temporary spaces. There are two docks privately-owned in the harbor with space available for about 15 vessels. (LCP 149, See also Circulation Element)

The commercial fishing fleet working from Morro Bay utilizes a variety of boats, including trawlers, trammel netters, and hook and line. Similar in composition to the fleet in Port San Luis, the largest number of boats fish for rock fish and albacore.

Commercial fishing has increased in Morro Bay since the mid-1940's. The Harbor inventories, taken yearly, indicated in April, 1979, that there were 185 commercial fishing vessels within the harbor. Estimates of part-time commercial fishing use vary due to the number of boats which may be used for recreational purposes while keeping a commercial fishing license. Additional space could be provided for commercial and recreational boats in the harbor if inoperative boats were abated similarly to inoperative automobiles. (LCP 149)

The following table summarizes the use of Morro Bay by commercial fishing boats from 1970-1979:

LCP TABLE 1

Commercial Boats in Morro Bay Harbor
1970 - 1979

<u>Year</u>	<u>Commercial Boats</u>	<u>Year</u>	<u>Commercial Boats</u>
1970	100	1975	199
1971	138	1976	180
1972	145	1977	178
1973	162	1978	199
1974	181	1979	185

Commercial fishing has been an important economic element for the City. Morro Bay has benefited from the fishing industry and its ancillary facilities. However, the fishing catch has declined over the years while the number of commercial fishing boats has increased.

As a basic element to tourism, sport fishing has been a most important feature in Morro Bay, whereas, commercial fishing has played a larger role in Morro Bay's development as a fishing community. The sport fishermen support local businesses, including purchasing of tackle, bait, wearing apparel and supporting restaurants and motels. Morro Bay's harbor inventory indicated the average number of active sport boats over the last ten years was twelve. (LCP 150)

Boating is one of the most popular recreational activities along the California coastline. However, the high demand for the limited supply of coastal facilities has placed a burden on small harbors such as Morro Bay. Presently, Morro Bay has 278 moorings and slips for recreational and commercial boats. The total spaces available are either in the mooring spaces or adjacent to the shoreline in various areas of the bay. Boats are moored in a grid pattern measuring 100 feet on center. (LCP 150)

Recently, the City has taken steps to ensure the priority of commercial fishing within the Morro Bay Harbor while still providing for recreational boating. With a demand greater than the City-owned slips could provide, it was necessary to establish priority for commercial fishing craft use of these slips, and for the slip's waiting list. Vessels of a commercial nature refer to boats which have a current Department of Fish and Game commercial fishing license and whose owner or operator holds a commercial fishing license which within the calendar year has been actively used for commercial fishing activities. (LCP 158-9)

b. Issues: Morro Bay's boat launch facility is old and over-utilized, has limited day use boating slips and inadequate parking facilities. (LCP 150)

Because Morro Bay is the only fully protected harbor between Santa Barbara and Monterey, boats out of non-protected harbors during storms will seek refuge in Morro Bay, often causing additional, over-utilization of existing berths, docks and moorings. See Chapter III of the LCP for additional boating information. (LCP 150)

A future concern to the commercial fishing industry is the proposed plans by the U.S. Department of the Interior to lease thousands of acres of the Outer Continental Shelf (3+ miles from shore) for offshore oil and gas development. The primary concerns include the potential reduction in fishing grounds or obstruction to fishing areas, compensation for fouled or ruined equipment due to location of rigs, oil and tar, etc., and the increased probability of an oil spill that could have both short-term and long-term adverse effects on the commercial fisheries. (LCP 157, See also Circulation Element)

11. PUBLIC FACILITIES

a. Existing Conditions:

1. Water Supply: Like many coastal communities, the City of Morro Bay is dependent upon groundwater for its primary water supply. This water is extracted from the adjacent Chorro and Morro Creek Basins. The safe yield for these two basins was estimated in 1969 by the Department of Water Resources to be 1,700 acre-feet per year each. However, based upon recent engineering studies, these figures proved to be too low.

The City also has an arrangement for water from Whale Rock Reservoir. This specific water is for emergency use, and the agreement with the Whale Rock Commission must be renewed each year. This water source has only been used once by the City during the 1972 statewide drought and is not considered to be significant in the long-term water management forecast.

Currently, the City has eight (8) wells in the Chorro Basin and another eight (8) in the Morro Basin. Due to high salt content, however, two of the Morro Basin wells are for emergency use only.

With the exception of total dissolved solids and one March 1981 well number 11A iron concentration, the groundwater from the two basins meets all acceptable water quality standards.

The only treatment the water receives is chlorination. The City's water distribution system generally needs an accelerated maintenance schedule to maintain its condition and correct any leaks and/or low pressure situations.

2. Water Demand: In response to droughts, water production in the two basins has fluctuated over the last ten years. Current groundwater production by the City totals 1,611 acre-feet per year. To accurately project future water demand, it is necessary to evaluate past and present water use. This is done by developing a water use factor from total water production and population. This factor, expressed in gallons per capita per day (gpcd), incorporates all water uses within the community into one comprehensive number.

Individual water use in the City has declined markedly over the last decade, also in response to drought, water conservation and rationing measures. Based on these trends, the City's consulting engineers have assumed a 166 gpcd figure (0.19 af/capita/year) for making future water demand projections. Using this figure, the consultants have estimated the City's future water demand for the year 2000 as 2,268 acre-feet a year (0.19 af/yr./person x 12,195 people; Brown and Caldwell, 1981). (LCP 71)

The City's build-out population is estimated to be 13,500 people. Build-out water demand is therefore, estimated to be 2,565 acre-feet a year (0.19 af/yr./person x 13,500 people). However, the passage of Measure F in the November 1984 election set a more restrictive limit of 12,200 which is not to be exceeded until after December 31, 2000. On the basis of Measure F, water demand for the year 2000 is estimated to be 2,318 acre feet per year, approximately the level of usage projected in the 1981 Brown and Caldwell Report. (New)

Anticipating that the "safe yield" of the two groundwater basins would be exceeded, the City adopted a program in 1977 of controlling new growth through issuing a fixed number of water equivalencies necessary for the historic annual development rate. The equivalencies were established by multiplying the number of building permits issued for each specific land use by its average water consumption and then equated to residential units. 161 water equivalencies were set to allow an annual growth rate of three percent, a rate which would not exceed the safe yield of the two basins until 1982. At this time, the City expects that Whale Rock Reservoir would be available to augment the water supply. (LCP 74)

Measure F, adopted in 1984, reduced the number of annual residential units to 70. The maximum variation in the number of units which can be constructed in any one year is 10 percent, which means that in no year can the number of permitted units exceed 77. (New)

The water equivalency program is dependent on the ability of the groundwater basins to produce 1,700 acre-feet per year. City water production records show, however, that this level of production is not always achieved during drought condition due to mismanaged water facilities. Additionally, the program needed adjustment to meet the requirements of the Coastal Act in the protection of priority land uses. (LCP 74)

City records show no water supplied to agricultural land uses within City limits. The limited agricultural production is provided water from wells outside City limits. Past City records indicate that on the average coastal-dependent (commercial fishing and recreational boating) uses account for approximately two percent of the total annual City water consumption while visitor-serving uses account for another 20 percent.

FIGURE LU-8

HYDROLOGIC AREAS

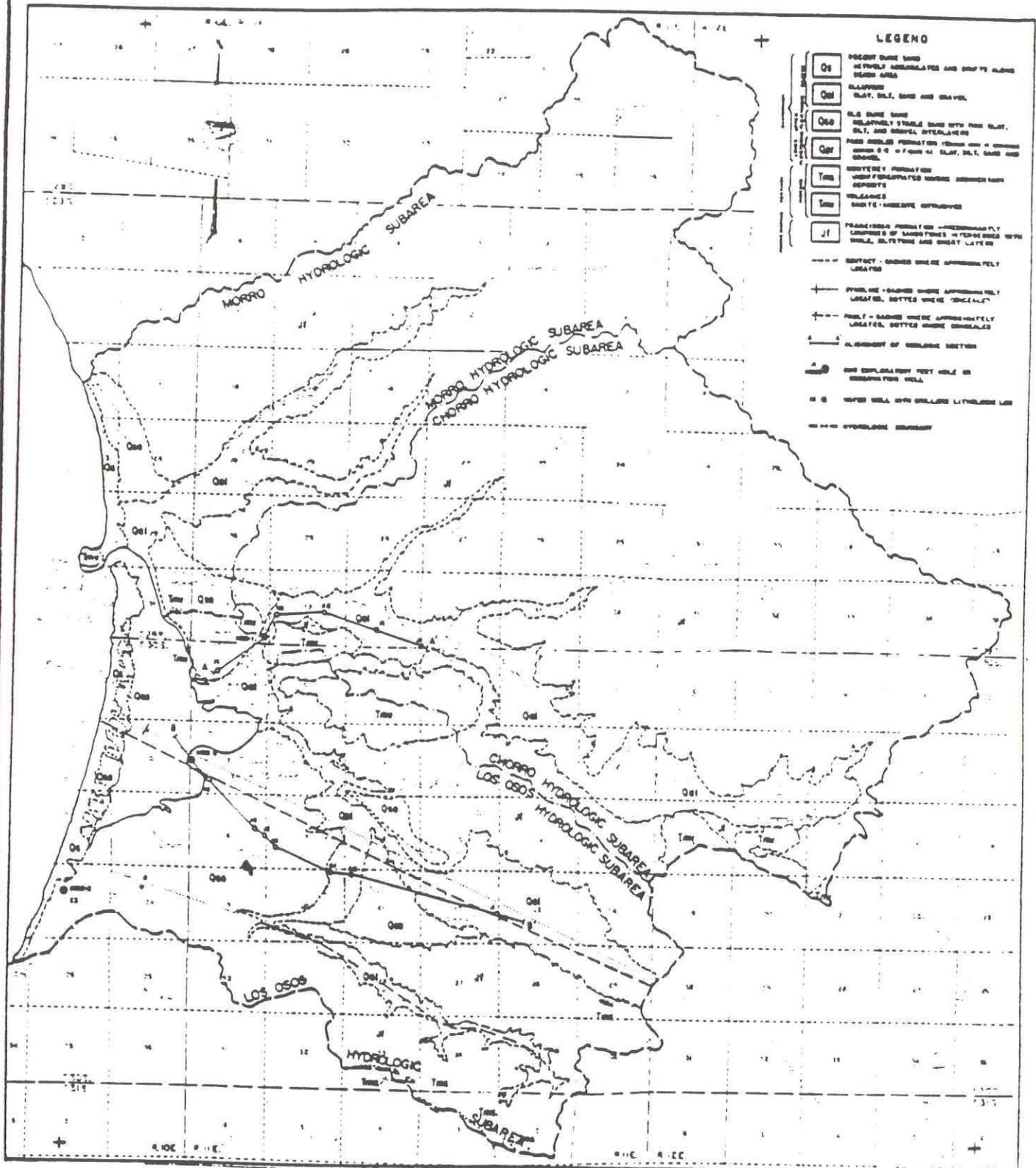


FIGURE LU-9

URBAN UNIT WATER USE FACTOR

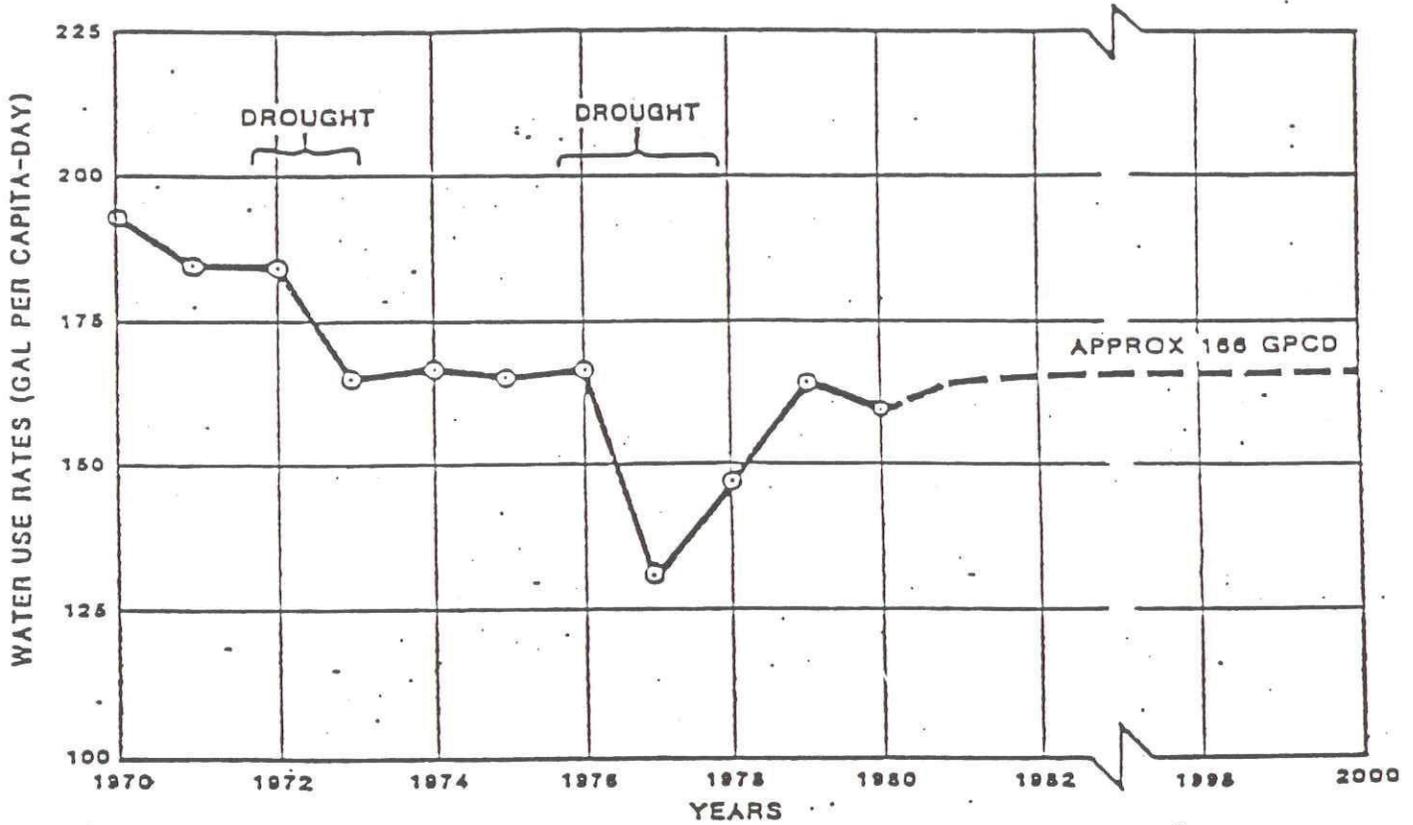


Fig. 4-2. Urban Unit Water Use Factor

*Revised from Brown and Caldwell, 1981 to reflect recent population information.

FIGURE LU-10

PROJECTED WATER DEMAND

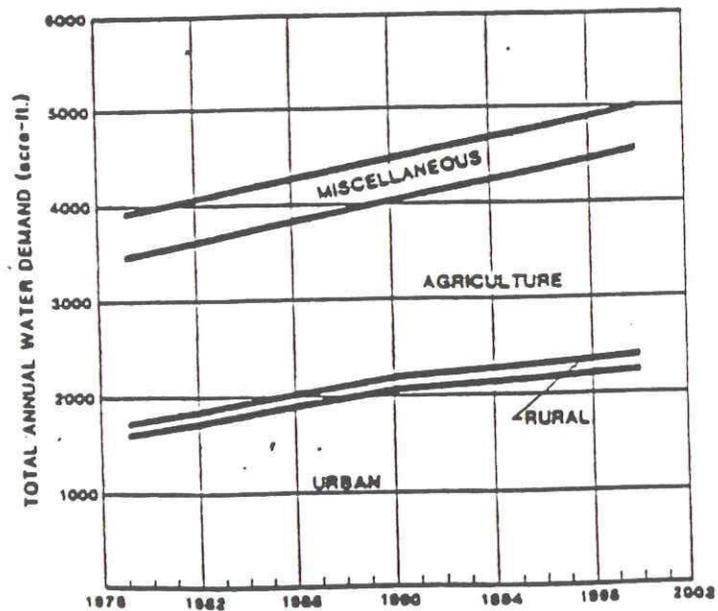


FIGURE LU-11

HISTORICAL URBAN WATER DEMAND

Year	Urban Population	Total water production million gallons ^a	Water use factor gcd ^b
1970	7,109	500.01	193
1971	7,450	499.55	184
1972	7,514	503.62	184
1973	7,725	464.21	165
1974	7,942	483.01	167
1975	8,165	491.50	165
1976	8,394	513.07	167
1977	8,561	406.78	130
1978	8,729	465.92	146
1979	8,896	525.94	162
1980	9,064	524.90	159

^aFrom City of Morro Bay, groundwater production records

^bFrom total production, divided by urban population

*Revised from Brown and Caldwell, 1981 to reflect recent population information

FIGURE LU-12

SUMMARY OF PROJECTED WASTEWATER FLOWS FOR MORRO BAY/CAYUCOS

CATEGORY	BASE UNITS			
	1975	1979	1989	1999
Galons per capita per day	93	96	103	110
Average Day (Maximum Month) in MGD				
Domestic and Commercial	0.98	1.19	1.65	2.11
Industrial	0.02	0.02	0.03	0.03
Tourist	0.61	0.63	0.68	0.73
Total Average Day	1.61	1.84	2.36	2.87

RCE: John Carollo Engineers, 1978

SUMMARY OF CURRENT PROJECTED WASTEWATER FLOW RATES MORRO BAY AND CAYUCOS

CATEGORY	BASE UNITS			
	1980	1990	2000	BUILD-OUT
Population				
Morro Bay	9,064	11,040	12,195	13,500
Cayucos	2,305	2,775	3,246	5,642
Total	11,369	13,815	15,441	19,142
Domestic and Commercial Flow (gpcd)	96	103	110	120*
Average Day Flow, MGS				
Industrial	0.02	0.03	0.03	0.03*
Tourist	0.63	0.68	0.73	0.80*
Total MGD	1.74	2.13	2.46	3.13

Estimated by City of Morro Bay
RCE: City calculations

The Chorro and Morro Basins also support notable agricultural operation outside the City limits. While the major activity is grazing on some adjacent hillsides, crop production is found in the bottomlands of the two creeks. Here, irrigated crops are a major consumer of groundwater resources (see the Agricultural Component for a more detailed discussion). Additional rural land uses also rely on the two groundwater basins for water. (LCP 74)

Since there has been no monitoring of rural or agricultural water use, until recently, estimating their past and present water demand is difficult. Using land use acreages, Brown and Caldwell (1981) estimates current agricultural extraction of groundwater from the two basins equals 1,756 acre-feet per year with other rural land uses utilizing an additional 86 acre-feet. Table LU-15 gives the current groundwater production for the two basins for all land uses and the estimated year 200 extractions. Figure ___ graphically shows the projected water demand. (LCP 74-5)

TABLE 2

TOTAL PROJECTED WATER DEMAND
MORRO AND CHORRO BASINS

USES	DEMAND IN ACRE FEET PER YEAR		
	1979	1990	2000
City of Morro Bay	1,614	2,053	2,268
Rural Areas	86	107	118
Miscellaneous	486	486	486
Agriculture (outside City Limits)	1,758	1,865	2,155
TOTAL	3,944	4,511	5,027

SOURCE: Brown and Caldwell, 1981. (LCP 74-75)

Due to a temporary decline in water levels during the recent 1976-77 drought and the belief that the published value of safe yield at that time was being exceeded, the California Coastal commission felt the Chorro and Morro Groundwater Basins were in a state of overdraft. In addition, increases in chloride concentrations led the California Coastal Commission to believe that seawater intrusion may be occurring. As a result, the California Coastal Commission on December 14, 1977 imposed a de facto building moratorium on the City. Unfortunately, this action was found by engineering studies to be premature and unsupported by the ultimate data conclusions. (LCP 77)

3. Water Management Plan: The City's ongoing water management activities involve annual infrastructure improvements (i.e., water line, well pump and storage tank replacement). Indeed, Morro Bay has always had a "Water Management Plan", but in more recent times it has renewed efforts to better manage the resources available. This is illustrated by the February, 1981, study which addresses the steps to be taken to meet the city's water demand through the year 2000 (City Consultant Engineers: Brown and Caldwell; incorporated herein by reference). As a companion and further refinement of the 1981 study, a California Department of Water Resources report was commissioned for completion in 1982. As can be noted, the subject of water management is a dynamic process and information is constantly being collected to adjust future planned program activities. (LCP 77)

The City is currently studying the groundwater supply. The new statistics should be added this General Plan by reference when they are available. (New)

a. Wastewater Facilities: Wastewater treatment facilities are shared jointly by the unincorporated community of Cayucos and the City of Morro Bay, 40 to 60 percent, respectively. Each community operates its own individual wastewater collection system.

The Wastewater Treatment Plant provides secondary treatment to the effluent which is discharged through a 300-foot ocean outfall. The plant currently discharges an average of 1.6 million gallons per day (mgd). The City's wastewater collection system is at capacity in many portions of the community.

The total design capacity of the existing Wastewater Treatment Plant is 1.7 million gallons per day (mgd); therefore, Morro Bay's share (60 percent) is 1.02 mgd. When the treatment plant was designed in 1964, the capacity was based upon meeting the then current water quality standards. Since these standards are now much more stringent, the plant capacity was lowered in recent years to ensure adequate water quality. However, recent improvements to the plant have returned the plant's capacity to 1.7 mgd. Expansion of the plant to a 2.4 mgd capacity is planned for the near future. Morro Bay's share of the expanded plant (60 percent) would then be 1.44 mgd.

b. Wastewater Demand: In response to drought conditions and water conservation measures over the past decade, individual wastewater flow rates in the community have varied. In 1975, domestic and commercial wastewater use was an estimated 93 gallons per capita per day (gpcd). This is projected to increase to 110 gpcd by 1999. (A wastewater

study is currently underway. The results of that study may result in the amendment of portions or all of this section.)

4. Government Buildings: Government buildings in Morro Bay are predominantly located in the vicinity of the Downtown. They include the City Hall, Public Works building, Recreation building, Fire Station, Police Station, Public Library and Veteran's Hall. (New)

b. Issues: An important factor in determining the type, location and intensity of land uses within the community is the capability of the City's water and sewage systems to accommodate new growth. The Coastal Act requires that new development be closely correlated with service capacity. (LCP 70)

1. Water: (City staff is preparing the draft of this section.)

2. Sewer: As can be seen in Table 10 (of the LCP), plant capacity will be exceeded in the year 2000 and if the plant were further expanded to 2.87 NGD as proposed, this plant expansion would not be sufficient to accommodate a build-out population. (LCP 91)

The trunkline sewer system is in need of upgrading and would require additional lines to serve new development in areas outside the City's current boundaries. (LUE 38)

3. Government Buildings: There is a need to create a unified "civic center" which would improve communication between departments and provide an image of which community residents can be proud. The City has initiated this program with the recent improvements at the library. A plan should be prepared for the civic center. The plan should emphasize centralization and upgrading.

12. ARCHAEOLOGICAL RESOURCES

a. Existing Conditions: Morro Bay's proximity to the ocean and various streams and mild year-round climate made it an ideal location for Indian settlement. Food was readily available and there were raw materials for the construction of shelters. For these reasons, Indian settlements were widespread in Morro Bay. Many sites have been discovered as a result of construction. The City may contain additional archaeological resources in areas where development has not yet occurred or in already developed areas in the City. Most resources are not readily seen until grading and construction occurs. (New)

b. Issues: One of the basic issues raised in protecting archaeological resources is the conflict between the need to inventory existing and potential sites and the preservation of those sites once their location becomes public knowledge. Archaeologists avoid revealing site locations because of the temptation for many people to search for artifacts once a site is publicly known. (LCP 99)

A second protection issue is that the location of known sites does not reflect the potential importance of portions of the coast that have not yet been surveyed (in fact, the majority of the coast). This is an important issue when defining the types of projects that should require a preliminary survey of archaeological resources, because most known sites have been discovered as a result of development activity and public access. (LCP 99)

In general, urbanization and uncontrolled public access appear to be the principal sources of destruction of archaeological sites. The direct threats posed by urbanization include: grading activities (both agricultural and construction related); residential and industrial construction; construction of roads and highways; water projects (eroding and burying sites); pipeline projects; off-road vehicles; recreational developments; natural forces (water and wind); and unauthorized collection of artifacts. One of the most significant indirect threats to the integrity of archaeological sites is public access. Vandalism has always been a source of site destruction and its probability increases with enhanced access to areas of archaeological significance. Any increase in temporary or permanent population in the vicinity of a site increases its vulnerability to disturbance. Construction of public roads that provide access to areas of archaeological significance or publication of known site locations can also increase vandalism. (LCP 99)

Single-family residential development on individual building lots presents an important dilemma in determining the necessary scope of archaeological review. Under the California Environmental Quality Act (CEQA), single-family residences and residential projects of less than four units are exempt from environmental review unless archaeological resources are known to be on the property. Thus, the information necessary to locate structures to preserve archaeological resources may not be available or used. Proposed development on large lots will have some flexibility to enable clustering structures on the least damaging portions of a site. (LCP 99-100)

13. CONSERVATION

a. Existing Conditions

1. Surface Waters: The tributaries of a watershed of nearly 100 square miles focus on the Morro Bay area. The watershed area is not immense, but the fact that its major water drainage ways have concentrated in one area on the coast is unique to the entire County of San Luis Obispo. Much of this watershed lies within the City's Sphere of Influence Boundary approved by the Local Agency Formation Commission (LAFCo). (New)

The most significant streams are Morro Creek, Chorro Creek and Los Osos Creek. Chorro Creek and Los Osos Creek flow into the back bay and are thus the primary source of fresh water to this estuarine environment. Morro Creek finds its way to the ocean just north of Morro Rock.

These waterways attain their importance from the amount and type of land for which they provide drainage. A major difference this drainage system has from other streams in inland areas is that they drain a section of the coastal mountains. These mountains not only consist of steeper slopes that account for more water runoff, but they receive larger percentages of rainfall than do more inland areas. Therefore, while oftentimes these streams are shorter in length than the inland streams, their water carrying nature is important. Also, these characteristics can add up to a potential for having larger volumes of water being moved in a much shorter period of time.

These waterways, being the major drainage features that they are, are also subject to waters that run off the urbanized areas in Morro Bay, as well as the agricultural lands that border these streams. Because of this, the streams are subject to a number of unnatural conditions such as pesticides and fertilizers, silt from vacant and weed-free subdivided lots, as well as the oils washed from the streets. (OS 25-27)

2. Soils: The most fertile areas in the Morro Bay area can be found in the valleys where most of the agriculture occurs. Streams have eroded soils upstream and have transported and deposited them along the valleys. There are two types of alluviums in Morro Bay. The older alluvium, characterized by coarse textured soils, is generally found in the Los Osos Creek Valley and coastal plain of Morro Bay. Consisting of old stabilized dunes, the soils are subject to excessive drainage, rapid permeability, and wind and water erosion. The soils are generally not fertile and are used mainly for urban uses and only marginal agriculture.

The newer alluvium can be found in the Toro, Morro, and Chorro Valleys. The soils here are characterized by level, but poorly drained clays. These soils have no erosion problems and have been actively used for agriculture.

The foothills of Morro Bay have been generally categorized as shallow upland. Within this category, two soil groups can be identified. One consists of upland soils formed on firm shales, sandstone or mudstone, and is highly prone to erosion in view of the character of the soil and steep slopes. The second group is a clayey upland soil formed on shale or igneous bedrock. Situated on gently rolling terrain, erosion is moderate and the subsoil permeability is slow. (OS 37)

Land at the southern extremities of Morro Bay and the western edges of the Los Osos Valley consists of wind blown sand and lacks soil cover. The sands originated as beach sands and were blown inland.

A large portion of Morro Bay is underlain by sand dunes, including the Bay itself where such occurs to a depth of 300 feet below sea level. They are interbedded with water laid clays and gravels which have been transported and deposited by the streams. These dune sand areas are old and stabilized and contain deep, coarse textured soils. They are subject to excessive drainage, rapid permeability, and wind and water erosion. The soil is generally not fertile.

Recent dune sand can be found along the beaches and the sand spit where the transportation of sand is an ongoing process. This type of soil is also not fertile. (OS 39)

3. Air Quality: Coordination of all air pollution control activities in California, which is a joint effort of local air pollution control agencies, the State and Federal government, is the responsibility of the California Air Resources Board. Under State law, local authorities have the primary responsibility for control of pollutants emitted by stationary sources. The State Air Resources Board shares responsibility for control of emissions from motor vehicles with the National Environmental Protection Agency. The County Air Pollution Control District monitors the local conditions.

California is divided into eleven air basins. Morro Bay lies within the South Central Coast Basin in which three air pollution monitoring stations monitor various types of pollutants. (OS 14)

Air pollution in Morro Bay has consistently been declining, and only the oxidants have exceeded the State and Federal Standards in the past. Because of the ocean's influence, Morro Bay enjoys a mild climate, and it is the combination of both the

ocean and the coastal climate that has generally resulted in a relatively clear atmosphere. (OS 15) PG&E is the primary stationary polluter within the City as well as the County. Future O.C.S. development may also impact air quality in Morro Bay.

4. Other Resources: In addition to soils, both water and energy resources should be conserved. These subjects are discussed in other sections of this General Plan (See Industrial/Energy-Related Development and the Public Facilities Sections).

b. Issues:

1. Soil Erosion: Many circumstances lead to soil erosion. The lack of complete street improvements, paving, curbs, gutters and sidewalks allows for extensive areas within street rights-of-way to be subject to erosion. (OS 81)

Commercial and industrial areas too often cover their respective lots completely with asphalt and buildings, creating a sterile appearance and adding greatly to surface water runoff. Many yards, lots and slopes are absent of ground cover plant materials and, therefore, contribute to erosion of soils and sedimentation problems. (OS 82)

An increase in the development and intensification of the agriculture located within the Los Osos and Chorro Creek watersheds has increased the amount of sediment entering the creeks. This, in turn, has increased the amount of sediment entering the estuary and accelerated the infilling of the bay. While this process is a natural one, man's activities have accelerated its rate.

Heavy siltation of stream beds may also clog the natural flow of water from the surface into groundwater reserves. Higher flows and an increased flood hazard may also result from increased stream sedimentation. Polluted runoff from upland development or indirect discharge of pollutants into streams may infiltrate into groundwater, thereby polluting underground water sources. (LCP 206)

An extensive pattern of highly erodable, unstable soils exists in the watershed areas outside the City limits making the hillsides vulnerable to natural erosion and to the process of mass wasting or landsliding. This process may be greatly accelerated by development activities. Disturbance of the hillsides by extensive development, overgrazing, or vegetation loss by clearing or wildfire can significantly disrupt the balance of the hillside areas and cause mass wasting to occur. Since streams are sensitive habitats in and of themselves, and also influence a larger sensitive habitat area in the bay,

development and land use located adjacent to these areas can have a tremendous impact on such things as stream hydrology, channel geometry and water quality. (LCP 206)

2. Air Quality Issues: Except for periods when PG&E burns oil at the power plant, air pollution does not appear to be a significant problem in Morro Bay. Future development of offshore oil development has the potential to degrade the City's air quality. The City should reassess air quality measures at the time of development of offshore oil development near the City's coastline. (New)

3. Other Resources: In addition to soil erosion, many energy resources are consumed without proper consideration for their conservation. Since many energy sources are non-renewable, indiscriminant use will result in future shortages. Also, water resources are often not properly conserved. (New)

C. Land Use Classifications and Land Use Plan Maps

1. Introduction

To provide for the wide range of existing land uses and to guide future development, the City of Morro Bay has established a series of land use classifications or categories. These classifications describe the kinds and intensities of various land uses that make up the City's fabric and are the basis for the zoning districts established in the Municipal Code. The land use classifications, and plan maps set forth in this section represent the integration of the Land Use Element of the General Plan adopted in 1977, and the Local Coastal Program Land Use Plan, adopted in 1982. Together with the Land Use Plan map, and related mixed use area maps which illustrate the locations of the various classifications, the physical plan of the City is complete.

2. Land Use Classifications

a. Residential Land Uses: Five residential land use categories are established to provide for a wide range of densities. The purpose is to ensure that residential land is developed to a density suitable to its location and physical characteristics. (LCP 22)

Density ranges are as follows:

Limited Density	-	up to 2 dwelling units per acre
Low Density	-	up to 4 dwelling units per acre
Low-Medium Density	-	4 to 7 dwelling units per acre
Medium Density	-	7 to 15 dwelling units per acre
High Density	-	15 to 27 dwelling units per acre

(LCP 22)

b. Commercial Land Uses: Five commercial land use categories are established to meet the varieties of commercial needs within the City:

(1) Neighborhood Commercial: This land use designation is intended to provide for those commercial users which cater to the daily needs of residents within a one-to-two mile radius. Typical land uses are grocery and convenience food stores, laundries, hardware and drug stores.

(2) District Commercial: This land use designation is intended to provide for commercial uses which cater to the needs of more than one neighborhood. It would provide for suitable land area, primarily in the Central Morro Bay Planning Area, for commercial businesses offering major household and personal goods and services.

(3) Service Commercial: Many commercial uses must be located carefully with respect to residential neighborhoods. Those commercial businesses that create noise, require outdoor work areas, or have other characteristics which are not suitable to be located near residential land uses should be located in the areas designated for service commercial uses.

"The City recognizes the need to preserve land for service commercial uses, and will weigh any LUP amendment and zone change request carefully, recognizing the need for such uses as boat storage and repair, and light industry. Areas most suitable for service commercial/light industrial activities shall be protected as such. The characteristics of such areas include good vehicle access, buffers from residential areas and the principal commercial districts, and larger lot size. Some service commercial areas must also be preserved near the active waterfront but care must be exercised to minimize conflicts with other uses."

This land use category is intended to accommodate some forms of light industrial/manufacturing uses particularly relating to commercial fishing needs. Specifically, it is intended to encourage the continuation of boat building land uses and fish processing which does not require canning or extensive cooking facilities.

(4) Visitor Serving: The visitor-serving land use category is especially important to the City since tourism is a significant contributor to the local economy. This category encourages concentration of tourist-intensive uses at major destination points in the City or at locations easily accessible to travelers along State Highway One. Visitor-serving uses that should be developed in those areas

designated as such are hotels/motels, overnight RV facilities, restaurants, gift shops, goods and supply stores, commercial recreation and other uses typically found to accommodate tourist needs and activities.

(5) Commercial/Recreational Fishing: This category is intended to implement Measure "D" of the June 2, 1981, City ballot, passed by the citizens of Morro Bay, which states in its full text (as a permitted use in the Planned Development "P.D." Zone):

"The City shall not grant any permit, authorization or other approval of any state owned tidelands subject to City lease between Beach Street and Target Rock, unless such development or use is primarily for the purpose of serving or facilitating licensed commercial fishing activities or noncommercial recreational fishing activities, or is clearly incidental thereto. For purposes of illustration only, and not by way of limitation, no approval shall be granted for any new passenger-for-hire boats or supporting facilities, or for any new restaurant, cafe, gift shop or other retail establishments serving the general public, and any existing such uses shall hereafter be considered nonconforming and shall not be expanded or enlarged."

Measure "D" added Section 17.36.020, to the Morro Bay Municipal Code (Zoning Ordinance); it is noted that by doing so, the described "nonconforming uses" become subject to the other provisions of that Municipal Code Title; also see LCP Policy 7.01. (LCP 22-24)

c. Industrial Uses:

(1) General Industry: Light industry land uses which do not require materials or equipment which would emit excessive air, audio, water or land pollutants, or would require considerable outdoor storage, are allowable in this designation. The City would like to encourage the location of light industries that would specifically cater to commercial fishing and regional needs, such as machine shops, auto mechanic shops, blacksmithing, cold storage, warehousing and food processing, light manufacturing, component assembling and small parts processing.

(2) Coastal-Dependent Industrial Land Use: This land use specifically relates to those industrial land uses which are given priority by the Coastal Act of 1976 for location adjacent to the coastline. Examples of uses in this

designation are thermal power plants, seawater intake structures, discharge structures, tanker support facilities, and other similar uses which must be located on or adjacent to the sea in order to function. The Morro Bay wastewater treatment facilities are protected in their present location since an important operational element, the outfall line, is coastal-dependent; see LCP Policy 5.03.

d. Other Land Uses

(1) Mariculture and Marine Research This designation applies to areas within the City that, because of their location adjacent to sources of seawater, and their relationship to adjacent land uses, have been determined to be suitable for the propagation and rearing of ocean fish and shell fish. Uses allowed in these areas are coastal dependent mariculture activities that must be served by seawater intake and discharge pipelines in order to function, and includes other directly related uses.

Mariculture facilities including buildings, tanks, raceways and pipelines used for breeding, hatching, grow-out, and related research, and administrative offices and educational facilities. Processing of mariculture products such as cleaning, shelling, canning or packaging is expressly prohibited in such areas. (LCP 25)

(2) Golf Course This designation provides for golf courses and related facilities such as club houses, pro-shops, maintenance buildings, parking area, and irrigation systems, and also provides for passive recreation activities including walking and bicycle paths, picnic areas, play areas and similar quiet recreational activities. (LCP 25)

(3) Harbor/Navigational Ways The City established the Harbor and Navigational Ways land use classification to protect the fishing, boating and other land uses which depend upon the harbor for their existence. This land use designation specifically addresses that area of the City covered by seawater and includes the mouth of the bay to the southern City limits. Uses allowed in the harbor are those which must be located on the water in order to function, including intake and discharge structures, mariculture, commercial and recreational boating and support facilities, visitor-serving uses where public access is enhanced or facilitates coastal-dependent use, open space for navigation, habitat preservation and viewshed. (LCP 150, See Circulation Element)

(4) Open Space/Recreation This land use designation includes that open space which is not defined

environmentally sensitive habitat and is intended to accommodate more intensive recreational activities. Allowable uses include golf courses, boating clubs, athletic fields, stables, campgrounds and other commercial recreation uses. There are detailed policies and programs for the development of recreational lands contained in the Parks and Recreation Element and the Parks and Recreation Facilities Plan 1985 to 1990.

(5) Mixed Commercial/Harbor Dependent Uses This land use designation allows a mixture of visitor-serving commercial uses, and harbor dependent land uses. It is intended to preserve the working harbor existing along the Embarcadero while facilitating visitor needs, since the Embarcadero is a major tourist destination. Examples of land uses that would be accommodated in this category are sportfishing facilities, fish stores, dockage for commercial fishing boats, restaurants, gift shops, visitor access and facilities, some fish processing facilities requiring the use of ocean water, recreational boat dockage and other similar activities.

(6) Environmentally Sensitive Habitat This land use designation is intended to protect those areas in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments. Resource-dependent activities such as fishing, clamming, hiking, viewshed enjoyment, etc., are allowable within this designation. (See Land Use Map; Figures LU-1, LU-2, LU-3 and LU-4)

(7) Agriculture This land use designation is intended to identify and preserve agricultural land for the cultivation of plant crops and the raising of animals. Lands eligible for this designation shall include lands with prime soils, prime agricultural land, land in existing agricultural use, land with agricultural potential and lands under Williamson Act contracts.

(8) Mixed Uses Areas In order to address the special characteristics of certain parts of the City, various Mixed Use and Overlay designations have been applied to the areas shown on Figures LU 17A and LU 17B. In general, the policies and programs for the major land uses which make up these Mixed Uses and Overlay designations apply where they are applicable. In addition, specific policies defining the conditions and standards for development of each of these areas is set forth in Section D. 11 of this chapter and should be referred to in determining consistency of any land use proposal.

e. Overlay Designations: Overlay designations provide for land uses which are specific to certain locations within the City and which are allowable in more than one land use designation. The overlays are the exclusive use of the property so designated and are described as follows:

(1) Planned Development: This overlay requires that any development must occur in accordance with a precise development plan, which has received discretionary City approval. If the overlay involves residential uses, they shall be developed in accordance with the density established under the residential land use designation.

(2) Restricted Areas: This overlay identifies those sensitive habitats within the City which have resources so environmentally sensitive that even passive recreational uses must be prohibited. Such areas include the Morro Rock Peregrine Falcon area and the heron rookery near the Stocking site and the wetlands portion of the bay. Additional areas may be added within this definition after consultation with the Department of Fish and Game and U.S. Fish and Wildlife Service.

(3) Park: This overlay identifies where public parks exist or are proposed.

(4) School: This overlay identifies the location of public schools.

(5) Public-Institutional: This overlay identifies the location of facilities which serve the public such as government buildings, power plant and transmission substations, and the City wastewater treatment facility; and quasi-public institutions such as hospital or facilities of a civic, cultural or religious nature. (LCP 28)

(6) Interim/Open Space Uses in Industrial Categories: This designation allows interim or temporary land uses in both industrial categories until such time as the area is needed for its primary use. These uses must have relocatable (not permanent) structures which are subordinate to the character of the visual setting and are limited to visitor-related, recreational or commercial fishing temporary uses as listed in LCP Policy 5.02. (LCP 24-25)

3. Land Use Plan Map

Figures LU-13, 14, 15, and 16, that are presented here constitute the General Plan Land Use Map of the City of Morro Bay.

MORRO BAY

LAND USE MAP

LEGEND

RESIDENTIAL

-  LOW DENSITY
-  LOW/MEDIUM DENSITY
-  MEDIUM DENSITY
-  HIGH DENSITY

d.u./ac.

- 0-4
- 4-7
- 7-15
- 15-27

COMMERCIAL

-  NEIGHBORHOOD
-  DISTRICT
-  SERVICE
-  VISITOR SERVING
-  COM./REC. FISHING

NEW LAND USE CATEGORIES

-  DISTRICT COMMERCIAL/VISITOR SERVING COMMERCIAL

INDUSTRIAL

-  GENERAL (LIGHT)
-  COASTAL DEVELOPMENT

OTHER

-  HARBOR/NAVIGATIONAL WAYS
-  OPEN SPACE/RECREATION
-  MIXED USES (HARBOR)
-  MIXED USES (NEIGHBORHOOD AND VISITOR COMMERCIAL / HIGH DENSITY RESIDENTIAL / PROFESSIONAL)
-  AGRICULTURE
-  ENVIRONMENTALLY SENSITIVE HABITAT

-  LIMITED DENSITY RESIDENTIAL/ GOLF COURSE
-  MARICULTURE AND MARINE RESEARCH/ LIMITED RESIDENTIAL/GOLF COURSE
-  SCHOOL

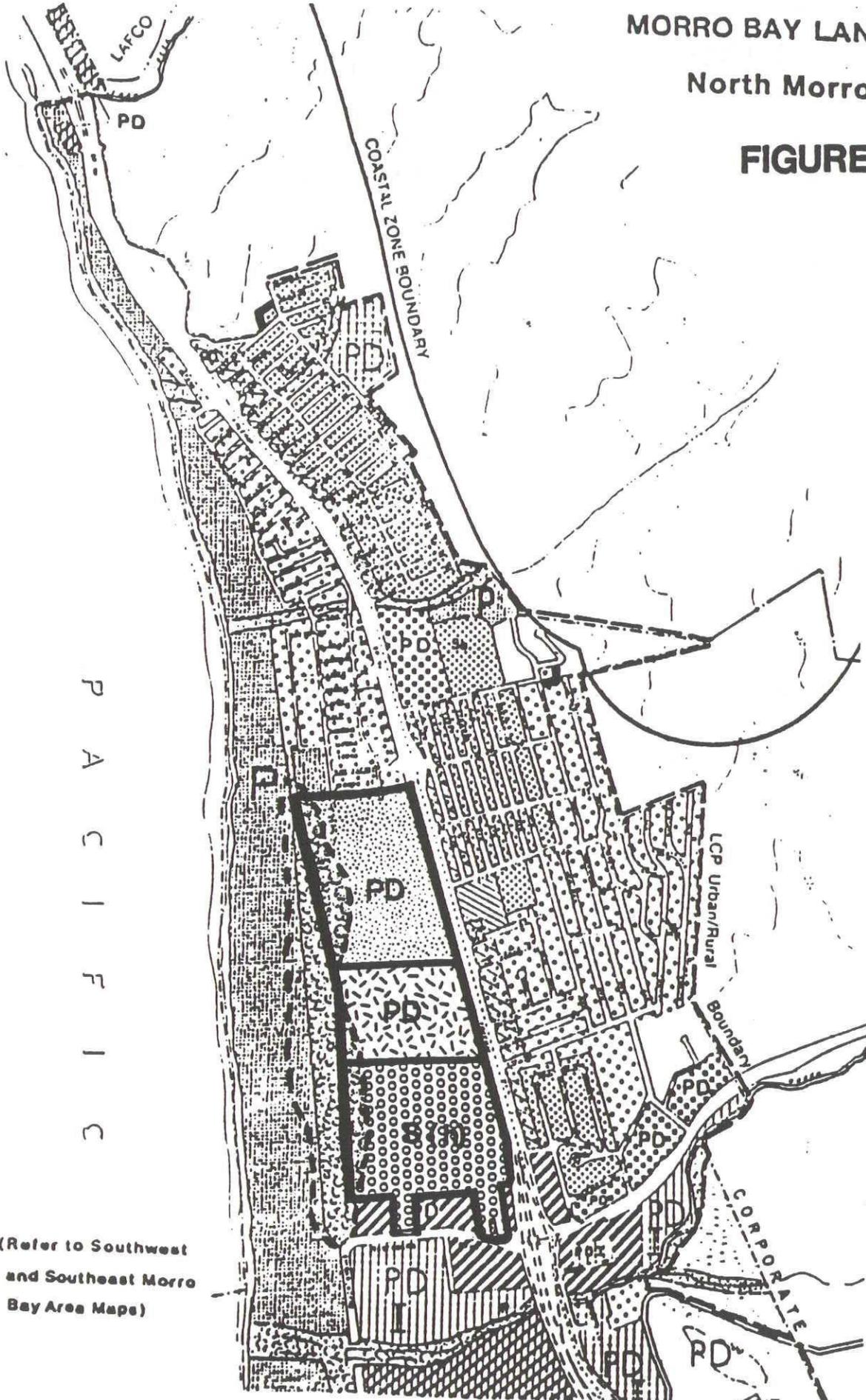
OVERLAYS

- PD** PLANNED DEVELOPMENT
- F** RESTRICTED
- P** PARK
- S** SCHOOL (S) ELEMENTARY
(H) HIGH SCHOOL
- P/I** PUBLIC/INSTITUTIONAL
- I** INTERIM OPEN SPACE

FIGURE LU-13

MORRO BAY LAND USE M
North Morro Bay Area

FIGURE LU-1



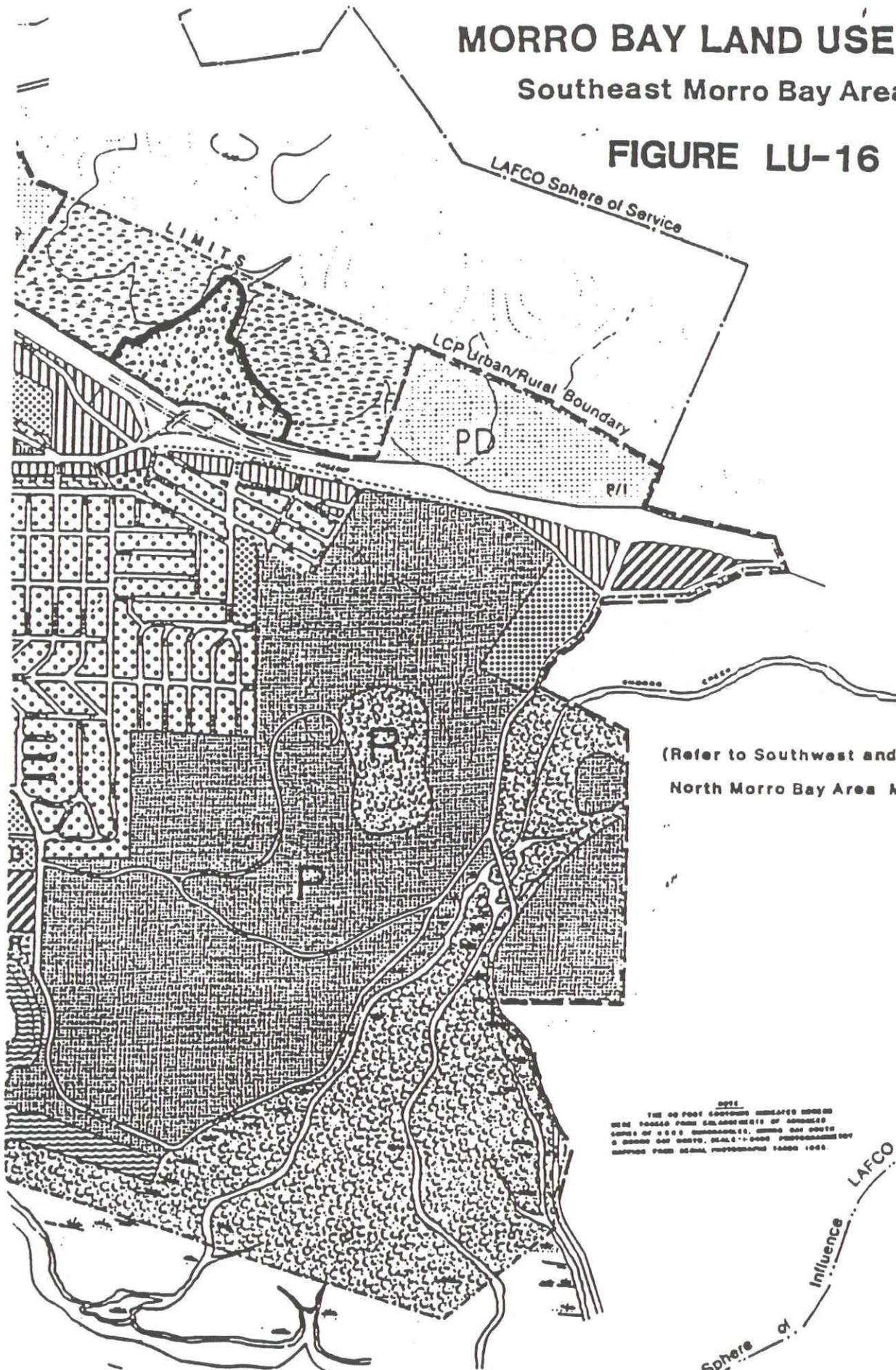
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(Refer to Southwest
and Southeast Morro
Bay Area Maps)

MORRO BAY LAND USE MAP

Southeast Morro Bay Area

FIGURE LU-16



(Refer to Southwest and North Morro Bay Area Map)

DATE: 02/11
THIS MAP WAS PREPARED BY THE LAFCO PLANNING DEPARTMENT USING AERIAL PHOTOGRAPHS AND OTHER DATA. THE LAFCO PLANNING DEPARTMENT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA OR THE RESULTS OF THE MAP.

Sphere of Influence LAFCO

D. OBJECTIVES, POLICIES AND PROGRAMS

GENERAL LAND USE

The following general policies were established by the Local Coastal Plan to provide guidelines for the proper use and interpretation of the entire General Plan and LCP:

POLICY LU-1: The City adopts the policies of the Coastal Act (PRC Sections 30310 through 30263) as the guiding policies of the Land Use Plan. (LCP 28)

POLICY LU-2: Where policies within the Land Use Plan overlap, the policy which is the most protective of coastal resources shall take precedence. (LCP 28)

POLICY LU-3: Where there are conflicts between the policies set forth in the Coastal Land Use Plan and those set forth in any other element of the City's General Plan or existing ordinances, the policies of the Coastal Land Use Plan shall take precedence. (LCP 28-9)

POLICY LU-4: Prior to the issuance of a coastal development permit, the City shall make the finding that the development complies with all applicable Land Use Plan policies. (LCP 29)

POLICY LU-5: Land Use Plan policies calling for further studies, initiation of new programs, or acquisition of land or easements will be implemented as staff and funding become available. (LCP29)

1. QUALITY OF LIFE

OBJECTIVE: Improve the quality of life for all Morro Bay citizens, especially in regard to health care, housing, employment, recreation, business and education. (LUE 54 mod.)

POLICY LU-6: The City should strive to create a balanced population. (LUE 55)

POLICY LU-7: Special attention should be focused upon keeping young families residing and working within the community. The City should also respond to the growing needs of the elderly. (LUE 55 Modified)

POLICY LU-8: An energetic effort should be made to provide the community with adequate medical facilities including the construction of a community hospital. (LUE 55)

POLICY LU-9: Programs should be developed to promote voluntary use of skills and talents that exist in the community. (LUE 55)

POLICY LU-10: The City should promote public awareness of the availability of health and social services in the area. (LUE 55)

POLICY LU-11: Protection of the existing social environment of the community, of which individuality and diversity are such attractive features, should be a priority. (NEW)

2. DEVELOPMENT QUALITY

OBJECTIVE: To preserve the unique coastal fishing village image by ensuring that new development must be sensitive to its surroundings, the environment within which it occurs and the overall community image. (LUE 52 Modified)

POLICY LU-12: The Zoning Ordinance shall include standards to ensure quality of development.

Program LU-12.1: The Zoning Ordinance will provide incentives for the creation of unique residential concepts such as zero lot line, cluster concept, townhouses and combinations of such.

Program LU-12.2: The City will create incentives for encouraging greater open space with developments.

Program LU-12.3: The City will develop specific landscaping standards for all zones with specific attention focused on parking areas.

Program LU-12.4: The City will modify standards that otherwise would preclude the use of various forms of housing styles because of their normal relationship with density, i.e., townhouses should not be prohibited if the density is complied with and it results in greater open space. (OS 86-87)

POLICY LU-13: The Subdivision Ordinance should include the provisions that ensure quality of development.

Program LU-13.1: A separate hillside section that develops special standards for hillside development should be provided in the Subdivision Ordinance.

Program LU-13.2: The Subdivision Ordinance will include require ments for minimum grading and slope stabilization

and methods to maintain such as well as the maintenance of the natural ridge lines.

Program LU-13.3: The Subdivision Ordinance should provide for the division of land in forms other than that typical to flat land subdivision practices.

Program LU-13.4: A maximum slope upon which development can occur should be established. (OS 88)

POLICY LU-14: The City should develop a program that would begin to establish street improvements in those areas where runoff and sedimentation sources are greatest. (OS 88)

POLICY LU-15: The present human scale and leisurely, low intensity appearance of Morro Bay should be maintained through careful regulation of building height, location and mass. (LUE 53)

Program LU-15.1: The Zoning Ordinance should encourage flexibility in the application of its development standards related to height, setbacks, and building coverage. In order that all of these development characteristics work together, rigid enforcement of any one or all of them can result in unimaginative development. (LUE 53)

Program LU-15.2: Zoning requirements should encourage variations in architecture. (LUE 53)

POLICY LU-16: In order to encourage the development of unique and creative urban environments, the City should utilize incentive zoning and planning measures to encourage developers to subscribe to modern development concepts and techniques. (LUE 53)

Program LU-16.1: Density incentives should be designed to offer bonuses to development proposals that:

- Preserve significant environmental features and qualities.
- Accommodate public access and use of the coastal resources.
- Create open spaces that effectively reduce the need for public parks or open spaces.
- Institute significant energy and resource conservation features. (LUE 53-54)

Program LU-16.2: Alternative standards related to lot size, building coverage, height limits, setbacks, street widths, and parking requirements should be available to accommodate development proposals utilizing a cluster concept, planned unit development, and other innovative development concepts. (LUE 54)

POLICY LU-17: Modern concepts of development should be utilized with special emphasis placed upon the blending of future housing, commerce and industry with the natural terrain and environmental features. (LUE 52)

Program LU-17.1: Natural terrain, vegetation, drainage courses and rock outcroppings shall not be disrupted as a result of development, unless found to be necessary to protect the health, safety and welfare of the community. (LUE 52)

Program LU-17.2: The Zoning Ordinance should establish a requirement that all environmental features be identified on preliminary site plans for proposed development. (LUE 52)

Program LU-17.3: In that the slopes on surrounding hills are a vital part of the City's character, an Urban Slope Zone developed for critical slope areas (example: generally those over ten percent) should consist of the following:

1. Regulate density as related to slopes.
2. Establish open area standards.
3. Offer incentives for alternative development schemes.
4. Develop methods to maintain ridge line.
5. Express street standards. (OS 95)

Program LU-17.4: Street design in hillside areas should not be such that they traverse directly up the side of a slope. (OS 83)

Program LU-17.5: Development of hillside areas should utilize more unique methods for locating units. The use of flat land subdivision design is unacceptable in a hillside setting. (OS 83)

Program LU-17.6: The hillsides are an important amenity and should be given special consideration when they are chosen for residential development. Some of the concerns that should be given to hillside development are as follows:

1. Grading should be kept to a minimum.
2. New house layout concepts should be considered, such as cluster units and attached units.

3. Street designs should follow the contours of a hillside, i.e., not be permitted to go directly up the side of a slope.
4. Houses should be designed to fit the slope of the land, not vice-versa.
5. In a tract of homes, design should be such that development does not simply begin at the bottom and continue unceasingly to the top. After development, a hill should still be recognizable as a hill, i.e., some areas should be left open.
6. Precise analysis of the geologic conditions should be required of all hillside development.
7. Units should not be permitted in a natural drainage course or at the base of such.
8. Underground utilities should be required in all hillside areas.
9. Slopes exposed by grading should be landscaped.
10. Use of native, high fire resistant landscaping should be required where the natural hillside is contiguous to the development. (OS 52-53)

POLICY LU-18: Downtown Morro Bay must be retained and enhanced.

Program LU-18.1: The present human scale in building design and style should be encouraged in all future development or redevelopment in lieu of high-intensity or high-rise concepts.

Program LU-18.2: Desirable existing buildings should be improved and renovated and only removed as a last resort for safety, locational or functional reasons.

Program LU-18.3: Additional improved off-street parking should be provided through utilization of the many methods available for its acquisition and development. (See Circulation Element)

Program LU-18.4: The attraction of more diversified products and services in order to halt the present leakage to San Luis Obispo of both local and visitor dollars. (LUE 9)

POLICY LU-19: The City should do everything it possibly can to keep the fishing village atmosphere and balance the mixture of the land uses on the Embarcadero. (LUE 34)

POLICY LU-20: The City should explore all means to maintain and encourage the development of harbor-related land uses along the Embarcadero. Opportunities for such forms of development should be given priority over those that are not dependent on waterfront

locations or related to the public's use and enjoyment of this area.

Program LU-20.1: Harbor-related land uses should include marine retail, service and repair businesses; fish distribution, wholesale and retail sales; water recreation related uses; sport fishing businesses; public uses related to the waterfront or harbor and marine science and research establishments.

Program LU-20.2: Redevelopment of existing land uses not in keeping with this objective should be encouraged.

Program LU-20.3: The remaining waterfront sites should be reserved for land uses that require water access. Other land uses should only be permitted as joint uses thereof. (LUE 47-48, See Harbor Section)

POLICY LU-21: The Downtown and the Embarcadero should function more effectively as a unit in terms of circulation, parking, land use and visual continuity.

Program LU-21.1: Specific planning should recognize the potential for these two areas to function as a unit and thus be analyzed and planned in concert.

Program LU-21.2: Development of properties that are bisected by the bluff should incorporate pedestrian access from the waterfront elevation to the top of the bluff. (See Circulation Element)

Program LU-21.3: Increased parking needs of Embarcadero development should give highest location priorities to sites above the bluff and anticipate the need to increase pedestrian access over the bluff. (See Circulation Element)

Program LU-21.4: Development standards for this area should not prohibit building of structures that would cascade down the bluff. (LUE 49)

3. GROWTH

OBJECTIVE: To ensure that growth does not detract from the living environment and levels of service presently enjoyed by the community. (LUE 39)

POLICY LU-22: Growth is to be carefully managed and monitored and allowed only when it can be conclusively proven that all com-

munity services can be adequately and economically provided to new residents. (LUE 8)

Program LU-22.1: The approval of future new subdivision developments will be contingent upon the availability of a sufficient water supply and a review of the costs to provide water to the population at the time of the development proposal. (LUE 8)

Program LU-22.2: The most modern of cluster concepts of development will be utilized with special emphasis upon the blending of future housing, commerce and industry with the natural terrain and land forms. (LUE 8)

Program LU-22.3: At the time of request for annexation, the City shall prezone all lands within its sphere of influence in keeping with the above policy will utilize all methods available to insure county cooperation therewith. (LUE 8) Prezoning shall be applied to the sphere of influence with the intent to minimize urban expansion and maximize environmental conservation. (LUE 39) The sphere of influence areas will not be allowed to annex to the City until the Local Coastal Plan has been amended to include those areas within the LCP Urban-Rural Boundary. (added New)

Program LU-22.4: No development or use or clearing of natural vegetative land shall occur in City areas without the review and approval of the City. (LUE 40 modified)

POLICY LU-23: The City shall investigate opportunities for fiscal policy measures which would discourage urban sprawl and encourage maintenance and improvement of the existing community. (LUE 40)

Program LU-23.1: The City should investigate opportunities to apply development fees for public services in order to insure that true costs are paid by new development for their service impacts. (LUE 40 modified)

Program LU-23.2: User fees should be established to insure that the cost of various services are passed on to the recipient of public services. Subdivision fees, Zoning Ordinance procedure fees, building and engineering inspection fees should all be examined. (LUE 41)

Program LU-23.3: The City should take a position in support of federal and state tax reform measures related to removing excessive depreciation on buildings and rental housing, modification to tax and interest deductions for owner-occupied housing and generally those measures that would reduce incentives to convert agricultural land to urban development or neglect maintenance and investment in existing development. (LUE 41)

POLICY LU-24: Recognition of the growth inducing characteristics of development shall be an integral part of managing growth. (LUE 41)

Program LU-24.1: Environmental reviews will be conducted to determine growth inducing impacts of any new subdivision, or development of properties over one acre in size. Those forms of development that occur more incrementally on smaller parcels shall be evaluated annually by the City to determine the cumulative effect of such trends. (LUE 41 Modified)

POLICY LU-25: Future growth in terms of population shall be maintained at a rate consistent with that established by Measure F in the November 1984 election. (New)

Program LU-25.1: The maximum population on December 31, 2000 shall be 12,200. The maximum annual limit of residential units shall be 70 units with an allowable variation of 10%. (New)

4. RESIDENTIAL USES

OBJECTIVES:

- * Create a variety of housing types for all income levels and housing needs.
- * Maintain a character consistent with a village-like community usage. The character should be distinctive.
- * Provide lower cost housing for the City's elderly and limited income families. (New) (LUE modified 42)

POLICY LU-26: New residential development should respond to the various housing needs by consisting of a variety of types. (LUE 42)

Program LU-26.1: Housing most suitable for elderly should be located in the area surrounding the downtown area.

Program LU-26.2: Consideration should be given to developing standards that would encourage and regulate the conversion of older motels into limited group quarter housing facilities. (LUE 42)

Program LU-26.3: Additional multiple family land uses should be located along North Main Street and Highway 41.

In order to encourage development of multiple family units, mixed use standards should be developed to permit their development in conjunction with certain non-residential land uses. (LUE 43)

Program LU-26.4: The mixed use concept should be utilized to create a unique residential living environment for those people requiring convenient access to community services, less outdoor living space, and less dependency on auto transportation. Special development standards will be required to accomplish this and should be based upon the Mixed Use designations on the Land Use Plan. (LUE 42)

Program LU-26.5: Areas where a mixture of housing and other land uses have developed should be recognized for their short-term permanence, and thus the most concerted efforts aimed at reducing incompatibilities, rather than seeking land use consistency. (LUE 29)

Program LU-26.6: Zoning standards should be prepared to accommodate group quarter living units, especially to provide a new housing alternative for the elderly. Development standards should be created with the following concepts in mind:

- o Less on-site parking is required.
- o Both private and common open spaces should be provided.
- o Private entrances should be provided.
- o Group kitchen and dining areas may be utilized.
- o All areas of the structures should be accessible with ramps.
- o Visitor parking should be provided in most accessible locations. (LUE 43)

POLICY LU-27: There should be flexibility in the City's regulations to allow for a variety of form and intensity of residential development.

Program LU-27.1: The density standards should only regulate the number of units to be developed on a parcel. Environmental factors will affect the resulting unit type.

Program LU-27.2: The zero lot line concept should be encouraged in the City's small lot subdivisions. Attached housing duplexes or triplexes would also be appropriate upon consolidated lots.

Program LU-27.3: The densities established in the General Plan can provide for several unit types that more closely relate to the existing scale in residential areas. Unit types could consist of duplexes, triplexes, townhouses and low rise garden apartments.

Program LU-27.4: Zoning development standards should include standards for the following: (LUE 45)

Common outdoor space area	Private outdoor space area
Variable setback requirements	Landscaping standards
Trash storage area requirements	Storage area requirements

POLICY LU-28: Low to moderate cost housing should be openly solicited by the City, and both public and private assistance to encourage the attraction of such should be utilized. (LUE 43)

Program LU-28.1: See Housing Element Programs.

POLICY LU-29: The City should encourage housing rehabilitation efforts. Coordination with the County could result in HCD funds being focused on such rehabilitation programs. (LUE 43)

Program LU-29.1: See Housing Element Programs.

POLICY LU-30: Continued effort is needed to ensure that the residential development of the community be the most responsive to maintaining environmental quality.

Program LU-30.1: When grading is required to create residential unit sites it should be accomplished with contour grading techniques.

Program LU-30.2: Cluster concepts should be utilized to keep street surface area to a minimum.

Program LU-30.3: Hillside residential streets should be kept to the absolute minimum width in order to reduce grading requirements.

Program LU-30.4: Housing unit siting should be such that removal of existing environmental features is not required. (LUE 43)

POLICY LU-31: Modern mobile home developments have proven to be one solution to the existing lack of low and moderate cost housing. Provisions should therefore be established to accommodate this form of housing while ensuring its proper development. (LUE 44)

Program LU-31.1: Mobile home parks should be permitted in appropriate locations of seven units per net acre and should be developed on a minimum of five acres. (LUE 44)

Program LU-31.2: Mobile home park regulations should place great emphasis upon locational criteria, aesthetic treatment, lower density, and the provision of needed services of both an external and internal nature. (LUE 7 Modified)

Program LU-31.3: Mobile home parks should meet the following criteria:

- a. Mobilehome Park Districts shall be established only on land that is designated low, low-medium or medium density residential.
- b. A Mobilehome Park District should be located on a major or secondary street. If on a secondary street, it should be located so that movement to a major street is easily accomplished without utilizing local single family residential streets.
- c. A Mobilehome Park District should be in close proximity to and have good access to retail and service commercial centers as well as other community services such as parks and schools.
- d. A Mobilehome Park District should consist of not less than 5 acres of usable area (i.e., exclusive of public rights-of-way).
- e. The existing utility systems (water, sewer, drainage, electrical, gas and communications facilities) should be adequate or the construction of new systems possible to serve a Mobilehome Park within the Mobilehome Park District. (LUE-44)

Program LU-31.4: Substandard mobile home parks within the community should be identified and a long-term, reasonable program to either cause their improvement, relocation, or ultimate removal should be instituted. (LUE 7)

5. COMMERCIAL USES

OBJECTIVE: Strive to centralize major shopping facilities while providing for special forms of commercial development such as tourist, marine, office and neighborhood, in concentrated clusters. A continued effort will be required to improve existing commercial areas throughout the City in terms of parking and access, compatibility with surrounding land uses, public improvements, and general aesthetic qualities. (LUE 45)

POLICY LU-32: Downtown must be retained and enhanced with emphasis placed upon maintaining human scale, revitalization of existing buildings and improved offstreet parking. (LUE 46)

Program LU-32.1: Community shopping needs should be satisfied by encouraging the development of such land uses in the Downtown area. (LUE 46)

Program LU-32.2: The Specific Plan for the Downtown should consider the creation of a village environment. (LUE 46 Modified)

POLICY LU-33: Improvements to the Embarcadero should create greater pedestrian orientation, removal of through traffic, and a more efficient solution to automobile parking. (LUE 46)

Program LU-33.1: The City should explore the opportunities for developing tram service that would encourage more parking in the Downtown area. Such a service might operate effectively between Morro Bay Boulevard Park and the Bicentennial Stairway. (LUE 46)

Program LU-33.2: Development of sections of the Embarcadero should be based on a linear concept with businesses located on each side of a pedestrian corridor. Such a corridor should be planned to accommodate service vehicles and the access needs of boat transporting. (LUE 46)

Program LU-33.3: The City may consider applying the Redevelopment process to the Embarcadero and adjacent areas with the primary intent of improving circulation, public parking and other public amenities. (LUE 46)

POLICY LU-34: Emphasis should be placed on strengthening the form of areas where significant commercial development has occurred, thereby reducing the need to further expand areas of commercial development.

Program LU-34.1: The following areas are recognized as representing satellite commercial areas that should be improved to satisfy special commercial needs.

- o Quintana Road Shopping Center - Neighborhood shopping land uses for existing and future populations.
- o Quintana Road commercial Areas (south of Morro Bay Boulevard and at the intersection of Quintana Road and Main Street - Service commercial land uses should be continued with an emphasis on providing sites for boat building and boat outfitting businesses.
- o Atascadero Road/Main Street Commercial cluster. The mixed use of the area should be directed towards service commercial land uses with a strong orientation towards tourist commercial.
- o Main Street and Elena Street Shopping Center - This center should become the major neighborhood commercial center for North Morro Bay.
- o North Main Street Strip Commercial - A mixed use concept should be applied and commercial land uses, such as offices, neighborhood commercial, and multiple family residential should be encouraged.
- o Motel Cluster - Continued development and redevelopment in this area should aim to:
 - Create a more direct connection between Downtown and the Embarcadero by encouraging tourist retail and service commercial land uses; and,
 - Establish a core area to accommodate the visiting public's needs. (LUE 47)

Program LU-34.2: Public facilities in the form of street improvements, street lighting, street trees, street furniture and public signing should be directed at commercial areas in order to strengthen their identities. (LUE 47)

POLICY LU-35: The City should explore all means to maintain and encourage the development of harbor-related land uses along the Embarcadero. Opportunities for such forms of development should be given priority over those that are not dependent on waterfront locations or related to the public's use and enjoyment of this area.

Program LU-35.1: Harbor-related land uses should include marine retail, service and repair businesses; fish distribution, whole sale and retail sales; water recreation-related uses; sport fishing businesses; public uses related to the waterfront or harbor and marine science and research establishments.

Program LU-35.2: Redevelopment of existing land uses not in keeping with this objective should be encouraged.

Program LU-35.3: The remaining waterfront sites should be reserved for land uses that require water access. Other land use types should only be permitted as joint uses thereof.

POLICY LU-36: The concept of mixed uses should be considered for application throughout the City's commercial areas in order to create a more vibrant community as well as offer opportunities for unique forms of housing. Such should occur only after the sensitivities of low intensity land uses has been accounted for. (LUE 48)

Program LU-36.1: The mixed concept should be applied as follows:

- o Downtown: Commercial , office and residential.
- o North Main Street: Residential, neighborhood commercial and office.
- o Embarcadero: Harbor-related and tourist commercial.
- o Motel Cluster Area: Tourist commercial, multiple family residential and office. (See Land Use Plan Figure)

Program LU-36.2: Mixed use development standards should be prepared for conditions when the concept is applied to a single parcel as well as when dissimilar uses are to occur on adjacent parcels.

Program LU-36.3: Mixed uses involving residential and commercial land uses on the same parcel should focus particular attention to providing private outdoor space for the residences, maintaining separate access, and generally insuring that residences are well insulated from the commercial activities. (LUE 48)

Program LU-36.4: Residential units combined with commercial uses should be designed to accommodate residents not requiring large outdoor spaces. (LUE 48)

6. VISITOR-SERVING FACILITIES

OBJECTIVE: Enhance opportunities for the use and enjoyment of the coastal area through adequate provision of visitor-serving facilities. Visitor-serving commercial establishments within the coastal zone, in conjunction with the attractive shoreline, provide numerous opportunities for public recreation and access to all income groups. (LCP 58 added)

POLICY LU-37: The City will adopt regulations which permit the construction of visitor-serving facilities in appropriate locations and the City will establish visitor-serving commercial recreational facilities as a high priority land use.

Program LU-37.1: Lower-cost visitor and recreation facilities for persons and families of low or moderate income shall be protected, encouraged, and where feasible, provided. Developments providing public recreational opportunities are preferred. (LCP 64)

Program LU-37.2: Subject to the appropriate land use designation set forth herein, the use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry. (LCP 64)

Program LU-37.3: Consistent with LCP Policy 7.06A, the Embarcadero between Beach Street on the north, Main Street on the east, Olive Street on the south and the waterfront area on the west, shall be considered a mixed commercial fishing and visitor-serving recreational use area. With regard to the siting of new developments, priority shall be given to coastal-dependent uses located on the west side of the Embarcadero. (LCP 64)

Program LU-37.4: The City will continue to encourage, protect, and maintain a variety of recreational activities, such as art shows, parades, group events, etc., in appropriate locations of the City. (LCP 64)

Program LU-37.5: The removal or conversion of lower-cost visitor-serving uses and facilities shall be prohibited unless the use will be replaced by a facility offering comparable visitor-serving opportunities. Demolition of lower-cost visitor-serving facilities shall be prohibited unless the City finds that the facility is structurally unsound and the cost of rehabilitation would make the existing use uneconomical, as defined in Phase III of the Local Coastal Program. (LCP 65)

Program LU-37.6: New hotel/motel developments within the coastal zone shall, where feasible, provide a range of rooms and room prices in order to serve all income ranges. Similarly, lower cost restaurants, or restaurants which provide a wide range of prices are encouraged. Consistent with Coastal Act Section 30213, the City shall in no event (1) require that overnight room rental be fixed at an amount certain for any privately owned and operated hotel, motel, or other similar visitor-serving facility located on either public or private land; or (2) establish or approve any method for the identification of low or moderate income persons for the purpose of determining eligibility for overnight room rentals in any such facilities. (LCP 65)

Program LU-37.7: Future demands of the tourist industry shall be provided for when considering new development in Mixed Use Areas A and C of the LCP and in the Embarcadero. In addition, the siting of new developments shall be consistent with the Coastal Act, specifically including Coastal Act Sections 30222 and 30255. (LCP 65)

Program LU-37.8: In reviewing visitor-serving development in the Embarcadero as defined in Policy 2.03 of the LCP, the City shall find that provision of off-street parking is sufficient to serve the development's peak demands as defined in Phase III of the Local Coastal Program. Parking demands shall be satisfied by the provision of off-street facilities on the development site or within 300 feet. Once a parking management program for the Embarcadero has been developed which provides off-street parking resources, and such a program is implemented, applications for development shall be allowed to satisfy their peak parking demands through participation in the program. If the program includes an in-lieu fee system, the applicant shall provide the City an in-lieu fee of an amount equal to the purchase of land and construction of the number of spaces needed to serve the development's peak needs. The City shall use the fees to provide for parking support in the Embarcadero. (LCP 65, See Circulation Element)

Program LU-37.8: Public rest areas should be incorporated into the street rights-of-way in Downtown and the Embarcadero. These areas should consist of benches, trash receptacles, drinking fountains, landscaping, information signing or kiosks and decorative paving and planters. (LUE 53, See also Circulation Element)

7. INDUSTRIAL/ENERGY-RELATED DEVELOPMENT

OBJECTIVES:

* To improve the economic base of Morro Bay by promoting environmentally acceptable industry. The fishing industry is an important aspect of Morro Bay and therefore every reasonable effort should be taken to accommodate its needs for improved and expanded facilities. (LUE 49)

* To provide for a moderate industrial base comprised of clean and non-polluting industries. (New LUE 49) (LUE 9)

* To protect the City against any of the potential adverse impacts associated with energy development and to promote appropriate energy development. (New)

a. General Industrial Uses:

POLICY LU-38: Small, high-quality, non-polluting industrial development should be encouraged. Such should be an extension of existing development of this nature and emphasis should be placed on providing for the needs of harbor and fishing industry land uses. (LUE 49)

Program LU-38.1: The Zoning Ordinance should incorporate development standards that focus on insuring high quality industrial development with specific attention given to screening storage and loading areas, landscaping standards and building coverage standards. (LUE 49)

Program LU-38.2: The City should establish an area catering to the "small" industrial needs of the community and the surrounding area. Such could be of both a manufacturing and service nature with perhaps a strong orientation to supplying harbor and fishing needs. (LUE 9)

b. Coastal-Dependent Industrial Uses:

POLICY LU-39: Industrial uses located on or adjacent to the harbor and beaches shall be regulated to protect the environment and priorities shall be established for coastal dependent land uses.

Program LU-39.1: The City shall designate the existing PG&E parcel and the Chevron pier parcel as coastal-dependent industrial uses. Any proposals for energy-dependent industrial uses within zones designated for general industrial development will require an amendment to the land use plan consistent with Section 30515 of the Coastal Act. Power plant expansion on PG&E owned property shall have

priority over other coastal dependent industrial uses. Power plant expansion shall be limited to small facilities whose location would not further affect the views of Morro Rock from State Highway One and high use visitor-serving areas, consistent with Policy 12.11 of the LCP. (LCP 122)

Program LU-39.2: Interim uses shall be allowed in areas designed coastal-dependent industrial uses until the existing owners have an approved coastal-dependent industrial development. Interim uses shall be limited to projects which have relocatable (not permanent) structures, are subordinate to the character of the visual setting, and are limited to the following uses:

- (1) Visitor access, paths, lookout points, etc.
- (2) RV parks
- (3) Parking
- (4) Picnic areas
- (5) Campgrounds
- (6) Restrooms and service facilities
- (7) Playgrounds
- (8) Temporary boat storage
- (9) Temporary boat repair area
- (10) Ancillary uses for the above
- (11) Other uses serving visitors or commercial fishing which do not require permanent structures (LCP 123)

Program LU-39.3: The Morro Bay Wastewater Treatment facilities shall be protected in their present location since an important operational element, the outfall line, is coastal-dependent. (LCP 123)

Program LU-39.4: In the areas designated for industrial land uses, Coastal-dependent uses shall have priority over non-coastal-dependent uses. (LCP 123)

c. Coastal-Dependent Energy Development:

POLICY LU-40: Measures shall be taken by the City to protect against the potential adverse environmental impacts created by energy development. (New)

Program LU-40.1: In the areas designated for coastal-dependent industrial uses, any proposed service bases or proposed additions or modifications of the existing marine terminals and associated facilities (including storage tanks) and oil separation, treatment and processing facilities shall be subject to review and approval of the following:

- a. Phasing plan for the staging of development indicating the anticipated time table, and site plans for project initiation, expansion possibilities, completion, consolidation possibilities and decommissioning.
- b. Oil spill contingency plan indicating the location and type of cleanup equipment, designation of responsibilities for monitoring, cleanup, waste disposal and reporting of incidents and provisions for periodic drills by the operator as requested by the County, to test the effectiveness of the cleanup and containment equipment and personnel.
- c. Submission of the advantages and disadvantages of the proposed expansion and possible alternatives in terms of air quality, oil spill probability, frequency of vessel trips and loading/unloading time.
- d. Submission of an examination of the effects the expansion has on the related transportation processing system.
- e. Upgrading of the existing facilities in terms of reducing overall air pollutant emissions, assuring the adequacy of screening from public view including the use of decorative walls, fences, and landscaping, etc.
- f. Preparation of an Environmental Impact Report.
- g. Availability of adequate water, wastewater services and other public services either provided by the City or applicant. (LCP 123-24)

Program LU-40.2: The routing of any new pipelines or transmission lines shall utilize whenever possible existing pipeline or transmission line corridors. (LCP 124)

Program LU-40.3: Except for those pipelines and transmission lines exempted from coastal development permits under Section 30610 (d) and (f) of the Coastal Act as defined by the State Coastal one conservation Commission's interpretive guidelines adopted September 5, 1978, the City shall review and approve all proposed plans for the expansion of transmission lines and pipelines in and through City boundaries. (LCP 124)

Program LU-40.4: The City will require that new pipelines and transmission lines are installed with suitable mitigation measures such as erosion control, revegetation, and other measures necessary to protect all scenic resources and habitat values. (LCP 124)

Program LU-40.5: The City shall participate in the biennial review of power plant locations by the Coastal Commission and make recommendation where amendments, alterations, or conditions are needed. (LCP 124)

Program LU-40.6: The City shall request CEIP or other available state or federal funding to assist in this evaluation of OCS development with respect to socioeconomic and environmental concerns at such time as private industry proposes specific OCS-related development within or adjacent to the City limits. (LCP 124)

Program LU-40.7: Due to the presence of sensitive wetlands and endangered species habitat and the City's status as a Bird Sanctuary, the City will advocate that the Coastal Commission change the recommendation of its Power Plant Siting Study to designate all areas within the City limits except the site presently occupied by the P.G. & E Power Plant, as unsuitable for power plant siting, and designate the City's primary coastal-dependent permitted use as commercial fishing and recreation. (LCP 124)

Program LU-40.8: Due to limited available space, constraints of the harbor, the sensitivity of the Morro Bay estuary, the needs of the commercial fishing industry, and the needs of tourism and recreation near the bay, Morro Bay opposes the development of a major OCS onshore support base and other competing support facilities within the City limits. (LCP 125)

Program LU-40.9: The City wishes to go on record as opposing the leasing of OCS lease tract #53. (LCP 125)

Program LU-40.10: In the event the Federal or State government mandates that minor OCS support facilities must be accommodated here, such facilities may be allowed as a conditional use in the City provided that:

- a. The facilities shall not interfere with public shoreline access or access to Morro Rock.
- b. The development shall financially participate in the programs to stabilize the dunes between Morro Rock, the PG&E power plant, and Morro Creek. Any Coastal Conservancy funding expended on dunes stabilization should be reimbursed commensurate with the benefit received.
- c. The development shall involve construction of waterfront facilities that can be shared or used by the commercial fishing industry.

- d. Any storage areas shall be inconspicuously located and extensively screened from public view with heavy landscaping.
- e. All heavy equipment or large quantities of bulky supplies shall be stored and transported from other existing service bases or the proposed Gaviota supply base.
- f. Development will be required to fully assess and mitigate the effects of a partial crew base on Morro Bay's economy and housing supply.
- g. Any such development shall procure and furnish any water supplies needed for their operation and maintenance and for the maintenance of their personnel without impinging on Morro Bay's available supply and without cost to the City. (LCP 125)
- h. Any such development shall likewise procure and furnish any sewer capacity needed for their operation and maintenance and for the maintenance of their personnel without impinging on Morro Bay's existing capacity and without cost to the City. (LCP 126)
- i. Any such development shall agree to reimburse the City for the cost of police, fire, public works and other City services made necessary by reason of the development. (LCP 126)

Program LU-40.11: In addition to the requirements set forth in the applicable general policies and programs, any proposals to improve, upgrade, or expand Chevron, U.S.A.'s facilities shall be conditioned to allow for public access provided that access will not endanger the public or interfere with industrial operations. (LCP 126)

Program LU-40.12: At such time as Chevron U.S.A. no longer requires the existing property for petroleum operations, the City requests that a State or County agency or the City be offered the right of first refusal to acquire the pier and pier property for recreational purposes. (LCP 126)

Program LU-40.13: Should it become necessary for the U.S. Navy to expand its jet fuel storage operations in Morro Bay, existing tankage and new facilities shall be located if possible at or adjacent to either the Chevron, U.S.A. site or at a site in the hills behind the City of Morro Bay, subject to appropriate measures to mitigate impacts to view and other resources. (LCP 126, See also Circulation Element)

Program LU-40.14: Any proposals to reactivate or improve Texaco, Inc. facilities shall be limited to those uses which are compatible with existing surrounding residential development and which do not represent a physical expanding of the previously existing operations such as office space. (LCP 126)

Program LU-40.15: Any expansion of the PG&E power plant shall give priority to the options that would best utilize available on-site space. Additionally, no dunes areas should be disrupted unless there is no other less environmentally damaging alternative. PG&E shall contribute to the dunes stabilization program and reimburse their pro rata share of any Coastal Conservancy (or City) expenditure for dune stabilization in this area. (LCP 126-27)

Program LU-40.16: As a condition of any expansion of the PG&E power plant, the City will require substantial landscaping and screening to mitigate the visual impacts of existing and future facilities; with particular emphasis on screening the facilities located between the power plant and Highway One. (LCP 127) (See also Circulation Element)

Program LU-40.17: The City shall insist that the present operation and any further expansion of the PG&E Plant conform to the standards of the Federal and State pollution control requirements and emission levels be maintained. (LCP 127)

8. AGRICULTURE AND URBAN RESERVE AND URBAN SERVICE BOUNDARIES

OBJECTIVES: To preserve vital agricultural uses in and adjacent to the City. Until every method for preserving agricultural lands has been attempted and the environmental values of agriculture have been determined, these areas shall not be converted to urban uses. Of specific concern is the agricultural use of Morro and Chorro Valleys. (OS 85)

POLICY LU-41: The soils in the Morro, Chorro and Toro Valleys represent the most valuable soils in the Morro Bay area, and thus their use for agriculture should be encouraged. (OS 82)

Program LU-41.1: An agricultural land use designation should be applied to these areas as depicted on the Land Use Plan. (LUE 50)

Program LU-41.2: Consideration should be given to the use of these areas for small farms, horse ranchettes, or other low intensity uses that will maintain the open and natural qualities of the areas. (LUE 50)

POLICY LU-42: The City, and the City/County through cooperative review and permitting arrangements, shall maintain the maximum amount of "prime" agricultural land (as defined in Section 30113 of the Coastal Act and as identified through consultation with the U.S.D.A. Soils Conservation Service) in agricultural production to assure the protection of the areas' agricultural economy. The City shall join with the County in a cooperative planning arrangement to assure that conflicts shall be minimized between City and County agricultural and urban land uses.

Program LU-42.1: There shall be a joint planning effort to establish stable boundaries separating urban and rural areas, including, where necessary, clearly defined buffer areas to minimize conflicts between agricultural and urban land uses.

Program LU-42.2: The City should encourage the County to limit conversions of agricultural lands around the periphery of the City to the lands where the viability of existing agricultural use is already severely limited by conflicts with urban uses and where the conversion of the lands would complete a logical and viable neighborhood and contribute to the establishment of a stable limit to urban development.

Program LU-42.3: The City and County should permit the conversion of agricultural lands surrounded by urban uses only where the conversion of the land would be consistent with PRC Section 30250.

Program LU-42.4: Regulations shall encourage the development available lands not suited for agriculture prior to the conversion of agricultural lands.

Program LU-42.5: The City and County shall assure that public service and facility expansions and nonagricultural development do not impair agricultural viability, either through increased assessment costs or degraded air and water quality.

Program LU-42.6: All divisions of prime agricultural lands, except those conversions approved pursuant to subdivision (b), and all development adjacent to prime agricultural lands shall not diminish the productivity of prime agricultural lands. (LCP 142- 143)

POLICY LU-43: The City shall implement the standards, or implement the standards in cooperation with the County in a City-County review process for proper land management.

Program LU-43.1: Notification shall be given for the purposes of comment of any division of land, permit activity,

or grading in the Morro and Chorro watershed (as contained in the Coastal Zone boundary) to the City for review and recommendation.

Program LU-43.2: The City and County shall use "Best Management Practices" to control agricultural practices that would result in sedimentation, contamination of the basins, or misuse of water resources. (See also Conservation Section)

Program LU-43.3: The City will adopt Water Basin Management Planning in cooperation with other affected agencies.

Program LU-43.4: The City will implement City Water Management Plans activities and facilities where it involves unincorporated lands; and, County limitation for further land development which intensifies use of groundwater resources in the Morro and Chorro Basins until a comprehensive water management plan is adopted by the City and joint groundwater management programs have been formulated.

Program LU-43.5: The City will only allow the location of new residential, commercial, or industrial development within, contiguous with, or in close proximity to, existing developed areas able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, the City will provide that land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels. (LCP 143- 144)

Program LU-43.6: All non-prime land within the City of Morro Bay suitable for agricultural use shall not be converted to non-agricultural uses unless (1) continued or renewed agricultural use is not feasible, or (2) such conversion would preserve prime agricultural land or concentrate development consistent with Public Resources Code Section 30250. Any such permitted conversion shall be compatible with continued agricultural use on surrounding lands. (LCP 144)

POLICY LU-44: All non-agricultural development permitted on non-prime agricultural lands shall preserve the maximum amount of lands in agricultural use. In approving any land division or non-agricultural use, all of the following findings shall be made by the City:

- (1) Continued or renewed agricultural use is not feasible without the proposed division and/or supplemental non-agricultural use;
- (2) The proposed division and/or use will allow for and support the continued use of the site as a productive agricultural unit, would contribute to long-term agricultural viability and would preserve all agricultural lands;
- (3) The proposed division and/or use will result in no adverse effect upon the continuance or establishment of agricultural uses on the undeveloped portion of the property or on surrounding or nearby properties.
- (4) Buffer areas are provided between agricultural and non-agricultural uses;
- (5) Adequate water supply, sewage disposal and other public services are available to service the proposed development after provision has been made for the continuance of existing agricultural operations and future operations which may require water needs exceeding the present needs.
- (6) The proposed division and/or use will not adversely impact environmentally sensitive areas, scenic resources or the rural character of the site, where applicable. Where new non-agricultural developments are permitted on lands in or previously in agricultural production, sensitive habitats shall be protected, restored and enhanced as a condition of development approval. (LCP 144-5)

POLICY LU-45: Where continued agricultural use is not feasible without some supplemental non-agricultural use, priority shall be given to public recreational uses, visitor-serving recreational and visitor-serving commercial use. All division and/or non-agricultural development on non-prime agricultural lands shall require a City-approved development plan showing how the proposed division or development would affect the subject property. In reviewing a proposed development plan and determining the density of permitted use, the City shall require conditions to protect agricultural uses.

Program LU-45.1: Development shall be clustered to retain the maximum amount of agricultural land in agricultural production or available for agricultural use. No more than 2% of the gross acreage of the property shall be converted to non-agricultural uses (including roads and public works). Residential density shall not exceed one dwelling unit per

20 acres. The remaining acreage shall be left in agricultural production and/or open space if agricultural uses are found to be infeasible. Development shall be located close to existing roads and shall be sited to minimize impacts on scenic resources, wildlife habitat and streams and adjacent agricultural operations.

Program LU-45.2: Prime agricultural land, as defined in Policy 6.01, shall not be removed from production unless consistent with PRC Section 30241.

Program LU-45.3: Land divisions or development proposals shall include a means of permanently securing the remaining acreage in agricultural use, such as agricultural preserves, open space easements, or granting of development rights. Covenants not to further divide shall also be executed and recorded prior to issuance of development permits.

Program LU-45.4: The creation of a homeowners' or other organization or the submission of agricultural management plans shall be required to provide for continued agricultural use of agricultural lands and their availability either on a lease or purchase basis. Such organizations or plans shall also provide for the maintenance of water or road systems.

Program LU-45.5: Agricultural lands supplemented by development shall be accompanied by covenants or other suitable recorded mechanisms to ensure the maintenance of buffer. (LCP 145-6)

POLICY LU-46: The City shall participate in the efforts of the Coastal Conservancy or other public or private agencies to implement agricultural enhancement programs. These programs may include, but are not limited to, the following programs.

Program LU-46.1: The City will encourage the Coastal Conservancy purchase of development rights or fee interest in agricultural lands.

Program LU-46.2: The City may require agriculture preservation fees from new development.

Program LU-46.3: The City may encourage the transfer of lands to public or non-profit agencies which will lease back for agriculture, retain life estates for current owners, operate "agriculture parks", community farms, or experimental agricultural stations.

Program LU-46.4: The City may develop assistance programs (water subsidies, recycling methods, fencing and other buffers, low-cost agricultural loans). (LCP 146)

Program LU-46.5: The City will consider the reduction in City tax assessments based on use and lack of need for urban services and removal of in-lieu fees (i.e., Parks and Recreation) where partial site development occurs and agricultural land is maintained.

POLICY LU-47: The City's Urban Reserve and Urban Service lines (LCP) shall be drawn as follows: include all area within the City limits but exclude the Cabrillo property and the portion of the Williams property which is outside of the approximately 38 acre area adjacent to Highway One and designated for commercial and open area uses. (LCP 137)

POLICY LU-48: The City shall implement the following revisions to its LUP land use map to preserve and protect the long-term productivity of agricultural lands within and adjacent to the community:

- (1) Designate the Cabrillo property for agricultural land use with a minimum allowable parcel size of 40 acres.
- (2) Permitted uses on prime and non-prime agricultural lands shall be agricultural use for cultivation of crops or grazing of livestock and non-residential development accessory to agricultural operations. The following uses shall be conditionally allowed:
 - a. One single family residence
 - b. Farm labor quarters
 - c. Public coastal accessways
 - d. Greenhouse and nurseries

Conditional uses can be permitted on prime lands where it is demonstrated through City findings that no alternative building site exists except on the prime agricultural lands, that the least amount of prime land possible is converted and that use will not conflict with surrounding agricultural lands and uses. (LCP 137)

9. SENSITIVE LANDS AND OPEN SPACE

General Environmental Protection Policies

OBJECTIVES: Ensure that the delicate balance of the environment is not upset and that urbanization takes place only if protection of the environment can be guaranteed. (OS 85)

POLICY LU-50: It is imperative that methods should be implemented to insure environmental quality and insure that no environmental damage occurs. (OS 47)

Program LU-50.1: A study should be initiated to determine man-induced impacts on Chorro and Los Osos Creeks and their tributaries and result in methods to control the pollution of these vital waterways. (OS 86)

Program LU-50.2: Develop zoning standards that require the preservation of existing vegetation when development is proposed in areas where significant forms exist. (OS 95)

Program LU-50.3: The Zoning Ordinance should have special zones for areas of unique qualities for the purpose of protecting and perpetuating such. (OS 84)

Program LU-50-4: The Subdivision Ordinance should have a hillside section, as well as with other standards that would contribute to greater environmental quality. (OS 84)

POLICY LU-51: In an urbanizing area, open space must be maintained in a variety of methods. Methods should be created for maintaining open space not only through public means, but private as well and that they be utilized at every opportunity that presents itself. (OS 3)

Diking, Dredging and Filling Policies

OBJECTIVE: Maintain the harbor for the continued economic and productive longevity of Morro Bay. (New) Balanced with this must be the protection of the sensitive resources in the bay, especially in the southern bay. (LCP 192)

POLICY LU-52: Harbor circulation should be maintained and enhanced where feasible. Studies aimed at determining methods to reduce the shoaling characteristics of the Bay should be initiated so as to reduce future needs for harbor dredging. (OS 85)

Program LU-52.1: Future harbor expansion, specifically for commercial fishing, should occur in the northern portion of the bay. This area is better suited to accommodate the larger boats which are becoming more prevalent in the fishing industry. If this future harbor expansion reduces the demand for existing commercial fishing facilities, those areas south of Tidelands Park should be utilized by recreational boats. (LCP 192)

POLICY LU-53: To protect the environmental resources in the bay, it is necessary that the Army Corps of Engineers, the U.S. Fish and Wildlife Service and the California Department of Fish and Game evaluate before and after, all dredging and spoil disposal operations as well as pursue baseline studies to allow proper evaluation of the bay. (LCP 191-192)

Program LU-53.1: All diking, dredging, filling and shoreline protection developments within the harbor area (land and water) shall be subject to a full assessment of potential biological impacts until an accurate delineation of the real extent of wetlands and estuarine resources contained within City limits are reflected on a map adopted by the City as provided for in LCP Policy 7.02 in Commercial Fishing/Recreational Boating. Once such a map has been adopted, the level of biological assessment may be diminished relative to the resource(s) (wetland, estuary, open coastal water) and corresponding buffer zones potentially impacted by a project. Diking, dredging, filling, and shoreline protection development within Morro Bay's wetland areas shall only be permitted consistent with Section 30233(c) of the Coastal Act. In designated areas, diking, dredging, filling and shoreline protection developments for commercial fishing, coastal-dependent industry and recreation and visitor-serving uses shall be permitted when consistent both on an individual and cumulative project basis, with the preservation of the Morro Bay wetland/estuarine system. (LCP 192)

Program LU-53.2: All permissible new development within the harbor which may adversely impact the current tidal flushing of the harbor or which may increase shoaling shall be prohibited unless there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects. (LCP 193)

Program LU-53.3: The City should encourage the U.S. Army Corps of Engineers to evaluate potential harbor improvements, such as expanding the existing breakwater, to reduce sediment deposition in the harbor channels. (LCP 193)

Program LU-53.4: The City should encourage the State Department of Parks and Recreation to implement a dune stabilization program, utilizing native plant species, on the Morro Bay Sand Spit. (LCP 193)

Program LU-53.5: Future harbor development shall provide waste disposal to protect the water quality of Morro Bay. (LCP 193)

Program LU-53.6: The City should monitor the continued effect of the bay's erosion cycle on shoreline protection structures and seek the Army Corps of Engineers' assistance in the repair or reconstruction of these structures and should request the Army Corps of Engineers to repair the Tidelands Park revetment prior to installation of the improvements as proposed for the Tidelands Park project, i.e., boat side tie-ups and shore-based recreational fishing and accessways facilities. (LCP 193)

Program LU-53.7: Dredging and spoils disposal in open coastal waters and estuaries shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation, or affect public access. Dredge spoils suitable for beach replenishment should be transported for such purposes to appropriate beaches or into suitable longshore current systems. Studies assessing the impacts of dredging and spoils disposal shall accompany applications for dredging and spoils disposal development subject to review and comment of U.S. Fish and Wildlife and California Department of Fish and Game. Spoils disposal impacts shall be monitored so that the U.S. Army Corps of Engineers, U.S. Fish and Wildlife and California Department of Fish and Game in conjunction with the applicants can participate in the assembling of baseline data to allow proper assessment of the impact of present and future harbor development. (LCP 193)

Program LU-53.8: The dumping of dredge spoils on the sand spit shall be prohibited.

POLICY LU-54: Development along the shoreline and open sea shall be consistent with the requirements of the Coastal Act.

Program LU-54.1: Construction of shoreline structures that would substantially alter existing land forms shall be limited to projects necessary for:

- (a) protection of existing development; new development must ensure stability without depending on shoreline protection devices;
- (b) public recreation areas;

(c) other coastal-dependent uses.

Shoreline structures include revetments, breakwaters, groins, harbor channels, seawalls, cliff-retaining walls, and other such structures that alter natural shoreline processes. (LCP 194)

Program LU-54.2: Retaining walls shall be permitted only where necessary to stabilize bluffs adjacent to the coastline where no less environmentally damaging alternative exists or where necessary for coastal-dependent projects, protection of existing development and public recreation uses. (LCP 194)

Program LU-54.3: The diking, dredging or filling of open coastal waters, wetlands estuaries shall be permitted in accordance with Section 30233 Coastal Act provisions and where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following:

- (a) New or expanded energy and coastal-dependent industrial facilities including commercial fishing facilities.
- (b) Maintaining existing or restoring previously dredged depths in existing navigational channels and berthing and mooring areas and boat launching ramps.
- (c) In open coastal waters, other than wetlands, including estuaries, new or expanded boating facilities.
- (d) Incidental public service purposes, including, but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.
- (e) Restoration purposes.
- (f) Nature study, aquaculture, or similar resource-dependent activities.
- (g) In addition to the other provisions of this policy, diking, filling or dredging in existing estuaries shall maintain or enhance the functional capacity of the estuary. Any alteration of the Morro Bay wetland area shall be limited to very minor incidental public facilities, restorative measures and nature study. (LCP 194-5)

Environmentally Sensitive Habitat Policies

OBJECTIVE: Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas.

POLICY LU-55: All environmentally sensitive habitat areas shall be protected against adverse impacts to the maximum extent feasible. (New)

Program LU-55.1: The City shall either prepare a wetlands/estuarine map, or, if funding does not permit such preparation, adopt the National Wetland Inventory by U.S. Fish and Wildlife Service dated 1979, as the mapping illustration of the wetland and estuarine areas contained within City boundaries. If the City adopts the National Wetland Inventory Mapping as their LUP wetlands map, then because that map does not precisely delineate the extent of wetland habitats and types, all proposed development located within 1,000 feet of the mapped wetland boundaries shall be required to submit additional mapping based on U.S. Fish and Wildlife and Coastal Commission Statewide Interpretive Guidelines done by a qualified biologist. The additional mapping will be submitted for review and approval from U.S. Fish and Wildlife and the California Department of Fish and Game. After public agency approval has been obtained, the City shall define buffer areas around the wetland areas. The buffer areas shall be 100 feet around all wetland areas except where biologists identify the need for a greater buffer to protect the overall wetland system or a particular resource. Developments permitted within wetland and/or buffer areas are limited to the uses listed in Section 30233(c) of the Coastal Act. (LCP 209)

Program LU-55.2: Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall maintain the habitats' functional capacity. (LCP 209)

Program LU-55.3: No land divisions shall be allowed in the environmentally sensitive habitat areas of the wetlands, sand dunes, stream beds and endangered wildlife habitats as designated on Figures ___ and GP-6, unless the land division is for the express and sole purpose of transferring the property to a public management agency or for some other bona-fide conservation purpose. (LCP 209)

Program LU-55.4: Prior to the issuance of a coastal development permit, all projects on parcels containing environmentally sensitive habitat as depicted on the Land Use Plan map or habitat maps included within the LUP and on the adopted U.S. Fish and Wildlife wetland inventory map, or projects on parcels within 250 feet of all designated areas (except wetlands where projects on parcels within 1,000 feet is the criterion), or projects having the potential to affect an environmentally sensitive habitat area must be found to be in conformity with the applicable habitat protection policies of the Land Use Plan. All development plans, grading plans, etc., shall show the precise location of the habitat(s) potentially affected by a proposed project. Projects which could adversely impact an environmentally sensitive habitat area shall be subject to adequate environmental impact assessment by a qualified biologist(s). In areas of the City where sensitive habitats are suspected to exist but are not presently mapped or identified in the City's Land Use Plan, projects shall undergo an initial environmental impact assessment to determine whether or not these habitats exist. Where such habitats are found to exist, they shall be included in the City's environmentally sensitive habitat mapping included within the LUP. (LCP 209-10)

Program LU-55.4: Buffering setback areas a minimum of 100 feet from sensitive habitat areas shall be required. In some habitat areas, setbacks of more than 100 feet shall be required if environmental assessment results in information indicating a greater setback area is necessary for protection. No permanent structures shall be permitted within the setback area except for structures of a minor nature such as fences or at-grade improvements for pedestrian or equestrian trails. Such projects shall be subject to review and comment by the Department of Fish and Game prior to commencement of development within a setback area. For other than wetland habitats, if application of the 100-foot buffer on previously subdivided parcels would render the subdivided parcel unusable for its designated use, the setback area may be adjusted downward only to a point where the designated use is accommodated but in no case is the buffer to be less than 50 feet. The lesser setback shall be established in consultation with the Department of Fish and Game. If a setback area is adjusted downward, mitigation measures developed in consultation with the Department of Fish and Game shall be implemented. (LCP 210)

Program LU-55.5: Passive recreation activities (i.e. bird-watching, walking, nature studies) shall be permitted in sensitive habitat areas with appropriate controls to prevent adverse impacts. (LCP 210)

Program LU-55.6: The recreational use of rare or endangered species' habitats shall be minimal, i.e. walking, bird-watching. Protective measures for such areas should include fencing and posting so as to restrict, but not exclude, use by people. (LCP 211)

Program LU-55.7: Only native vegetation shall be planted in the habitat areas of rare or endangered species. Where feasible, use of drought tolerant plants of a native variety shall be used in coastal zone areas. (LCP 211)

Program LU-55.8: A minimum buffer strip along the streams shall be required as follows:

- (1) a minimum buffer strip of 100 feet in rural areas;
- (2) a minimum buffer strip of 50 feet in urban areas.

If the applicant can demonstrate that the implementation of the minimum buff on previously subdivided parcels would render the subdivided parcel unusable for its designated use, the buffer may be adjusted downward only to a point where the designated use can be accommodated, but in no case shall the buffer be reduced to less than 50 feet for rural areas and 25 feet for urban areas. Only when all other means of project modifications are found inadequate to provide for both the use and the larger minimum buffer. The lesser setback shall be established in consultation with U.S. Fish and Wildlife and the California Department of Fish and Game and shall be accompanied by adequate mitigations. The buffer area shall be measured landward from the landward edge of riparian vegetation or from the top of the bank (e.g., in channelized streams). Maps and supplemental information may be required to determine these boundaries. (LCP 211)

Program LU-55.9: Adjustments to the minimum buffer must protect the biological productivity and water quality of the streams. Assessment of impact shall include, but not be limited to the following factors:

- (a) Soil type and stability of stream corridors;
- (b) How surface water filters into the ground;
- (c) Slope of land on either side of the stream; and
- (d) Location of the 100-year flood plain boundary.

Where riparian vegetation has been previously removed, except for stream channelization, the buffer shall allow for the reestablishment of riparian vegetation to its prior extent to the greatest degree possible. (LCP 212)

Program LU-55.10: No structures shall be located within the stream corridor except: public trails located within a buffer when no alternative location is feasible but outside of riparian habitat; necessary water supply projects; flood control projects where no other method for protecting existing structures in the flood plain is feasible and where such protection is necessary for public safety or to protect existing development; and development where the primary function is the improvement of fish and wildlife habitat. Bridges (when support structures are located outside the critical habitat areas) may be permitted when no alternative route/location is feasible. All development shall incorporate the most protective mitigations feasible. (LCP 212)

Program LU-55.11: All permitted development, including dredging, filling, and grading within stream beds and setback buffer areas shall be limited to activities necessary for the construction of uses specified in the above policy. When such activities require removal of riparian plant species, revegetation with local native riparian species shall be required. Projects which would cause the removal of vegetation shall be subject to review and comment by U.S. Fish and Wildlife Service and the Department of Fish and Game. (LCP 212)

Program LU-55.12: The biological productivity of the City's environmentally sensitive habitat areas shall be maintained and, where feasible, restored through maintenance and enhancement of the quantity and quality of the Morro and Chorro groundwater basins and through prevention of interference with surface water flow. Stream flows adequate to maintain riparian and fisheries habitat shall be protected. (LCP 212-13)

Program LU-55.13: New subdivisions shall be prohibited in areas designated as environmentally sensitive habitat areas. New subdivisions proposed adjacent to wetland areas shall not be approved unless the to-be-created parcels contain building sites entirely outside the maximum applicable buffer (i.e., 100 feet for wetlands and rural streams, and 50 feet for urban streams. (LCP 213)

Program LU-55.14: No vehicle traffic shall be permitted in wetlands and pedestrian traffic shall be regulated and incidental to the permitted uses. New development adjacent to

wetlands shall not result in adverse impacts due to additional sediment, runoff, noise, and other disturbances.
(LCP 213)

Program LU-55.15: Studies should be initiated to determine the levels of tolerances of urbanization which various species can and will endure. Subsequent policies based on such studies will then insure that the status quo of the wildlife areas is maintained. (OS 47)

POLICY LU-56: Morro Bay Sand Spit, Morro Rock, and existing wildlife habitats should be preserved in their natural state.

Program LU-56.1: In addition to wetland areas, the Sand Spit and Morro Rock should be designated as open space and maintained as such.

Program LU-56.2: The public access should be limited to these open spaces and development should not be permitted to encroach into the areas adjacent to them. (LUE 51)

POLICY LU-57: Those features in and around the back bay that are determined to be an integral part of this estuary should be classified and protected as permanent open space.
(OS 95 Modified)

Program LU-57.1: Several areas of Morro Bay contain rare and endangered or unique plant communities. These natural plant communities provide a site for passive and active recreational activities: bird-watching, hiking, etc., and protection and improvement of the areas should be performed as a part of the Local Coastal Program process. (LCP 208)

Program LU-57.2: All non-authorized motor vehicles shall be prohibited in beach and dune areas. A buffer strip, a minimum of 50 feet in width in urban areas and 100 feet in non-urban areas shall be maintained between the dune habitat and adjacent development. All permitted uses shall be regulated and restrictions enforced to protect critical bird habitats during breeding and nesting seasons. Controls may include restriction of access, noise abatement, restriction of hours of operations of public or private facilities. For all permitted uses within dune habitat areas, including recreation, foot traffic on vegetated dunes shall be minimized. Where access through dunes is necessary or established through dunes is necessary or established through historical public use, well-defined footpaths or boardwalks shall be developed and used. (LCP 213)

Program LU-57.3: Recreational uses allowed on Black Hill and the sand spit shall not disrupt the viability of rare or native plant communities. Passive recreational use of these

sensitive habitat areas shall be allowed as long as they are determined to be compatible with preserving the sensitive habitat, following review and comment of the proposed recreational uses by U.S. Fish and Wildlife, the California Department of Fish and Game and the Department of Parks and Recreation. (LCP 211)

POLICY LU-58: The City shall investigate all possible means to determine the sensitivities of the bay ecosystem.
(OS 85 modified)

Program LU-58.1: Pollutants such as chemicals, fuels, lubricants, raw sewage and other harmful wastes generated during commercial or recreational boating activities shall be prohibited from being discharged into the bay. (LCP 210)

Program LU-58.2: Coastal dune habitats shall be preserved and protected from all but resource-dependent, scientific, educational, and passive recreational use. Disturbance or destruction of any dune vegetation shall be prohibited, unless no feasible alternative exists, and then only if revegetation is made a condition of project approval. Such revegetation shall be with native plants propagated from the disturbed sites or from the same species at adjacent sites.
(LCP 213)

Program LU-58.3: A storm drain system that would either filter out contaminants from runoff or divert them from the bay may be required. (OS 47)

POLICY LU-59: The following environmental standards shall apply to development of the large privately owned parcel located between Morro Bay High School and Azure Street on the west side of Highway One referred to herein as Mixed Use Area G and formerly known as the VRM property.

The sand and dunes area between the mean high tide line and the easternmost line of dunes, and the marshy lowland habitat areas shall be adequately identified and mapped as part of the information submitted with any development plans for the area. The sandy beach portion of the parcel shall be designated as open space/recreation. The dunes areas and marshy lowland habitat area shall be designated as environmentally sensitive habitat. A buffer setback of no less than 50 feet (if fenced, 100 feet if not fenced) shall be established after mapping of the habitat boundaries has taken place. The mapping and proposed buffers shall be subject to review and comment by U.S. Fish and Wildlife and California Department of Fish and Game. Recreational use of this portion of the site shall be limited to passive recreational uses which do not conflict with the habitat values.

Dedication of beach and dune area to the state is encouraged for proper management. Prior to commencement of any development the

applicant shall ensure restoration, enhancement and protection of the dune and marsh habitat areas. The restoration-enhancement-protection program shall be submitted for review and comment by U.S. Fish and Wildlife Service, and the California Department of Fish and Game, and the California Coastal Commission, and suggested modifications shall be incorporated into the program after review by these agencies.

Two vertical accessways to the beach shall be provided, one each on the north and south portions of the parcel. The accessways shall be of sufficient size. (LCP 213)

POLICY LU-60: The precise location and thus boundary line of Environmentally Sensitive Habitat areas shall be determined based upon a field study paid for by the applicants and performed by the City or City's consultants and approved by City Council and/or their appointed designee. Prior to the approval of development on the site, including, but not limited to, a division of land, provision of public access, or restoration of the ESH. (LCP 213)

POLICY LU-61: As a condition of approval of development and prior to commencement of any development, property owners/applicants shall dedicate appropriate permanent easements over portions of the property determined to be sensitive habitat, such as dunes, beach, wetland, or riparian corridor. (CDP 213)

POLICY LU-62: Development of the harbor and beach areas should preserve, protect and enhance the use of these natural resources for the public.

Program LU-62.1: All development at or adjacent to the harbor or beach areas shall provide for physical and visual public access to these features.

Program LU-62.2: Development on or near the harbor or beaches shall take measures to reduce the abusive effects of public use of these resources, such as providing walkways, view decks, stairways, waste disposal containers, and devices necessary to control public access to sensitive environmental features. (LUE 54, See also Circulation Element)

10. FISHING, BOATING AND HARBOR DEVELOPMENT

OBJECTIVE: Pursue additional, adequate berthing spaces for both commercial and pleasure vessels as long as these spaces are compatible with the overall function of the harbor and its ecological surroundings. (LUE 9)

POLICY LU-63: In order to be consistent with Coastal Act policies, it is necessary that private slip development within the harbor also give priority to commercial fishing, balanced with

the needs of recreational boating. A port master plan should be developed by the City.

Program LU-63.1: New commercial fishing facilities shall be located in the northern portion of the Bay north of Beach Street. New recreational boating facilities shall be located south of Beach Street. Commercial fishing shall be accommodated as long as facilities and space allow, consistent with providing for other coastal-dependent uses. New development must be found consistent with Section 30236 and other resource protection policies contained in the LUP and Chapter 3 policies in the Coastal Act. (LCP 159)

Program LU-63.2: In the event that a port authority is created subject to Chapter 8 of the Coastal Act, it may develop a port master plan. The port master plan shall contain information in sufficient detail to allow the Coastal Commission to determine its adequacy, conformity and consistency with applicable policies in the Coastal Act. (LCP 160)

Program LU-63.3: There is an established need to reorganize the existing harbor mooring configuration to reduce hazards to moored boats and to compensate for the lack of slip facilities. Accordingly, the City may pursue the development of floating docks for the purpose of loading and unloading boats on moorings subject to all Coastal Development Permit procedures. The floating docks would be approximately 10 x 50 feet; anchored to existing moorings. The number of floating docks would be determined by need and by funding availability. The placement of the floating docks shall be in water areas that do not encroach into wetland or buffer areas surrounding defined wetlands in the Bay. The City shall find that the increase in docking facilities is consistent with the resource and water quality protection policies contained in the LUP and Chapter 3 of the Coastal Act. (LCP 161)

Program LU-63.4: "Vessels of a commercial nature" shall mean vessels for which the State of California, Department of Fish and Game has issued a current commercial fishing license, and whose owner or operator holds a current commercial fishing license, and which within the current calendar year has been actively used for commercial fishing activities. Such use shall be evidenced by proof that the vessel has grossed a minimum \$5,000 during the calendar year or that the vessel has fished at least 60 days during the calendar year. Gross earnings for fish sales shall be evidenced by State of California, Department of Fish and Game commercial fish receipts of other west coast states. This definition shall be used to identify commercial fishing vessels for priority for coastal-dependent facilities. (LCP 161)

Specific Waterfront Planning Area Policies and Programs

Area 5 - Morro Rock

POLICY LU-64: A precise development plan and EIR for the land and wetland area located in the Coleman-Den Dulk area shown on Figure 9 in the LCP and designation "Morro Rock Precise Development Plan Area" shall be prepared by the City for review by the Coastal Commission, Department of Fish and Game, and U.S. Fish and Wildlife prior to allowing further development of the area. The City may request the assistance of the State Coastal Conservancy or another appropriate State agency to help prepare such a plan, and such a development plan is a priority improvement project for public funding. The precise development plan would include, but not be limited to the standards and procedures in the following programs.

Program LU-64.1: The City will determine the commercial fishing and coastal-dependent needs and examine the feasibility of accommodating said needs for major waterfront improvements on the Den Dulk and Coleman Park properties including boat launching ways, moveable ways, wharfsides, hoists and dry dock storage. All such uses shall be low scale and out of the viewshed from the Embarcadero to Morro Rock and the Pacific Ocean. Landside development shall be kept to a minimum and shall not include principal structures.

Program LU-64.2: The City will develop a detailed waterfront improvement plan which provides priority for commercial fishing, boating and other coastal-dependent uses. The location of such uses shall not conflict with the visual resources of Morro Rock. The plan shall include height and bulk restriction standards and maximum public access standards.

Program LU-64.3: The City will develop and implement a plan for on-site dune stabilization; said plan shall receive review and comment by the Department of Fish and Game prior to its implementation.

Program LU-64.4: The City will provide for public parking in an appropriate location outside of viewsheds, and providing for landscaping and park improvements. Adequate setbacks and buffer areas as determined to be necessary by the Department of Fish and Game upon review shall be developed and implemented prior to any development in the area. The public parking area may be developed independently of the other components of the Development Plan so long as the parking is confined to the area historically utilized informally for that purpose and adequate mitigation as suggested is incorporated into the project.

Program LU-64.5: The City will develop a cost-benefit study and funding program for improvements.

Program LU-64.6: The EIR shall include but not be limited to an environmental and biological assessment of the resources contained in this portion of the bay and Morro Rock. The EIR shall include recommended mitigation measures which shall ensure that any new development is consistent with PRC 30230, 30231, 30233, 30234, 30235, 30256 and 30240 and with all other relevant resource protection policies contained in the Coastal Act.

Program LU-64.7: The City will develop as part of the overall development plan an evaluation for proposed water use, historic water use of commercial fishing and the project's relation to overall water management in Morro Bay. Water consumption shall be consistent with the water management policies included in the LUP. (LCP 162-3)

Area 6 - Bayfront

POLICY LU-65: The Embarcadero between Beach Street on the north, Main Street on the east, Olive Street on the south and the waterfront area on the west shall be considered mixed commercial fishing and visitor-serving recreational area. Public access and recreational opportunities shall be maximized along the waterfront consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resources areas from overuse. Public access from the nearest public roadway to the shoreline and along the bayfront shall be provided in new development projects, subject to the limitations set forth in Coastal Act Sections 30210, 30212, 30212.5 and 30214.

POLICY LU-66: As part of the Urban Waterfront Restoration Plan conceptually approved in part by the Coastal Commission, the City shall construct improvements along the Embarcadero consistent with protection and preservation of public trust lands in the following manner at the specified locations, as appropriate funding becomes available.

Program LU-66.1: The City will complete the restoration of the southern T-pier, with use limited to public access/fishing and commercial fishing boats and vessels operated by the City, the U.S. Government and the State of California. Non-commercial fishing boats shall be allowed space during emergencies. South of Beach Street along the bayfront, the City may construct additional boat slips for recreational boating use.

Program LU-66.2: The City will improve the Tidelands Park boat launch ramp and vicinity at the end of the Embarcadero for recreational use. (LCP 164 modified)

Program LU-66.3: The City will provide recreational boat tie-ups along portions of the Tidelands Park revetment as phase two of that project.

Program LU-66.4: The City will provide observation or fishing docks at appropriate street-ends. Day-use floating dock and 50 x 56' deck at the end of Morro Bay Boulevard/ Front Street.

Program LU-66.5: The City will improve public parking and circulation in the Embarcadero area; specifically, acquire parking lot on east side of Embarcadero in the central Embarcadero area, improve publicly-owned property at southerly and northerly sections of Embarcadero as parking facilities.

Program LU-66.6: The City and Improvement District will provide pedestrian seating and conveniences at all street-ends where needed in the Embarcadero area.

Program LU-66.7: The City will provide pocket park and public transportation loading area at the southeast intersection of Front Street and the Embarcadero.

Program LU-66.8: The City will provide other appropriate access-related uses not involving major structures.

Program LU-66.9: The City or Improvement District will improve traffic circulation in the Embarcadero area; specifically, Embarcadero Drive shall be terminated just north of Tidelands Park and Morro Avenue or South Street shall be extended through to Tidelands Park.
(See Circulation Element)

Prior to implementation of any of the above improvements, the City shall analyze the environmental impacts associated with the projects formulated, and propose suitable mitigation measures for any identified adverse impacts on sensitive habitats and water quality in Morro Bay. If adverse impacts cannot be adequately mitigated, the proposed improvement shall not occur. (LCP 163-4, See also Circulation Element for funding methods)

Program LU-66.10: The State Coastal Conservancy is assisting the City in developing a project design and obtaining implementing funding for the Tidelands Park. The City shall continue to seek improvement of the Tidelands Park with Conservancy guidance and assistance. As funding sources are

identified and/or made available, the City shall develop a precise development plan for Tidelands Park which includes the following:

- (a) Development of vehicle access in and out of the Park pursuant to Policy 7.07(i) and as determined by the precise development plan;
- (b) Reconstruction of existing stairway at Olive Street;
- (c) Landscaping and parking lot improvements as specified by the precise development plan;
- (d) Development of waterfront improvements, such as sideties, fishing and observation decks, as specified by the precise development plan;
- (e) Reconstruction of the launch ramp and boat/trailer parking;
- (f) Relocation and reconstruction of the public restroom and fish cleaning station; (LCP 163-5)

Area 7 - Central Morro Bay

POLICY LU-67: The City shall designate recreational boating and fishing uses as priority uses for the portion of the planning area west of Main Street and south of the Acacia Street intersection. Existing coastal-dependent uses shall be protected when approving new development. For the area of the City west of Main Street between Acacia and Barlow (ie: those parcels west of Main Street between APN 66-251-01 and 07, inclusively), the following policies shall apply:

Program 67.1: All existing residences and commercial establishments in this area shall be considered conforming; existing commercial use above the bluff shall not be permitted to expand.

Program 67.2: Vehicular accessways and parking lots serving commercial properties below the bluff may be permitted above the bluff.

Program 67.3: The entire area shall be designated with a "P.D." overlay so that CUP's (and public hearings) are required for new development. In approving a CUP for new uses the Planning Commission shall make the following findings:

- (a) That any proposed commercial use is generally serving a water-borne clientele or serving a water-oriented purpose.
- (b) That the proposed commercial use, by its nature or design, will result in minimal noise, glare, odor and traffic impacts on other nearby uses.
- (c) That any new residential development shall be of a density and design which minimizes potential exposure to and would not unreasonably restrict water-oriented commercial activities.
- (d) That any new use shall not generate significant traffic/circulation impacts and shall include adequate parking, loading and access (turning and driveway) facilities.
- (e) That any new use shall not result in any harmful (eg: toxic waste) discharge into the bay. (LCP 165)

Area 9 - Harbor and Navigable Ways

POLICY LU-68: The harbor master plan shall conform to the requirements for location and circulation of commercial fishing and recreational boating vessels consistent with Commercial Fishing and Recreational Boating LCP policies.

Program LU-68.1: The City shall designate the harbor entrance, the harbor area and the navigable ways to and including the Midway Marina as harbor and navigable ways land use. The City shall find allowable uses consistent with Section 30233 of the Coastal Act and with wetland preservation policies contained in the LUP. Development shall not cause further degradation of the Morro Bay estuarine and wetland habitat. Midway Marina shall not be expanded beyond its existing boundaries nor shall the amount of open water area within the marina configuration be expanded. Land areas on the north and east borders of the marina shall be reserved for coastal-dependent support facilities which shall not be located within 100 feet of existing wetland habitat.

Program LU-68.2: The City shall work with the County of San Luis Obispo, the U.S. Army Corps of Engineers, and all other interested agencies in order to insure that the existing channel between the Midway Marina and the main channel of Morro Bay is marked and remains open, and is maintained in a condition allowing free passage of recreational boats. The width and depth of the channel shall be as provided in the Harbor Master Plan. The maintenance of the channels shall

include mitigation measures to prevent potential damage to benthic organisms including mollusks and eelgrass beds. (LCP 165-6)

Program LU-68.3: As a condition to approval of any permit for development within the Midway Marina, the City shall require that the State Department of Parks and Recreation include the Midway Marina in its Morro Bay State Park Master Plan. The Marina shall be designated for coastal-dependent and coastal-related uses limited to recreational boat dockage and support services. (LCP 166)

Program LU-68.4: The City shall request the U.S. Army Corps of Engineers to fund and/or construct the necessary repairs of the rock revetment required prior to Tidelands Park waterfront improvements. (LCP 166)

Program LU-68.5: Consistent with the Coastal Commission conceptual approval of the Urban Waterfront Restoration Plan, the City shall reconstruct the South Embarcadero T-Pier for commercial fishing operations and recreational fishing from the pier. (LCP 166)

Program LU-68.6: Approximately 50 feet north of the existing Beach Street Docks (and south of the South City T-Pier), the City may construct a floating dock consistent with Coastal Development Permit No. 427-33. (LCP 166)

Program LU-68.7: In conjunction with the provisions of LCP Policy 7.06, the City shall request from the State Coastal Conservancy or other appropriate state agency the funds to provide commercial fishing dockage and other harbor-related improvements as defined in the precise development plan for the Den Dulk-Coleman properties. An environmental and economic feasibility analysis will be required prior to Coastal Conservancy funding. (LCP 166)

Program LU-68.8: The City shall request the U.S. Army Corps of Engineers to repair the Coleman Drive rock revetment consistent with the recommendations of the precise development plan under Policy 7.06. (LCP 166)

Program LU-68.9: Prior to allowing any further development in the designated Morro Bay Harbor and Navigable ways portions of the City, the City shall either prepare a wetlands/estuarine map, if funding permits, or adopt the National Wetland Inventory by U.S. Fish and Wildlife Service dated 1979 as mapping illustration of the wetland areas contained within City boundaries. Development proposed adjacent to defined wetland areas shall be subject to policy standards for development. (LCP 159)

Program LU-68.10: Prior to approving new developments within the bay or harbor, findings shall be made which demonstrate that as approved, the new development does not cause adverse impacts on the sensitive habitat ports of the Bay, and that adequate public services exist to support the proposed use. It must be found that new development is consistent with policies contained in the LUP and Chapter 3 Coastal Act policies. The following standards at a minimum shall be applied in project review:

- (1) New development shall not encroach within any defined wetland or estuarine areas as mapped by U.S. Fish and Wildlife, nor shall it encroach within the protective buffer zones of these areas.
- (2) Prior to City hearings or action, Development Plans or applications shall be submitted for review and comment by U.S. Fish and Wildlife and the California Department of Fish and Game. (LCP 160)
- (3) New development shall contain adequate safety and navigational standards to ensure compatibility with existing uses within the bay and harbor areas. (LCP 161)
- (4) New development is allocated sufficient public services (water, sewer and roads) in accordance with the water priority allocation system established in LCP Policy 3.02. (LCP 161)

Program LU-68.11: If the City develops and adopts a revised Harbor Development Plan, it shall include the following standards for review:

- (1) provision of mapped wetlands and estuarine portions of the bay (as set forth through implementation of new policy on adopting U.S. Fish and Wildlife Map);
- (2) identification of land water uses;
- (3) quantitative and qualitative biological inventories, identification of the impacts of land and water development on habitat areas and the marine environment, a delineation of existing water quality, and methods to minimize and mitigate any substantial adverse impacts on areas of the bay defined as sensitive habitat and corresponding buffer zones;
- (4) inclusion of all LUP harbor development policies;
- (5) provision for adequate public hearings and public participation in harbor planning and development decisions;

If such a revised Harbor Development Plan is adopted, it shall contain information in sufficient detail to allow the Coastal Commission to determine its adequacy, conformity and consistency with the applicable policies of the Coastal Act. Upon Coastal Commission certification, the Harbor Development Plan may be incorporated in the Morro Bay Local Coastal Program. (LCP 159- 160)

11. MIXED USE AND OVERLAY DESIGNATIONS

POLICY LU-69 Mixed Use Area A: Vacant lots or major developments (involving new Structures or additions of more than 50 percent of the total floor area to existing structures or 2,000 square feet, whichever is greater) shall have priority for visitor-serving uses. Existing uses shall be allowed to remain excepting the above development requirement. In Mixed Use Area A, the primary permitted use is visitor-serving recreational/commercial. The secondary permitted use is residential, however, the number of individual residential and office units or office space floor area within Mixed Use Area A, shall at no time exceed the amount existing at the time of the certification of the LUP.

POLICY LU-70 Mixed Use Area B: Existing coastal-dependent and coastal-related uses shall be protected, maintained and provided where feasible in new development. Mixed Harbor Uses shall be for recreational boating and fishing rather than commercial fishing. Visitor-serving commercial /recreational uses shall have priority over other land uses consistent with traffic, circulation and parking constraints in the Embarcadero.

For the area of the City west of Main Street between Acacia and Barlow (ie: those parcels west of Main Street between APN 66-251-01 and 07, inclusively), the following policies shall apply:

1. All existing residences and commercial establishments in this area shall be considered conforming; existing commercial use above the bluff shall not be permitted to expand.
2. Vehicular accessways and parking lots serving commercial properties below the bluff may be permitted above the bluff.
3. The entire area shall be designated with a "P.D." overlay so that CUP's (and public hearings) are required for new development. In approving a CUP for new uses the Planning Commission shall make the following findings:

- a. That any proposed commercial use is generally serving a water-borne clientele or serving a water-oriented purpose.
- b. That the proposed commercial use, by its nature or design, will result in minimal noise, glare, odor and traffic impacts on other nearby uses.
- c. That any new residential development shall be of a density and design which minimizes potential exposure to and would not unreasonably restrict water-oriented commercial activities.
- d. That any new use shall not generate significant traffic/circulation impacts and shall include adequate parking, loading and access (turning and driveway) facilities.
- e. That any new use shall not result in any harmful (eg: toxic waste) discharge into the bay.

POLICY LU-71 Mixed Use Area C: Lower cost visitor-serving uses shall be protected, encouraged, and where feasible provided in this area. Existing lower cost uses shall be protected and maintained; vacant parcels suitable in size and location shall be designated for such use.

In Mixed Use Areas A, B and C, additional general commercial, general office, professional office and non-priority use commercial development shall be prohibited.

POLICY LU-72 Mixed Use Area D: Mixed Use Area D: These areas serve as transition zones between the downtown and adjacent, established residential neighborhoods. Allowable uses shall be high density residential, offices and visitor-serving commercial uses such as hotels or motels.

POLICY LU-73 Mixed Use Area E: Professional offices and public/quasi-public uses shall be encouraged in this area. For that area designated as Mixed Use Area E located along Main Street and north of Surf Street, residential, office uses and a limited range of commercial uses related to offices may be permitted. Prior to approving new development on this site, a concept plan for the entire area shall be submitted to and approved by the City. This concept plan shall include a common access/circulation system which minimizes the number of driveways with direct access to Main Street.

POLICY LU-74 Mixed Use Area F: A mixture of all uses as appropriate shall be encouraged. An evaluation of appropriate

uses on a parcel-by-parcel basis will be conducted during the implementation phase.

POLICY LU-75 Mixed Use Area Mixed Use Area G (1): This area is suitable for expansion of visitor-serving and general commercial uses. There are also several existing residences here, as well. The existing character of this area makes it suitable for mixed uses: high density residential with general or visitor-serving commercial. Existing residential projects shall be considered conforming. New residential may be permitted only in conjunction with commercial or office development. At least 50 percent of the floor area of any new development must be devoted to office or commercial uses. (Res 106-84)

POLICY LU-76 Mixed Use Area G (2): This area is currently owned by the Keyoto- Natalie Corporation, formally known and sometimes referred to herein as the VRM property. It is a large vacant area of approximately 84 acres. The intent of the mixed use designation on this large vacant property is to provide for a range of land use opportunities emphasizing coastal dependent, recreational, and limited, low intensity residential uses, consistent with the priorities of the Coastal Act. These uses include Environmentally Sensitive Habitat areas found within the area, and should retain the traditional public views of the sand dunes, shoreline and ocean from Highway One. Future development proposals for the area will be considered based upon coordinated and integrated plans that are found to be consistent with all applicable provisions of the City's Local Coastal Program and with the Coastal Act and California Environmental Quality Act. Future development plans for this area shall be consistent with the policies set forth in Specific Policy 0.6 below. (Res 127-88)

Development within Mixed Use Area G.2:

1. Land Uses Permitted: The following kinds of land uses may be permitted or conditionally permitted at locations within Mixed Use Area G as designated on Figure 5A, and as shown on the Land Use Plan and zoning maps.

a. Environmentally Sensitive Habitat (ESH). Portions of Mixed Use Area G designated as ESH, generally the sand dunes, shall be limited to uses consistent with existing LUP policies and Morro Bay Municipal Code, Chapter 17.42. No residential density credit accrues from this area.

b. Coastal Resource Residential. Portions of the area, generally adjacent to the Atascadero Beach Tract. on the north, Morro Bay High School on the south, and outside the public view corridor designated by Figure 332, may be used for single family detached residences with minimum lot areas of 6,000 square feet and consistent with Chapter 16 of the Municipal Code. Density credit derived from the overall

area designated as Coastal Resource (Limited Density) Residential on the Land Use Plan Map with a base density of up to 2 units per acre, may be transferred to the areas outside of the public viewshed, and residences may be developed at higher densities within those areas, subject to the minimum lot sizes set forth above.

c. Golf Course. A golf course may be located within any portion of Mixed Use Area G except for the ESH area, and may be developed in combination with other uses, or as the only use. Golf club, pro-shops, and other facilities involving permanent structures shall be located outside the public view corridor. Parking for a golf course may be located within the public view corridor so long as it is adequately screened by landscaping. Passive recreational uses are also encouraged within this area.

d. Mariculture and Marine Research. Mariculture and marine research facilities may be located in the southern one-third of Mixed Use Area G and outside the public view corridor designated in Figure 32, and as provided in the Mariculture and Marine Research land use and zoning designations. Mariculture grow-out tanks and raceways not exceeding 4 feet in height above grade pursuant to Morro Bay Municipal Code Section 17.12.310 (B) and as hereafter amended may be located in other portions of the southerly one-third within the view corridor, but may not be located in those areas designated as ESH area.

2. Development Limitations and General Performance Standards

Detailed policies and performance standards affecting development within Mixed Use Area G are contained in various sections of the Land Use Plan and zoning ordinance and must be complied with in any development proposal. Basic policies and standards include but are not limited to:

a. All uses shall be conditional uses subject to use permit procedures of the base zoning district and the Planned Development suffix zone.

b. Structures shall be limited to a single story in height and shall not exceed 14 feet above grade pursuant to Morro Bay Municipal Code Section 17.12.310 (B) and as hereafter amended.

c. All permanent structures in excess of 4 feet in height above grade pursuant to Morro Bay Municipal Code Section 17.12.310 (B) and as hereafter amended shall be limited to the area outside the public view corridor shown in Figure 32. The only exception shall be a small public restroom associated with recreational uses.

d. All development shall conform to City and federal flood control regulations.

e. Subdivision shall be phased to ensure the orderly provision of public services in compliance with City regulations and Coastal Act priorities. The northerly portion of the property shall be subdivided first, and not less than 75% of the residential lots created shall have homes completed upon them prior to City approval of any final residential subdivision map on the southerly portion of the property.

However, the southern portion of the site may be developed with a mariculture use regardless of the timing or level of subdivision or development of the northern area.

Notwithstanding the above, subdivision of the southern portion of the property shall be permitted if at least five years have passed since the northern area has been subdivided and at least 25% of the lots have been sold to individuals in an undeveloped state.

f. Permanent structures associated with mariculture and marine research uses should be clustered at the south end of the property as far back as practical from the public view corridors. Rustic architecture should be used and landscaping should be provided to screen buildings, service and parking areas. More than one tenant may occupy the site, and development of a small research and educational complex is encouraged. Mariculture activities shall be limited to research, hatchery, and grow out; processing of mariculture products such as cleaning, shelling, canning or packaging is expressly prohibited.

g. Restoration and establishment of a permanent management program for the ESH area shall be required as a condition of development within the area.

h. 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 the provision of continuous lateral access across the site. Lateral public access through the area shall be provided as a condition of development approval. Excessive vertical access to the shoreline is discouraged due to the presence of nesting Snowy plovers on the beach and within the dunes. A public bike path in accordance with Circulation Element of the General Plan shall be provided as a condition of development approval.

i. Development proposals within Mixed Use Area G may require a greater level of public access to Highway One than is now available via San Jacinto Street. The City shall consider available via San Jacinto Street. The City shall consider approval of proposals that require a greater level of access, only if the necessary land can be acquired by the developer without financial cost or legal action by the City.

j. The suitability of locating or the need to site a future City fire station within the northeast part of Mixed Use Area G should be considered by the City during the review of applications for development of this area. (LCP 29)

POLICY LU-77: Mixed Use Area H: Within this area, uses allowable under any of the applicable land use and zoning designations are encouraged as primary uses of the area. Open space uses or commercial fishing support facilities may be proposed either singly or in a mixed use pattern.

FIGURE LU-17

MIXED USE AREAS



FIGURE LU-17

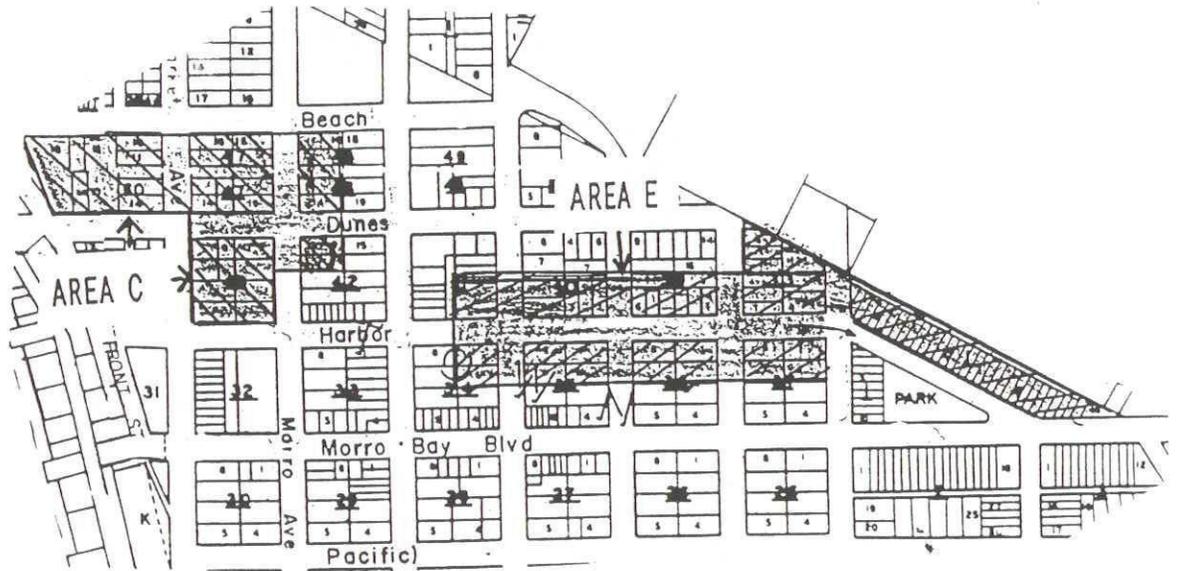


FIGURE LU-17

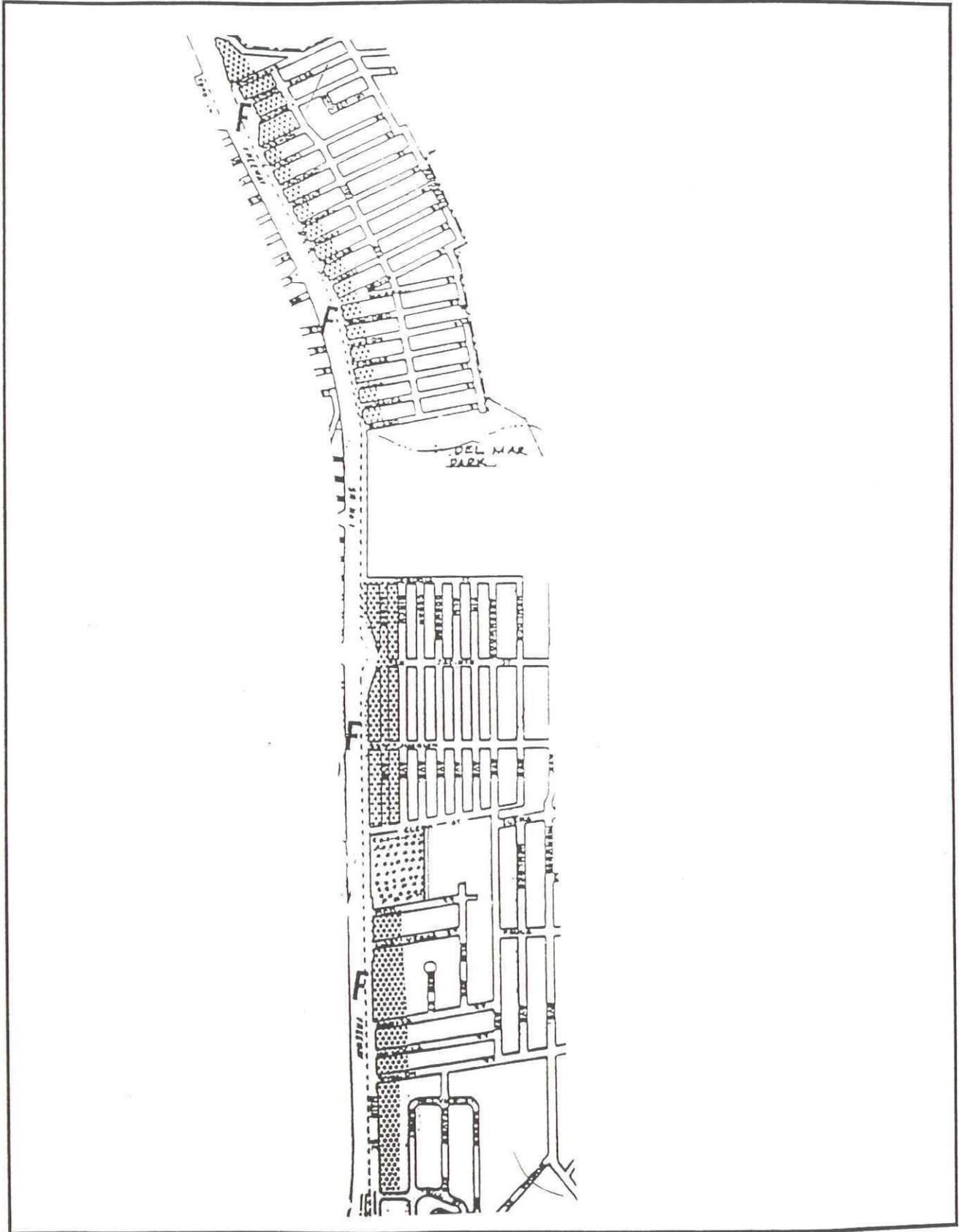
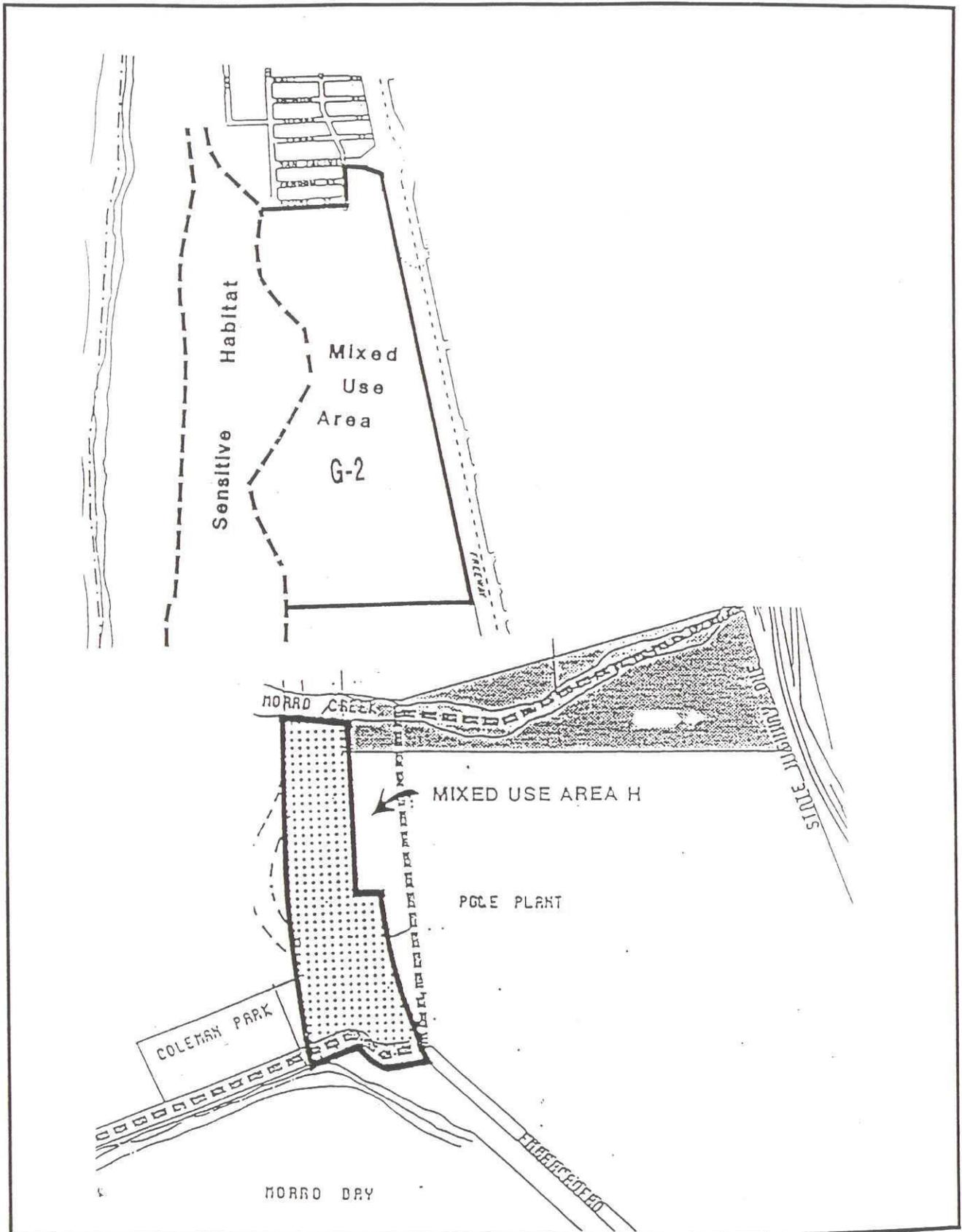


FIGURE LU-17



12. PUBLIC FACILITIES

OBJECTIVE: Maintain the level of service of public facilities in a manner consistent with the expectations that have resulted from past levels of service. Efforts should continue to strive towards improving public facilities, but such should occur with careful recognition of the range of costs supportable by the community. (LUE 55)

POLICY LU-77: The concept of centralization should be utilized in future development of public buildings and facilities. (LUE 55)

Program LU-77.1: The location of public facilities should be such that the activities they generate can serve to the advantage of other aspects of the community. (LUE 55)

Program LU-77.2: Improvements in public facilities should also respond to the positive impact they can have on the overall community image. (LUE 55)

Program LU-77.3: Public facilities brought about by new development should be carefully evaluated so that the impact of such expansion would have on existing levels of service is well understood. (LUE 55)

Program LU-77.4: It should be the practice of the City to give highest priority to those public facility programs that would solve existing problems and overcome existing deficiencies in the public facilities system. (LUE 55)

POLICY LU-78: In any system the City of Morro Bay uses for water allocation, the City shall insure the following uses receive priority for available water and wastewater treatment facilities:

- Commercial Fishing and Agriculture
- Coastal-Dependent Land Uses
- Coastal-Related Land Uses
- Essential Public Services and Basic Industries
- Public Recreation
- Commercial Recreation
- Visitor-Serving Land Uses
- Residential and Other Commercial and Industrial Land Uses

Residential land uses shall be allocated water based on the following order of varying residential parcels:

- (1) presently subdivided parcels within existing developed areas

- (2) presently subdivided parcels contiguous to developed areas or unsubdivided parcels within existing developed areas
- (3) unsubdivided parcels contiguous to developed areas
- (4) unsubdivided parcels isolated from either presently developed or subdivided areas (LCP 95)

The above noted priority list has been employed in the water allocation regulations contained in Coastal Permit No. 4-81-309, as amended. This policy shall not be construed to preclude projects, for which water has been credited through conservation measures (such as retrofit of existing facilities with water-saving fixtures), from being approved, provided that the regulations and procedures contained in Coastal Permit No. 41-81-309, as amended, are complied with. (LCP 95)

Program LU-78.1: The City of Morro Bay shall approve future growth in conjunction with water and sewage treatment availability. Development shall be approved only if the City finds that sewer and water services are available to serve the proposed use. The City shall allocate water and sewer services to development based on Coastal Development Permit No. 4-81-309, as amended and approved by the Coastal Commission. The amount of water and sewer services to be allocated to new development shall be limited to the amounts of recovered water due to the water pipe replacement program, and/or to other conservation measures (e.g., retrofit of existing facilities with water-saving fixtures) approved in Permit No. 4-81-309, as amended. If the City develops additional sources of water and/or improves its water management so that additional water is demonstrably recovered, the City may submit a revised water allocation program as a subsequent amendment for Coastal Commission review and approval. Until a water management program which provides additional water for allocation is approved and amended into the LUP, the allocation program for future developments shall be as described in the findings and exhibits adopted by the Coastal Commission for Permit 4-81-309, as amended; which specifically includes the "Water Recovery Allocation Model and Percentage Allocation System", as well as the provision for distributing water conserved through measures such as the retrofit of existing facilities with water saving fixtures.

Methods of obtaining additional water resources shall ensure protection of the biological productivity of coastal waters. Accordingly, extractions of water from groundwater basins shall not exceed Basin Safe Yield except under a conjunctive use program. Determinations of Basin Safe Yield shall ensure that groundwater extractions, stream diversions, etc. do not exceed a magnitude when the biological productivity of coastal waters is adversely affected. (LCP 94)

Program LU-78.2: The City of Morro Bay shall adopt a five-year Capital Improvement Program which specifies mainten-

ance, improvements, and extensions of water and sanitary sewer facilities, including recommendations of the Water Management Plan. (LCP 96)

Water-Related Policies and Programs

POLICY LU-79: The City may develop a specific, comprehensive, long-range water plan which will implement water management policies that will provide water service consistent with sound resource planning. New water and sewer services to previously unsubdivided areas shall not be approved until a Water Management Plan has been developed, adopted, and submitted for Coastal Commission review and approval as a subsequent amendment to the LUP. (LCP 95)

POLICY LU-80: In addition to utilization of groundwater storage during drought periods, the City of Morro Bay shall develop additional sources of water from some of these potential sources as a part of a water management plan:

Program LU-80.1: The City should implement the proposed wastewater reclamation program to provide an additional 770 acre-feet per year of water supply for agricultural and golf course purposes, thereby relieving the groundwater basin of this demand. Although not presently contemplated, the reclamation program could be expanded to provide additional quantities of reclaimed wastewater. (LCP89)

Program LU-80.2: The City should provide recharge facilities to collect storm water which normally flows out to sea, for recharge to groundwater basin. Such recharge programs would allow storage of additional quantities of water in the groundwater basin each year. (LCP 89)

Program LU-80.3: The Preliminary Water Management Plan must include wastewater reclamation, recharge of storm water and excess surface water, a planned operational scheme for pumping existing wells, abandonment of Well Nos. 1 and 2, location of additional wells inland and continued study and data collection. (LCP 79)

Program LU-80.4: Chapter 3 Coastal Act Policies shall be the basis for reviewing the adequacy of any Water Management Plan. A Water Management Plan shall ensure at a minimum, the following:

1. An adequate water supply for coastal-dependent activities such as commercial fishing, oyster farming, fish and

shellfish processing, recreational boating and fishing and industrial energy development.

2. Continued protection of the Morro Bay wetland areas with assurances that the wetlands shall continue to be seasonally flushed of accumulated salts from sediments. (LCP 95)

3. An adequate groundsurface water supply to protect the biological productivity of coastal waters including riparian stream corridors upon which the anadromous fishery depends for viability.

4. Sufficient water for agricultural operations in the Morro and Chorro Valleys.

Once a Water Management Plan has been incorporated into the LUP, the approved elements of the plan shall be implemented with each project approval accompanied by findings that the resources listed above have been protected consistent with Chapter 3 policies contained in the Coastal Act. Upon implementation of the Water Management Plan, new subdivisions in previously undeveloped areas may be permitted. (LCP 96)

Program LU-80.5: The areas critical to the percolation of water into the groundwater basins should be determined and preserved in an open space form. (OS 95)

Wastewater-Related Policies and Programs

POLICY LU-81: The City shall endeavor to implement its Wastewater Treatment Program. (OS 86)

Program LU-81.1: The City will continue a program of providing wastewater treatment facilities to accommodate the build-out population of 12,195, determined to be the build-out figure in Coastal Development Permit No. 406-01, which permitted further expansion of the wastewater treatment facilities to 2.4 mgd. (LCP 96)

13. ARCHAEOLOGICAL RESOURCES

OBJECTIVE: To protect archaeological resources to the extent feasible. (New)

POLICY LU-82: Where necessary, significant archaeological and historic resources shall be preserved to the greatest extent possible both on public and privately held lands. (LCP 100)

Program LU-82.1: The City shall establish and maintain an inventory of archaeological site records. A sensitivity map shall be developed based on available information on file with the California Archaeological Site Survey Office. This information shall be treated as confidential to protect the archaeological resources. Until the mapping has been completed, an archaeological reconnaissance performed by a qualified archaeologist and/or a review of record sites shall be required of all projects applying for a coastal permit.

Program LU-82.2: An archaeological reconnaissance performed by a qualified archaeologist shall be required as part of the permit review process for projects with areas identified as having potential archaeological sites. An archaeological reconnaissance will be required for all projects requiring an Environmental Impact Report under CEQA.

Program LU-82.3: Where archaeological resources are found as a result of a preliminary site survey before construction, the City shall require a mitigation plan to protect the site.

Program LU-82.4: Where archaeological resources are discovered during construction of new development, or through other non-permit activities (such as repair and maintenance of public works projects) all activities shall cease until a qualified archaeologist knowledgeable in Chumash culture can determine the significance of the resource and designate alternative mitigation measures. Development that impacts archaeological resources shall be required to mitigate impacts in one of the following manners:

- a. Removal of artifacts
- b. Dedication of impacted area as permanent open space
- c. Coverage of archaeological site by at least 24 inches of sterile sand. (LCP 100)

Program LU-82.5: Any archaeological sites of state-wide significance shall be nominated for inclusion in the Registry of California Historic Landmarks. Those of national significance shall be nominated for inclusion in the National Registry of Historic Place and the National Historic Landmark Program. (LCP 101)

Program LU-82.6: All available measures, including purchases, tax relief, purchase of development rights, etc. shall be explored to avoid development on significant archaeological sites. Where sites containing significant archaeological resources are already in public ownership including ownership of the City, the City shall encourage the retention of the site in public ownership and the

protection of the archaeological resources. The transfer of City-owned properties containing significant archaeological resources shall be accompanied by a deed restriction containing provisions protecting the archaeological resources on the site. (LCP 101)

Program LU-82.7: Activities other than development which could damage or destroy archaeological resources including, but not limited to, off-road vehicle activity and unauthorized collecting of artifacts, shall be prohibited unless specifically permitted by the permit issuing agency with provisions for adequately protecting any archaeological resources. (LCP 101)

14. CONSERVATION

OBJECTIVE: To protect and maintain the natural resources of the area for their obvious importance to the community and their significance to the natural processes of which they support and are a part. (OS 95)

POLICY LU-83: Soil erosion should be kept at the absolute minimum possible through the practice of proper land custodianship. (New, See also Agriculture Section)

Program LU-83.1: All street rights-of-way should be required to have a non-erodible surface with curbs and gutters or landscaped parkways. (LUE 50)

Program LU-83.2: Any development other than single family residential land uses should be required to have sand trap drainage devices if specific engineering studies warrant such. (LUE 50)

Program LU-83.3: All open spaces within developed areas should be planted with ground cover plant material. (LUE 50)

Program LU-83.4: All parking areas should include landscaped planter areas equivalent to at least ten percent of their area. (LUE 50)

Program LU-83.5: The City should provide information regarding the importance of landscaping and offer advice regarding installation, maintenance and suggested low cost, low maintenance plant materials. Such a program should be aimed at residents with hillside properties. (OS 88)

POLICY LU-84: The City will encourage conservation of its water resources. (New)

Program LU-84.1: Water-saving devices shall be required in new developments. These devices may include, but are not limited to, the following:

- (1) faucets with faucet aerators to help reduce the flow of water to 2 gallons per minute, or less;
- (2) water restrictions on shower heads to restrict water to 3 gallons per minute, or less;
- (3) water conservation toilets to restrict each flush to 3 gallons or less.

Efforts to conserve or reduce water consumption through the implementation of water-saving techniques shall be recognized by the City when determining priority of water use allotments. (LCP 96)

Program LU-84.2: The City should encourage the use of landscape plant materials that have low water needs and initiate investigations of appropriate decorative native plant materials for urban use. (OS 86) (Methods of water conservation are contained in the Conservation Section.)

POLICY LU-85: Local civic organizations should be encouraged to become involved in local conservation programs such as clean-up projects, recycling projects, and landscaping projects. Encourage local businesses to coordinate sales on their merchandise with efforts of the public and their involvement in conservation projects. (OS 88)

POLICY LU-86: The City should assist the schools in their studies and activities related to conservation. (OS 88)

POLICY LU-87: The City should initiate programs which will reduce energy consumption. (New)

Program LU-87.1: The City should evaluate proposed Building Code changes for their environmental implications. (OS 89)

Program LU-87-2: A standard should be developed that would require insulation of all structures that include temperature control equipment. (OS 89)

Program LU-87.3: The City should endeavor to maintain City vehicles that reduce fuel consumption and are equipped with adequate air pollution features. (OS 89)

Program LU-87.4: The City's transportation system should emphasize modes of travel which are efficient such as transit, bicycles and walking. (New)