



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
TREVOR KEITH, DIRECTOR

MEMO

DATE: October 31, 2019
 TO: Phil D'Acri, Real Property Services Manager, Central Services
 FROM: Katie Nall, Planner
 VIA: Trevor Keith, Director

SUBJECT: Determination of San Luis Obispo County General Plan Conformity for Toro Coast Preserve Acquisition (DTM2019-00039)

On October 7, 2019, The County received the Central Services Department's request for a County General Plan conformity determination on the acquisition of a 259.42-acre parcel (APN 073-092-052) for the purpose of obtaining acreage for a park and open space uses, coastal access, and a trail connecting Morro Bay and Cayucos as identified in the County General Plan's Park and Recreation Element. The 259.42-acre parcel is currently under private ownership and the acquisition would transfer the parcel's ownership to the County.

The parcel sits between the community of Cayucos and the City of Morro Bay. It consists of a short marine terrace bluff bordering the beach, zoned Recreation to the west of Highway 1, as well as gentle to steeper hillsides used for cattle grazing, zoned Agriculture to the east of Highway 1. The County's Estero Area Plan, which is consistent with the County's Local Coastal Program and General Plan, identifies this area as the Estero Marine Terminal with policies promoting the use of the property for recreational activities such as parks and bicycle trails.

The County hereby determines that the proposed acquisition of the 259.42-acre parcel for the purpose of obtaining acreage for County parks and coastal recreational opportunities is in conformity with the County General Plan based on the following findings:

- A. The parcel is in Agriculture and Recreation land use categories. The proposed uses, such as open space, coastal access, and hiking trails, are considered passive recreation and are allowed pursuant to Coastal Table 'O' (Allowable Uses) in the LCP for both land use categories.
- B. The Estero Area plan identifies the parcel area as the Coastal Bluff Park, which should be used primarily for pedestrian use, coastal access, and recreation activities in order to preserve the open space character of the marine terminal and hillsides.
- C. The proposed acquisition does not conflict with other elements of the County General Plan because the intended use(s) are consistent with the goals, objectives and policies of the Parks and Recreation Element and Coastal Policies of the General Plan.

This County's General Plan conformity determination will be placed on the next available Planning Commission agenda for a receive and file action. If you have any questions, please do not hesitate to contact me at 805-781-5702 or kinall@co.slo.ca.us.

Katie Nall
 County Planner