

## **ATTACHMENT 3: SUMMARY FROM GRANT APPLICATIONS**

### **CALIFORNIA COASTAL COMMISSION'S LOCAL COASTAL PROGRAM ASSISTANCE GRANT PROGRAM AND OCEAN PROTECTION COUNCIL'S LOCAL COASTAL PROGRAM SEA-LEVEL RISE GRANT**

#### **Project Description**

The Los Osos Community Plan is the community's vision for the future. It is part of the Local Coastal Program and the County General Plan. It contains policies, programs, standards, and zoning that will guide future land use and transportation. The Community Plan has not been comprehensively updated since it was prepared in the 1980's and certified in 1988. It needs to be comprehensively updated to better reflect current land use, transportation, population, environmental, resource, and economic conditions, as well as community goals and aspirations for the next 20 years. Importantly, updating the Community Plan is a prerequisite to and essential for renewed residential and commercial development and economic investment in the community, most of which has been under a development moratorium since 1988.

The Los Osos Urban Reserve Line includes two uncertified areas, the Otto property (now known as the Elfin Forest) and the Sweet Springs property. These areas will be included in the Community Plan update, as will a comprehensive chapter on maximizing coastal access.

The Community Plan update will feature measures to achieve the following goals:

- Sustainable resources and development
  - Assure that future development is supported by the sustainable capacity of the groundwater basin
  - Preserve natural resources such as habitat for endangered species
  - Protect the Morro Bay Estuary and its watershed
- Strategic (smart) growth
  - Focus on infill and mixed use development and supporting infrastructure
  - Improve and diversify the local economy, capitalizing on tourism and maximizing opportunities for coastal access and recreation
  - Focus on achieving a safe, active and healthy community
    - Provide neighborhood and community parks and recreation facilities to serve existing and future populations
    - Encourage pedestrian and bicycle travel, transit, and carpooling
    - Mitigate or adapt to projected sea level rise
- A high level of community participation and voice in land use planning decisions

## **Objectives**

1. Protect and enhance the Morro Bay Estuary so that it is a clean, healthy, functioning ecosystem that harbors a diversity of wildlife.
2. Establish a maximum rate of growth within the Los Osos urban reserve line, consistent with available resources, services and infrastructure provided and the community's sense of place.
3. Provide flexible zoning that enables businesses to expand and remain in the community, and establish incentives to encourage good design of commercial development.
4. Encourage improvement of tourist-oriented facilities.
5. Base all land use policies and plans on sustainable development that meets the needs of current population and visitors without endangering the ability of future population to meet its needs or drawing upon outside resources.
6. Carefully manage water resources to provide a clean, sustainable resource for the community. Also provide water conservation education and incentives for updating the community's water utilities.
7. Plan transportation system improvements to provide for, but not exceed, the demand of visitors and permanent residents at build-out conditions. These improvements should be consistent with the land use patterns allowed by both the land use element and the general plan, so that growth is not facilitated or induced in inappropriate amounts or locations.
8. Establish an efficient circulation system and pattern of land uses that minimize the number of automobile trips.
9. Provide maximum public access, and protect existing public access, to the coast, the shoreline, the bay, and public recreation areas, consistent with the need to protect natural resources and private property rights.

## **Project details**

The County Planning and Building Department will prepare the Los Osos Community Plan update, building upon previous planning efforts that resulted in a locally accepted plan in 2004. However, data, policies, standards, etc. will be thoroughly revised and updated as needed to reflect current conditions, resource plans and community participation. For example, the Los Osos Groundwater Basin Plan (Basin Plan) will be incorporated into the Community Plan to ensure that development does not outpace available water resources. Conservation strategies and development standards from the Habitat Conservation Plan (currently underway) will also be integrated into the Community Plan. In addition, the following reports and tasks will be prepared and performed by outside consultants and incorporated into the Community Plan. These work products will advance the key goals and objectives of the Community Plan to

achieve sustainable resources and development, implement strategic growth and encourage a high level of community participation, as described above.

### Sea Level Rise Study

The County's EnergyWise (climate action) Plan includes the results of an assessment of local climate change projections by the GEOS Institute and the Local Government Commission, based on climate modeling software, specific to San Luis Obispo County. The projections include the expected long-term (year 2100) increase in sea level along the coast. The EnergyWise Plan also includes a number of mitigation and adaptation strategies to limit the effects of climate change. This proposal includes a study that expands on the climate change modeling that has already been done, using that information to conduct more focused mapping of potential sea level rise in Los Osos. This sea level rise study will identify potential impacts specific to Los Osos, for example, increased coastal erosion, coastal flooding, infrastructure vulnerability and maintenance costs, loss of coastal wetlands and saltwater intrusion. The study will then recommend Los Osos-specific Local Coastal Program policies, development standards, revisions to existing standards or procedures, or other measures needed to mitigate or adapt to projected sea level rise. This study will lead to measures to help sustain sensitive coastal resources in the long-term and assure a healthy community.