

City of Morro Bay

City Council Agenda

Mission Statement

The City of Morro Bay is dedicated to the preservation and enhancement of the quality of life. The City shall be committed to this purpose and will provide a level of municipal service and safety consistent with and responsive to the needs of the public.

**NOTICE OF REGULAR JOINT MEETING
OF THE CITY COUNCIL AND PLANNING COMMISSION
TUESDAY, MARCH 24, 2015
MORRO BAY VETERAN'S HALL – 4:30 P.M.
209 SURF STREET, MORRO BAY, CA**

**ESTABLISH QUORUM AND CALL TO ORDER
PUBLIC COMMENT RE: ITEMS ON THE AGENDA
JOINT MEETING AGENDA ITEM:**

- I. REVIEW OF DRAFT WORK PLAN FOR THE GENERAL PLAN/LOCAL COASTAL PROGRAM (GP/LCP) UPDATE

ADJOURNMENT

DATED: March 18, 2015



Dana Swanson, City Clerk

MATERIALS RELATED TO AN ITEM ON THIS AGENDA SUBMITTED TO THE CITY COUNCIL AFTER DISTRIBUTION OF THE AGENDA PACKET ARE AVAILABLE FOR PUBLIC INSPECTION AT CITY HALL LOCATED AT 595 HARBOR STREET; MORRO BAY LIBRARY LOCATED AT 625 HARBOR STREET; AND MILL'S COPY CENTER LOCATED AT 495 MORRO BAY BOULEVARD DURING NORMAL BUSINESS HOURS. IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN A CITY MEETING, PLEASE CONTACT THE CITY CLERK'S OFFICE AT LEAST 24 HOURS PRIOR TO THE MEETING TO INSURE THAT REASONABLE ARRANGEMENTS CAN BE MADE TO PROVIDE ACCESSIBILITY TO THE MEETING.



AGENDA NO: I

MEETING DATE: March 24, 2015

Staff Report

DATE: March 17, 2015

TO: Honorable Mayor, City Council and Planning Commissioners

FROM: Scot Graham, Community Development Manager

SUBJECT: Review of Draft Work Plan for the General Plan/Local Coastal Program (GP/LCP) Update

RECOMMENDATION

Staff recommends the City Council and Planning Commission receive the report and presentation on the Draft Work Plan and provide comment.

ALTERNATIVES

No specific action is being requested therefore there are no recommended alternatives.

FISCAL IMPACT

None. A fiscal impact will be realized in the future as part of the contract award associated with the future request for proposal (RFP) for the General Plan/Local Coastal Program update.

BACKGROUND

On Tuesday December 2, 2014 from 9am to 2pm, the City held a General Plan/Local Coastal Program update workshop, facilitated by the City's consultant PMC. The workshop was attended by three (3) sitting Councilmembers, two (2) Council-elect, five (5) Planning Commissioners, several City staff and various stakeholders. The intent of the workshop was to engage participants in the task of identifying GP/LCP update priorities. Main topics covered in the workshop included definition of the work scope, what expertise was necessary, where and how to expend resources and, finally, how to engage the community to accomplish project goals.

The workshop included five (5) interactive activities designed to facilitate discussion related to the following items: 1) vision for the plan, 2) key issue identification, 3) public participation, 4) schedule and level of effort, and 5) who should be involved.

After completing the workshop, PMC prepared an Administrative Draft Summary Report of the findings

Prepared By: __SG_____

Dept Review: _____

City Manager Review: _____

City Attorney Review: _____

from the workshop (see Attachment 1). The Summary report identifies seven themes that emerged from participant input:

- The General Plan/LCP needs to be practical and user friendly, with an emphasis on goals, clear and consistent policies and implementation programs, concise background information, and easily accessible organization.
- Land use, circulation, and economic development are top update priorities.
- The General Plan/LCP needs to be informed by a robust, but cost and time efficient, community participation program that incorporates feedback from the general public and key stakeholders.
- The City should convene an advisory committee or task forces to help identify strategic direction for the General Plan/LCP.
- The General Plan needs to account for the distinct areas in the city, by identifying districts or outlining future specific planning processes.
- Sustainability and economic development are closely related and should be integrated throughout the General Plan/LCP.
- These General Plan/LCP should acknowledge the City's working class heritage, maintain affordability, and support a family-friendly culture.
- Due to limited resources, the City may need to update the General Plan/LCP in multiple steps. For this to be successful, the City needs to have a clear phasing plan.

Ultimately, the workshop summary document was utilized in preparation of the Draft Work Plan that can be found in Attachment 2.

DISCUSSION

PMC also conducted a review and assessment of the existing General Plan and Local Coastal Program and relevant State requirements to determine legal consistency. This review resulted in a report, composed of three sections: 1) General Legal Requirements and Current Plan Consistency, 2) Local Coastal Program, and 3) General Plan and LCP relationship (see Attachment 4 for the review document). The review report was utilized in support of the overall Draft Work Plan.

After preparation of the draft workshop summary document (Attachment 1), and GP/LCP Review Report (Attachment 4), PMC moved forward with preparation of the Draft Work Plan. The Draft Work Plan serves to identify the specialists that will be needed, milestones, deliverables, public engagement, type of programmatic environmental document along with project timeline that will allow the City to plan for the project budget across multiple budget years (See Attachment 2). The Final Work Plan will be utilized in the preparation of a Request for Proposal (RFP) for the actual GP/LCP update.

The Draft Work Plan document starts off by denoting key issues identified by staff and decision makers for inclusion in the GP/LCP update. The key issues are separated into two broad categories: 1) issues about Morro Bay the GP/LCP update should address, and 2) issues concerning the GP/LCP update that describe the City's desired outcomes for the project.

1. Morro Bay Issues

- a. Strengthen Economic Vitality
- b. Improve Circulation System Investments
- c. Improve Neighborhood Compatibility Guidance
- d. Brownfield Development (Dynegy power plant & City’s existing wastewater treatment plant)
- e. Sustainability and Resiliency (Protect and promote environmental resources)
- f. Working Waterfront (Continue revitalization of the commercial fishing industry)

2. Issue Concerning the GP/LCP Update

- a. Accessibility and Usability. Current plans are outdated, contradictory and cumbersome.
- b. Engaged and Active Community. Engage volunteers to help with the update.
- c. Grant Funding Opportunities. Maximize existing grant awards and pursue new grant opportunities.
- d. Project Team. The GP/LCP requires a multidisciplinary consultant team.

WORK PLAN

The approach identified in the Draft Work Plan includes the following four phases: 1) Project Initiation and Community Engagement, 2) A Blueprint Plan & EIR, 3) Greenprint Plan (Conservation & Environmental aspect), and 4) Coastal Implementation Plan (Zoning Code).

SCHEDULE

The Draft Work Plan phases are included in a schedule that depicts completion of the GP/LCP within four fiscal year budget cycles, with anticipated startup up in March of 2015 (FY 2014/2015) and completion before December 2017 (FY 2017-18). The schedule is provided below:

Fiscal Year	Phase/Task	Start Date	End Date
PHASE 1: PROJECT INITIATION AND COMMUNITY ENGAGEMENT			
FY 2014–15	1.1 Project Management	March 2015	June 2015
FY 2014–15	1.2 Project Kickoff	March 2015	March 2015
FY 2014–15	1.3 Community Visioning	April 2015	June 2015
FY 2014–15	1.4 Community Engagement	April 2015	June 2015
PHASE 2: BLUEPRINT PLAN AND EIR			
FY 2015–16	2.1 Background Report	July 2015	October 2015
FY 2015–16	2.2 Key Issues	August 2015	September 2015
FY 2015–16	2.3 Land Use Alternatives	October 2015	December 2015
FY 2015–16	2.4 Administrative and Public Review Draft Blueprint (includes 45-day public review)	January 2016	May 2016
	2.5 CEQA Compliance – Program EIR		
FY 2015–16	NOP/Scoping Meeting (includes 30-day public review)	January 2016	February 2016

Fiscal Year	Phase/Task	Start Date	End Date
FY 2015–16	Administrative Draft EIR	January 2016	April 2016
FY 2015–16	Public Review Draft EIR (includes 45-day public review)	May 2016	June 2016
FY 2016–17	Responses to Comments/Final EIR (includes 10-day review and public hearings)	July 2016	September 2016
FY 2016–17	2.6 Final Blueprint	October 2016	October 2016
FY 2015–16 FY 2016–17	2.7 Project Management	July 2015	October 2016
FY 2015–16 FY 2016–17	2.8 Community Engagement	July 2015	October 2016
PHASE 3: GREENPRINT PLAN			
FY 2016–17	3.1 Background Report	October 2016	December 2016
FY 2016–17	3.2 Key Issues	October 2016	November 2016
FY 2016–17	3.3 Conservation Alternatives	December 2016	January 2017
FY 2016–17	3.4 Administrative and Public Review Draft Greenprint (includes 30-day public review)	February 2017	May 2017
FY 2016–17	3.5 CEQA Compliance – Tiered Document (includes 30-day public review and hearings)	March 2017	May 2017
FY 2016–17	3.6 Final Greenprint	June 2017	June 2017
FY 2016–17	3.7 Project Management	October 2016	June 2017
FY 2016–17	3.8 Community Engagement	October 2016	June 2017
PHASE 4: COASTAL IMPLEMENTATION PLAN			
FY 2017–18	4.1 Identify Proposed CIP Revisions	July 2017	August 2017
FY 2017–18	4.2 Administrative and Public Review Draft CIP (Includes 30-day public review and hearings)	September 2017	November 2017
FY 2017–18	4.3 CEQA Compliance (includes 30-day public review and hearings)	September 2017	November 2017
FY 2017–18	4.4 Final CIP and Submission to CCC	November 2017	December 2017
FY 2017–18	4.5 Project Management	July 2017	December 2017
FY 2017–18	4.6 Community Engagement	July 2017	December 2017

COST ESTIMATE

The schedule noted above has also been incorporated in to a Draft Budget Framework spreadsheet provided in Attachment 3. The Draft Budget document breaks down cost by fiscal year and phase, with consultant cost estimates identified for Low, High, and Average amounts. Also included in the budget

estimate is columns for City Staff costs, Estimated Total Cost, Less Grant Resources, and Funding Gap.

Estimated total cost for the GP/LCP update ranges from a high of \$1,590,800 to a low of \$806,250 with an average of \$1,198,525. The City currently has \$397,000 of grant funding with approximately \$100,000 in General Plan Maintenance funds. This City has submitted a transportation grant application to CALTRANS for \$250,000 (it is anticipated that we will have a grant response by the end of March) and Staff will continue to pursue grant opportunities to supplement the GP/LCP update as they become available.

CONCLUSION

PMC has provided a detailed and well thought out Draft Work Plan and Budget estimate for the GP/LCP update. The format of the Draft Work Plan is such that it can easily be transformed into a Request for Proposal.

The City Council and Planning Commission should provide comment regarding the Draft Work Plan and Budget estimate. After conclusion of the joint meeting, the Draft Work Plan and budget will be turned into a Final Work Plan and Budget Estimate including any changes resulting from the joint meeting. The Final Work Plan will then be utilized in the preparation of the RFP. The estimated release date for the RFP is not later than April 17, 2015.

ATTACHMENTS

1. Draft GP/LCP workshop summary document
2. Draft GP/LCP Draft Work Plan
3. Draft GP/LCP Budget Estimate Spreadsheet
4. Draft GP/LCP Review Document

MEMO

To: Scot Graham, Planning Manager
CITY OF MORRO BAY

From: Nora De Cuir, PMC

Cc: Tammy Seale, PMC

Date: December 17, 2014

Re: Administrative Draft Summary Report of the General Plan and LCP Update Work Session

Below please find the draft summary report of the General Plan and Local Coastal Program (LCP) update work session held on Tuesday, December 2, 2014, from 9 a.m. to 2 p.m. at the Morro Bay Veterans Hall.

OVERVIEW

Sixteen participants convened for a General Plan work session, including five City Planning Commissioners, three sitting City Council members, two Council-elect, and additional staff and stakeholders. The work session's purpose was to inform participants about options for the General Plan update process and to engage attendees in the process of identifying priorities and preferences for the update. Key areas of discussion included how to focus the scope of work, where to expend resources, who to contact for expertise, and how to work with the community to accomplish project goals.

The day began with a round of introductions, an overview of work session goals, and background information on the General Plan and the update process. Later in the day, staff provided a presentation on key issues to be addressed in the General Plan and background research to date. The remainder of the day was spent on the following interactive activities and facilitated discussion sessions: (1) vision for the plan, (2) key issue identification, (3) public participation, (4) schedule and level of effort, and (5) who needs to be involved? The work session opened and closed as a conventional City Council/Planning Commission meeting, with the Mayor and the Planning Commission Chair convening and adjourning. Time was set aside for public comment at the meeting's beginning and end.

The following summary provides an overview of the day's activities and discussion results. Small group discussion notes are included as transcribed. This summary does not include a transcript of public comment. Meeting minutes are available at www.morro-bay.ca.us.

KEY THEMES

The following themes emerged from participant input:

- The General Plan/LCP needs to be practical and user friendly, with an emphasis on goals, clear and consistent policies and implementation programs, concise background information, and easily accessible organization.

- Land use, circulation, and economic development are top update priorities.
- The General Plan/LCP needs to be informed by a robust, but cost and time efficient, community participation program that incorporates feedback from the general public and key stakeholders.
- The City should convene an advisory committee or task forces to help identify strategic direction for the General Plan/LCP.
- The General Plan needs to account for the distinct areas in the city, by identifying districts or outlining future specific planning processes.
- Sustainability and economic development are closely related and should be integrated throughout the General Plan/LCP.
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- Due to limited resources, the City may need to update the General Plan/LCP in multiple steps. For this to be successful, the City needs to have a clear phasing plan.

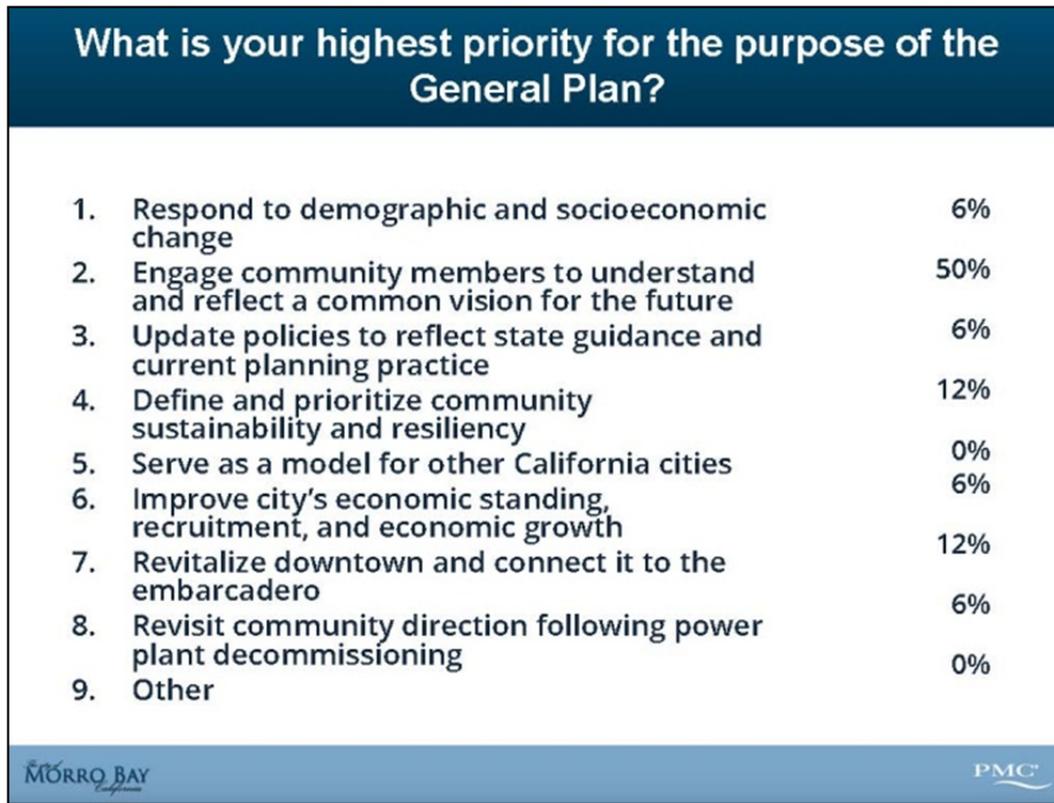
SUMMARY OF FEEDBACK

VISION AND PURPOSE

To prompt a discussion of the various purposes behind updating the General Plan, participants were engaged in an electronic polling exercise. During this activity, participants were asked to think about their vision for the General Plan and identify what they thought should be the highest priorities for the plan's purpose. First, participants were asked to respond to an electronic poll. Participants were provided a list of nine priorities and asked to respond with their highest priority. As Figure 1 illustrates, half of the participants selected "engage community members to understand and reflect a common vision for the future" as their highest priority.

Note that while results are shown as a percentage of all respondents, the total number of participants in this exercise was 16. Therefore, 50 percent of respondents are equal to eight participants and 6 percent to only one participant.

Figure 1. Electronic Poll Results



Participants were then engaged in a discussion to identify priorities. Participants described why they selected certain priorities and offered additional considerations in a large group setting. The following list summarizes participant comments:

- Engaging the community is important to develop buy-in.
- Sustainability can be defined in different ways. In Morro Bay, it should include economic considerations and focus on citywide stability.
- Suitability is a priority and contains issues that we must address.
- “Public engagement” is a two-way street that involves taking and disseminating information.
- Residents and businesses need to feel engaged in the process.
- We need to have a clear understanding of what we mean by “community member.” California is a leader, and this General Plan is an opportunity for us to be a showcase. It is important to bring different cultures to the table.
- Process and purpose are different.
- The General Plan is a foundation and should represent the community. A high level of engagement is needed.
- Priorities number 7 and 8 show that we have areas that can reinvigorate Morro Bay.
- Community outreach is a foundation and can be used to identify how to attract new jobs.

TYPES OF USERS AND KEY CONCERNS

This discussion asked participants to consider the needs and concerns of the following General Plan and LCP user types: staff, elected officials, residents, and developers. Participants identified needs across user types and those that might be specific only to certain user types, as follows:

Staff Concerns About the General Plan and LCP

- Does not include neighborhood compatibility.
- Needs to be more concise (current framework is too large—over 1,000 pages).
- Contains redundant policies.
- Needs more precision.

Elected Officials' Concerns About the General Plan and LCP

- Does not include neighborhood compatibility.
- Needs implementation language.
- Not a future-oriented plan now; needs vision.
- Needs clear language.
- Needs to eliminate overlap and ambiguity.

Residents' Concerns About the General Plan and LCP

- Does not include neighborhood compatibility.
- Needs current information about supportive infrastructure.
 - Capacity issues
 - Circulation (current General Plan talks about the future as 1995!)
- Language is antiquated.
- Too much “gray area” (vagueness).
- Needs more understandable language.
- Needs specificity of location.
- Needs a way to navigate.
- Needs zoning to be more clear.
- Needs to identify vision for different areas of the city.
- Update needs to be kept simple (“concision”).
- Needs specific plans for different areas so residents can know what’s expected.
- Neighborhood planning.

Developers' Concerns About the General Plan and LCP

- Does not include neighborhood compatibility.

- Needs current information about supportive infrastructure.
 - Capacity issues
 - Circulation (current General Plan talks about the future as 1995!)
- Language is antiquated.
- Needs zoning to be more clear.
- Needs to identify vision for different areas of the city.

Visitors' Concerns About the General Plan and LCP

- Does not include neighborhood compatibility.

KEY ISSUES

After a presentation on key issues and background research from staff, participants were asked to identify key issues for small group discussion through a bucket exercise. Participants were given two “chips” and asked to place them in the buckets labeled with the categories listed below. The following issues were prioritized for the purpose of organizing small group discussions, with the number of chips shown in parentheses:

- Economic Vitality (13)
- Zoning (10)
- Document Usability (6)
- Modernity: Land Use Element (6)
- Modernity: Open Space Element (3)
- Modernity: Circulation Element (2)
- Modernity: Conservation Element (0)
- Modernity: Noise Element (0)
- Modernity: Safety Element (0)

SMALL GROUP DISCUSSIONS ON KEY ISSUES

Following the bucket exercise, participants broke into small discussion groups to identify priorities by topic. This section provides the transcribed notes from each of the four following groups:

1. Economic Vitality
2. Document Usability
3. Modernity: Land Use Element
4. Zoning

Group 1: Economic Vitality

- General Plan elements
 - LEAP
 - Diversity

- Foundational support
- Success measures
- Tourism and jobs for heads of households
 - Relation to state mandates and zoning
 - Buildout/state mandates
- Diversified economic opportunities
- Sustainability systems and opportunity costs
- Diversified business and services
 - Tourist-serving vs. community-serving
- Identify missing or underserved business sectors
 - Marketing
 - Appropriately zoned land
 - Economic study—basis, restraints, forecasts, inventory of assets and opportunities
 - Emphasis on assets—nature
 - Emphasis on economics and quality of life
- Large property owners
- Business owners from throughout town
- Coastal Commission
- State park marina
- Harbor resources—commercial and recreational
- Diversifying income streams without damaging community character
- Façade and public amenity improvements
- Code enforcement
- Property rights vs. eminent domain
- Viable harbor recreation facility (needs assessment)
- Climate change, sea level change, sustainability
- Power lines, infall and outfall, pipelines
- Become a water seller
- Sustain economic growth/resource capacity and viability
- Implementation plan with predictability
- Balance between detail and usability
- Users/stakeholders
 - Northern Chumash Tribal Council

- Teens (high school)
- Marine and agricultural interests (fisheries, Coast Guard, harbor)
- Families
- Culinary
- Scholastic (Prop D proponents)—HotHouse/PTA (Cal Poly, Cuesta)
- Interagency collaboration (state, school district)
- Low income and workforce
- Cultural and arts events
- Special needs and access
- Sports and recreation/events
- Seniors
- Ambassador program
- Vacation home/absentee owners
- Medical community/hospital program
- Advisory boards
- Construction industry
- Faith-based groups
- Environmental (active and passive)
- Visitor-serving resources/BID
- Residents and property owners in Morro Valley
- Non-English speakers

Group 2: Document Usability

- Most fundamental part
- Where is it?
- Vagueness leads to confusion
- Supportive of implementation in General plan
- Integration
 - Need to easily find what you're looking for—cross-references
 - Navigation in multiple directions
 - Consider checklists for different users
 - Need to agree on style and approach
 - Establish parameters
 - Important to educate

- Dedicate section for planning at library
- Web-ready and print-ready
- Size affects use
- Formatting
 - Deconstruct how it will be used
 - Multilayer construction thematically (macro → micro)
 - Ease of use could broaden appeal and access
- Enforcers and decision-makers are primary users; others are lost to ambiguity
- Specificity removes uncertainty, but could be in code
- Translation from macro to micro should be conjoined
- Parallels
 - General Plan—vision, goals, policies
 - Zoning Ordinance—implementation, specifics
- Build in opportunity to address change quickly and efficiently
- Accountability and continuity in interpretation

Group 3: Modernity: Land Use Element

- What is in/out of sphere of influence?
 - 100+ acres yet to be
 - Planned for (privately held land, specific plan)
 - Placemaking
 - Natural gathering spots
 - Cultural and historical heritage
 - Need to be part of General Plan—policy to develop a plan of some sort
 - Where can we look for best examples? → look to professional organizations
 - Need clarity about cultural resources
 - Do we have appropriate land use types?
- Do our commercial designations include the right thing?
 - PD Overlay is not working
 - What we do must be definitive
 - Need to convey vision to community members (a map, opportunity sites)
 - Conflicting layers of existing General Plan
 - Power plant site might be envisioned as something very different
- Lack of implementation
 - Circulation—need better vision (neighborhoods can help decide)
 - What is each missing? Should neighborhoods self-identify?
 - Current plan lacks credibility (need a plan we can trust)
 - Need to not only think about vacant land
 - Growth one of the key subjects; how to adapt?
- Priority areas
 - North Morro Bay Main Street
 - Area around Highway 41
 - Downtown (Shasta Avenue to freeway)
 - Some conflicting adjacent uses
 - Need transitions and borders
 - Think about how circulation will work
 - Can't be overly ambitious about commercial
 - Need to look at commercial land use also
 - CMC site and south of town on Route 1

- Mobile home parks (as opportunity, example at Avila)
- Vision for broadening commercial needs

Group 4: Zoning

- Need specific plans codified
- Development standards/guidelines
- Parking lot landscaping
- Many absentee owners; guidelines not enough
- Use development standards to connect pedestrian environments
- Document (Zoning Ordinance) not usable
- Language and standards; definitions unclear
- Current specific plans are outdated
- Change height limits and street frontage requirements to prevent dead zones
- Zoning Ordinance is inconsistent and circular
- Too many inconsistencies
 - i.e., Beachcomber HS: 50-foot setbacks from the dunes, impossible to develop
- Standards appear in too many places
- Why are development standards in the General Plan and not in the Zoning Ordinance?
- Need glossary and index
- Process needs to be clear about specificity
 - What level of language is in the General Plan vs. the Zoning Ordinance?

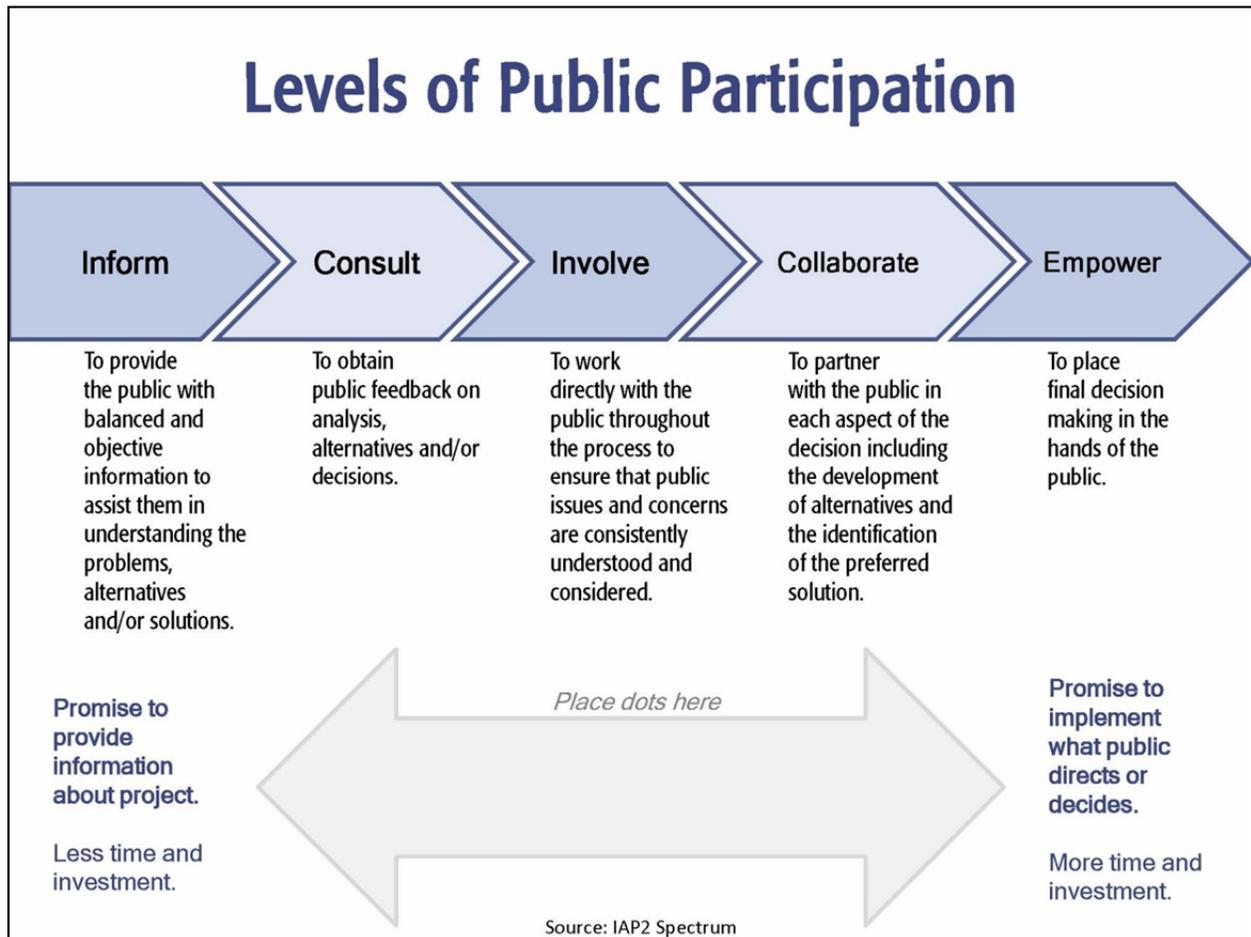
PUBLIC PARTICIPATION PLAN

During this part of the day, participants engaged in several activities to discuss the value of public participation and the types of outreach suited to this project.

Spectrum Exercise

Participants were shown the International Association of Public Participation (IAP2) Spectrum of Public Participation (Figure 2) and were asked to place sticky dots to indicate the level of public participation they thought was appropriate for this project.

Figure 2. IAP2 Spectrum of Public Participation



The majority of participants selected “involve” as the level of public participation that should be conducted in support of the General Plan and LCP update. The second most common response was “collaborate.” Sticky dot totals were:

- Inform (0)
- Consult (1)
- Involve (15)
- Collaborate (4)
- Empower (1)

Designing a Participation Plan

Participants split into four groups. Each group was directed to design a participation plan for the General Plan and LCP update using cards that listed participation techniques (workshops, hearings, websites, etc.). Each participation technique included a point value (1–3) and each group was limited to a point total of 25 that could be “spent” on the participation plan. The following list identifies the participation plans presented by each group in response to the question: “What public participation approach is right for Morro Bay?” Each response’s organization reflects the group’s own presentation and preference.

Group 1

Ongoing

- Study session (ongoing)
- Coastal Commission hearing
- General Plan Advisory Committee

Plan

- 2.a. Stakeholder discussion
- 2.b. Stakeholder interview
- 2.c. Advisory body meeting
- 3.a. Interactive workshop
- 3.b. Popup workshop
- 4.a. Informational brochure
- 4.b. Interactive website
- 5.a. Focused survey and mail survey
- 5.b. Public hearing

Do not use

- Walking tour
- Telephone survey
- Informational website
- Community festival

Group 2

Required processes

- Coastal Commission hearing
- Public hearings

Central processes

- General Plan Advisory Committee
- Coastal Commission collaboration

School input

- Informational workshop

Broad input

- Popup workshop (to collect broad input)

Reaching those who don't get as involved

- Interactive website (high-tech)
- Mail survey (low-tech)

In-person participation

- Interactive workshops by region

Group 3

Inform public

- PowerPoint video AGP
- Informational brochure
- Popup workshop
- Interactive website

Input

- Stakeholder interview
- Stakeholder discussion
- General Plan Advisory Committee
- Interactive workshop
- Walking tour

Hearings

- Public hearing
- Coastal Commission hearing

Group 4

Marketing idea: “Got Plan?”

Activity Type I

- City Council kickoff meeting
- Existing City website as informational website
- AGP video
- Informational workshop
- Social media (MBIN20!) – “Hey man, we gotta plan! MB in 20!”

Type 2

- General Plan Advisory Committee
- Stakeholder interview (confidential)
- Advisory body meeting

Type 3

- Interactive workshop
- Pop-up workshop (youth sports photo day, library, Spencer’s on Thursdays)
- Informational brochure (door hanger), neighborhood walk
- Walking (and bike) tour (e.g., 50th events, Downtown Specific Plan process with photos of downtown)

Type 4

- Public hearing
- Study session (as needed if \$)

Type 5

- Commission hearing
- Public hearing (celebrate success, neighborhood block party potluck with pizza if \$ left)

LEVEL OF EFFORT

The facilitator reviewed the General Plan elements and then asked how participants thought the plan should be developed and the level of effort each component of the plan should receive. Each participant was given two sticky notes to place next to the elements they believed should be prioritized from a time and resource perspective. In the list below, the numbers next to each component of the plan report the number of sticky notes by element and represent the amount of resource investment the group thought the component should receive.

Existing

- Visual resources (0)
- LCP (0)
- Land use (17)
- Circulation (10)
- Housing (1)
- Conservation (1) (suggestion to add “and Sustainability”)
- Noise (0)
- Safety (0)

Suggested

- Economic vitality (5)
- Public facilities and water (1)
- Capital Improvement Plan
- Active design guidelines
- Make funding decisions as part of General Plan
- Public health
- Sustainability and resilience
- Access and recreation element

SCHEDULE

Participants were asked to reflect on the following scheduling considerations:

- What should be done first?
- Which elements could be bundled and which can be done alone?
- Is there a preferred approach to the environmental review required by CEQA?

KEY PLAYERS

During this open discussion session, participants were asked to consider the following questions:

- What technical experts do we need?
- What can our staff do?
- What community resources are available to partner with?

Participant input is summarized below.

- Experts involved
 - Scientists (study on sea level rise)
 - Engineers
 - Planners with specific expertise
- City experts
 - Mapping
 - Administration
 - Planning staff already busy
- Volunteers
 - Cal Poly
 - Marketing is important (GPAC will be key)
 - Important to have dialog
 - Coastal Commission
 - Native American community
 - Estimated 5–10 hours per week for a GPAC member
- What kind of investment do we want to make? (as Council)
- Volunteers want to feel valued and contribute
 - Need to represent the community broadly, not just specific interests

DRAFT WORK PLAN

INTRODUCTION

A proposed work plan for the Morro Bay Consolidated General Plan/Local Coastal Program (LCP) update is outlined below. Preceding the work plan is a discussion of key issues for the General Plan/LCP update identified by staff and decision-makers. The work plan identifies desired technical qualifications of the consultant team, and describes recommended phases and tasks to accomplish a staged, incremental plan update over multiple City budget cycles.

KEY ISSUES

While fulfilling statutory requirements of both California general plan law and the California Coastal Act, the City seeks to take an issue-based approach to the General Plan/LCP update. While not an exhaustive list of issues, the following paragraphs describe key issues the General Plan/LCP should address, as identified by staff and community decision-makers during a plan visioning session held on December 2, 2014. These issues shape the work plan and serve as a starting point for the Project Management and Community Engagement phase of the project.

This section presents two types of key issues: 1) issues about Morro Bay that identify topics the General Plan/LCP update should address, and 2) issues about the General Plan/LCP update that describe the City's desired outcomes for the project.

ABOUT MORRO BAY**Economic Vitality**

Economic vitality is the foremost priority for the General Plan/LCP update. The City has endured several economic transformations since adopting the existing General Plan in 1988. The City has experienced the decline and rebuild of its commercial fishing industry, the loss of middle-class jobs at the Dynegy power plant, and the rise of tourism as a primary economic driver. Morro Bay has the social capital and physical infrastructure necessary to achieve substantial economic growth that provides head-of-household jobs while also maintaining a robust tourist economy and enduring working-class legacy.

The City has already displayed a commitment to economic vitality by developing a Local Economic Action Plan. Wrapping up in 2015, this plan provides a strategic basis to enhance economic vitality. A successful General Plan/LCP update should be consistent with the Local Economic Action Plan, identifying missing or underserved business sectors and ensuring the City has identified land and established development standards that allow the built environment to facilitate economic growth. The General Plan/LCP update should also identify how best to expand the tourism base while also diversifying to other industries, including technology.

Circulation System Investments

Much of the infrastructure supporting Morro Bay's circulation network is nearing the end of its useful life. General Plan policies prioritizing transportation infrastructure improvements are out of date (e.g., the Circulation Element refers to 1995 as the "future"). A successful General Plan/LCP update will identify a long-term, preferred circulation and mobility network that supports multiple decades of economic growth and land use change. It will also establish policies and financing strategies that direct City investment toward improvements that accommodate all modes and users, maintain safety, and improve network efficiency.

Distinct and Compatible Neighborhoods and Districts

Morro Bay contains numerous distinct neighborhoods and districts, including, but not limited to, the North Morro Bay residential neighborhoods, the highway-serving commercial area along Main Street in North Morro Bay, downtown, the embarcadero, and residential neighborhoods in the southeast.

Community members, elected officials, developers, and City staff have repeatedly spoken up in public hearings about the need for neighborhood compatibility standards. Most of Morro Bay is built out, and most new housing has been developed on infill sites. City staff, the Planning Commission, and the City Council often work with unclear development standards when dealing with projects that are controversial at the neighborhood level. A successful General Plan/LCP update will provide neighborhood- and district-specific development policies that provide a clear picture of the City's desired outcomes for the built environment and will direct changes to the Zoning Code related to allowed uses in each neighborhood and district to achieve economic development objectives. It may also establish compatibility guidelines that aid staff, decision-makers, and the public in interpreting development standards.

Stakeholders have also expressed a desire for the City to use specific plans to maintain and enhance neighborhoods and districts. The City's current specific plans are out of date and no longer contribute to the shared vision of the community. A successful General Plan/LCP update should identify whether and where specific plans or other focused planning tools (e.g., neighborhood plans, community plans) may be appropriate to achieve local objectives that are consistent with but more detailed than the General Plan and provide standards to ensure new infill projects are consistent with surrounding neighborhoods.

Brownfield Development

Two major brownfield sites (the recently decommissioned Dynegy power plant and the City's existing wastewater treatment plant) will transition away from industrial use within the General Plan/LCP update planning period. Both sites are located along the shoreline in the coastal zone north of the embarcadero. Each site contains numerous challenges but presents considerable development opportunities.

Potential challenges include expensive environmental cleanup and building demolition, and potential disagreement within the community about the range of possible future uses. Opportunities include the ability to add transportation connections; access to natural gas, electricity, water, and communications transmission lines; highly marketable waterfront locations; and wide-ranging economic development potential. A successful General Plan/LCP update will consider multiple alternative uses for each site relative to City goals and priorities and will establish conditions under which each site could be developed to maximize community benefits and public and stakeholder support.

Sustainability and Resiliency

The City has a long history of working to protect valuable environmental resources, and residents continue to show strong commitment toward making Morro Bay a sustainable and resilient place to live, work, and play. The City has an adopted climate action plan and has sought out and secured grant funding from both the Ocean Protection Council (OPC) and the California Coastal Commission (CCC) to assess exposure to sea level rise and update the LCP. The City continues to work with partners to improve the health of the estuary. As local elected officials have noted, sustainability must go beyond protecting environmental resources to ensure Morro

Bay is poised to thrive socially and economically over the long term in the face of greater or more frequent hazards.

A successful General Plan/LCP update will document and support the City's commitments to reduce greenhouse gas emissions, conserve and enhance environmental resources, reduce exposure to greater or more frequent coastal and other hazards, and ensure long-term economic prosperity.

Working Waterfront

Morro Bay has a proud working waterfront and commercial fishing history. The industry is seeing a pronounced comeback and continues to support the local economy. Because Morro Bay has one of the last working waterfronts in the state, the City is committed to protecting this important cultural and economic asset. A successful General Plan/LCP update will support the continued revitalization of the commercial fishing industry, the working waterfront, and supporting industries.

ABOUT THE GENERAL PLAN/LCP UPDATE

Accessibility and Usability

The current plans are bulky and cumbersome to navigate. In addition to outdated content, the combined plans are 1,000+ pages and cannot be easily cross-referenced to support decision-making. Common users are City staff, decision-makers (e.g., City Council, Planning Commission), developers, review agencies, business owners, and residents. The final documents should consider a layout and style that prioritizes readability, cross-referencing, and access for all users.

Direct, Rapid, and Flexible Update Process

Currently, the City's project schedule is constrained by funding and staffing. The City intends the update process to have discrete phases in response to available funding. In addition, all phasing will need to consider the public review time frame requirements of the California Environmental Quality Act (CEQA). The process must be direct and efficient while also being flexible enough to incorporate grant funding opportunities as they arise.

Similarly, the outreach program in support of the update will need to clearly link to the project phasing while also being flexible enough to respond to changes in the work plan necessary to accommodate external funding.

Engaged and Active Community

The Morro Bay community is actively engaged in local government decision-making. A successful General Plan/LCP update will include the voices of residents who traditionally interact in the decision-making process, of residents who are typically absent from the process, and of key economic, environmental, and social stakeholders.

An active community also affords the City the benefit of a large volunteer pool. A successful General Plan/LCP update will maximize the benefits of local volunteers and educational institutions to assist with technical review of deliverables, hosting outreach events, and other tasks, as appropriate. Participation by these volunteers will increase local buy-in and add credibility to the project while saving local taxpayers money.

Grant Funding Opportunities

The City has been awarded two grants related to this project: 1) a \$250,000 Ocean Protection Council grant to identify Morro Bay's vulnerability to sea level rise and 2) a \$147,000 CCC grant to support the Local Coastal Program update. A successful General Plan/LCP update will maximize the benefit of these grants by ensuring their supporting work products are strategically developed to be useful across multiple parts of the project. A successful General Plan/LCP work program will also consider the timing limitations of these grant funding sources.

Additionally, the City has been competitive in large general plan grant opportunities but has yet to be awarded the funding necessary to comprehensively update the General Plan. The City expects that embarking on the initial phases of this work plan will make Morro Bay more competitive in future grant processes. While using existing internal and grant resources to initiate the first phases of the work program, the City anticipates applying for funding for additional grant resources to support later phases. A successful General Plan/LCP update process will leverage interim accomplishments to support grant applications and be flexible enough to respond to grant funding opportunities as they arise.

Project Team

As part of the visioning session for the General Plan/LCP update work program, staff and community decision-makers also considered the specific qualifications required of a consultant project team selected to assist the City with the update to ensure a successful process and outcome.

The City will engage a multidisciplinary consultant team to lead the General Plan/LCP update as an extension of City staff. The consultant team will demonstrate significant experience preparing comprehensive general plan updates, LCPs, and program environmental impact reports (program EIRs) and leading community engagement programs that support successful adoption and implementation of these documents. In addition, the consultant team should have experience completing a phased or sequential update in sync with the City's budgeting and grant funding cycles, and willingness to collaborate with local community and institutional stakeholders. The City expects the consultant team to engage the community and decision-makers in meaningful ways using written, graphic, interactive, and electronic media.

Local experience is preferred. A successful project will rely on a project team with local knowledge and credibility. Where local experience is not possible, the project team should specifically demonstrate experience in communities with similar population, location, or economic characteristics to Morro Bay.

The project team should demonstrate a range of general plan-level experience across all of the following topics:

- Biological resources – including estuarine and fisheries biology
- Climate change mitigation and adaptation strategies
- Coastal engineering – including modeling capabilities for coastal and inland sea level rise impacts
- Coastal resource planning and economics

- Community engagement
- Cultural resources
- Economic development – including brownfield reuse and coastal/fisheries economics
- Geology
- Hazardous materials/brownfield site assessment
- Land use planning
- Noise, air quality, and health impact assessment
- Stormwater management
- Transportation planning – including traffic modeling, active transportation, and complete streets
- Wastewater collection and treatment
- Water supply, quality, treatment, and distribution
- Zoning

WORK PLAN

The City views the General Plan/LCP update as an opportunity for the community to consider and state its values—renewing Morro Bay’s present and future, identifying what the community cherishes about Morro Bay, charting a course to both grow and conserve resources, and providing future generations the same or better quality of life than currently exists.

PROJECT CONCEPTS

The City would like the General Plan/LCP to serve as both a blueprint and a road map. It should set forth a legislative intent and establish basic ground rules for how the City will undertake two broad topics over the next 15–20 years: development and conservation. The City’s approach to the General Plan/LCP update includes four components: (1) a vision, (2) a blueprint, (3) a greenprint, and (4) a coastal implementation program.

The *vision* will be developed as the first component of the work program, building on the key issues identified above while engaging a broad spectrum of community residents in innovative and diverse ways. The General Plan relies on a fundamental underlying *vision* to help the community maintain a long-term view when making important short-term decisions about things like:

- Where to allow new development projects and what they should look like
- How to attract new head-of-household jobs and economic growth
- Where and how to provide housing for families and seniors

- Reducing traffic congestion and providing ways to get around without a car
- Maintaining and improving sewer, water, and storm drain infrastructure
- How to protect or enhance important resources such as parks, open space, habitat, and beaches
- Maintaining public safety
- Protecting residents and businesses from natural hazards

The development aspect of the General Plan can be considered the City's *blueprint* plan, while the conservation aspect can be considered the City's *greenprint* plan. These two plans must be consistent with and support one another to accomplish the vision. As the City seeks to complete an integrated General Plan/LCP update, in addition to complying with state general plan law, each plan must also address applicable provisions of the Coastal Act, as described further below.

To meet budget and schedule objectives, the City seeks to complete the blueprint for development as the second component of the work program, along with a program EIR. The blueprint will include State-required content for the land use, circulation, and noise elements and will also address optional items under state law important to Morro Bay, such as economic development and community character and design. The City's 5th cycle Housing Element could also be appended to the blueprint in the future. The Housing Element update is completed and is not considered a part of this work program.

The greenprint for conservation will follow as the third component of the work program. The greenprint will include State-required content for the conservation, open space, and safety elements, with particular focus on sustainability and climate change adaptation issues, including sea level rise. Because a program EIR will have been prepared for the blueprint, a tiered CEQA document could be prepared to address potential environmental impacts of adopting and implementing the greenprint. The City encourages innovative and creative yet defensible strategies to meet CEQA requirements for the greenprint, as many of its potential impacts may be beneficial. The City has received grant funding from the OPC to support a sea level rise vulnerability assessment and from the CCC to support a Local Coastal Program update planning process that is incorporated in the scope of services for this project.

Morro Bay is mandated by the California Coastal Act of 1976 to prepare an LCP for the portion of the city that lies in the coastal zone. Morro Bay is located almost entirely in the coastal zone. Differences between the city limits and the coastal zone boundary are minor; thus, most of the city is subject to Coastal Act provisions. The LCP consists of two major parts: the Land Use Plan (LUP) and the Coastal Implementation Plan (CIP). The LUP designates the kind, location, and intensity of land and water uses allowed in the coastal zone. Morro Bay will address these provisions in the blueprint. The LUP also presents applicable resource protection and development policies to accomplish the objectives of the Coastal Act. Morro Bay will address these provisions in the greenprint.

Preparation of the Coastal Implementation Plan will constitute the fourth and final technical component of the work program to ensure that all City plans and implementing codes are in conformity with the approved LUP. The CIP is essentially a coastal zoning ordinance, providing specific development regulations (and exemptions) for certain coastal zone activities. It also sets forth the criteria and procedures for processing and approving City-issued coastal development

permits. The CIP may utilize a tiered CEQA approach similar to the greenprint or may be considered statutorily exempt from CEQA under provisions of Public Resources Code Section 21080.9 and State CEQA Guidelines Section 15265(c).

As component parts of the LCP, the blueprint, greenprint, and Coastal Implementation Program must be adopted by the City, then be reviewed and certified by the California Coastal Commission.

Community Engagement Approach

Morro Bay is a civically active and engaged community. Residents, business owners, and visitors are interested in the future of Morro Bay, and it is anticipated that community participation in the General Plan/LCP update will be woven throughout each step of the process.

Decision-makers and staff value the ongoing contributions that past advisory committees have made to other planning processes. A General Plan advisory committee or task force will also be an important part of this process. Additionally, staff and decision-makers have found workshops, online engagement, surveys, and stakeholder interviews and discussions to be effective techniques in Morro Bay. A community participation approach that draws from a broad base of residents and business and property owners will be important. Decision-makers also value a broad base of participation, with variation in age, culture, and background to reflect the diversity of the Morro Bay community. In addition, frequent and ongoing collaboration and communication with the CCC and other public agency stakeholders is expected to occur throughout every phase of the project.

The community engagement process should be mindful of the cost over time to both City and volunteer resources, and it should be efficient and effective.

Morro Bay's decision-makers will continue to engage in each phase of the General Plan/LCP update, through regular updates from staff as well as study sessions, and finally through a public hearing process.

SCOPE OF WORK

Based on the project concepts identified above, the project is organized into four technical phases, designed to be completed incrementally across multiple budget cycles.

- 1) Project Initiation and Community Engagement
- 2) Blueprint Plan and EIR
- 3) Greenprint Plan
- 4) Coastal Implementation Plan

Community engagement and project management tasks are identified separately from the technical phases, with the understanding that engagement and management tasks and associated costs would be spread across each technical phase. The City intends to retain a single consultant team to lead the four phases of the project, although composition of supporting team members may vary by phase. Because most of Morro Bay is in the coastal zone, the City intends to prepare an integrated General Plan/LCP update, as described above. Under

this structure, the coastal LUP would be presented as part of the blueprint plan (Phase 2), resource-based components of the LCP would be presented as part of the greenprint plan (Phase 3), and coastal zoning provisions would be established in the CIP (Phase 4). Coordination with the CCC to explain and implement this structure will be required.

The following work plan identifies important tasks to be completed in each phase. For each task, specific deliverable products are associated with the work to be performed.

Phase 1: Project Initiation and Community Engagement

The first phase of the General Plan/LCP update comprises the following tasks. This phase has two objectives: (1) setting expectations and protocols for project management and community engagement, and (2) completing a community visioning process to establish a vision and guiding principles for the General Plan/LCP update.

Phase 1 is anticipated to occur during fiscal year (FY) 2014–15. It relies on internal City funding sources.

1.1 Project Management

Project management is an ongoing work effort by the project management team (City and consultant team project managers and technical and task leads) that ensures the project adheres to schedule and budget parameters. Additionally, this group provides leadership and guidance to overcome or take advantage of any challenges or opportunities presented during the project's duration.

This item is reflected in the budget as an item under each technical phase.

1.2 Project Kickoff

Conduct an all-day kickoff meeting providing an opportunity for City staff and project team members to get together and identify data sources and other resources to be used in the program, to brainstorm ideas, and to allow the consultant team to enhance knowledge of Morro Bay. As part of the project kickoff task, the consultant team and City staff will also develop and agree on a preliminary master outline for the vision, blueprint, greenprint, and CIP.

1.3 Community Visioning

Because updating the General Plan/LCP is in part triggered by the need to respond to demographic change, it is appropriate to also revisit the vision for Morro Bay to ensure the community's desired future is accurately reflected in the plan documents. Community visioning should also provide information about the General Plan/LCP update process, with the goal of setting the stage for more focused policy discussions during subsequent phases. Once agreed upon, the vision will serve as a foundation for each of the plans and will not be revisited during subsequent technical phases of the project. Community visioning workshops or events should be convened early in the process to both announce the project and build the foundation of a shared vision for Morro Bay's future. The consultant team will coordinate with City staff to plan and facilitate up to two visioning workshops. The consultant will provide participants handouts and materials, assist with activities that provide complete information and facilitate meaningful participation, and summarize visioning input in the form of a vision book, which can serve as a

statement of the direction that the community is moving toward and will help guide subsequent policy discussions.

1.4 Community Engagement

The following techniques for community engagement should be considered to achieve the goal of a representative and productive public participation process. While techniques may ultimately vary, the outcome of broad deliberative participation, leading to fruitful and purposeful discussions about big issues facing Morro Bay and a responsive General Plan/LCP, is desired.

This item is reflected in the budget as an item under each technical phase.

- **Advisory Committee Structure** – As a first step in community engagement, the advisory committee structure should be determined and commencement activities undertaken. Considerations for advisory committee formation include technical expertise, capacity for term of commitment, knowledge of community issues, and ability to represent key constituencies as well as diversity and breadth. Up to four committee meetings per project phase are anticipated.
- **Website and Visual Identity** – An inviting, appealing, and accessible online presence for the project will be important. A project brand and messaging should be developed alongside a user-friendly project website or web page.
- **Stakeholder Interviews and Discussions** – Time should be allocated to interview key stakeholders and convene group discussions when necessary. Key stakeholder interviews may take place during or in advance of advisory committee formation.
- **Neighborhood and Community Group Outreach** – Outreach to existing community groups and neighborhood organizations is desired. This effort is intended primarily to advertise and provide information about the project and to help drive participation and attendance in the project’s community workshops and events.
- **Policy Area Workshops** – Once the vision’s foundation is established, additional community workshops or events may be convened to provide an opportunity for discussion, review, and refinement of proposed General Plan/LCP content. It is anticipated that up to three workshops will be held for each phase of the project.
- **Surveys** – Surveys may be considered as an additional technique to ensure broad and diverse participation in the update process, particularly when focused on key policy issues.
- **Study Sessions** – It is anticipated that up to two study sessions with the Planning Commission and/or the City Council will be conducted in each phase of the project.
- **SB 18 Consultation** – The City will coordinate with Native American tribes pursuant to Senate Bill (SB) 18. As part of this consultation, the consultant team will coordinate with City staff to prepare correspondence and to engage in meetings with participating Native American tribes.
- **CCC Consultation** – The City will coordinate with CCC staff to create an LCP that will meet local needs and address issues of statewide importance. The City has initiated discussions with CCC staff and anticipates ongoing coordination and collaboration. As part of the

DRAFT WORK PLAN

project, the project team will meet with regional CCC contacts to discuss the LCP update process and set clear goals and expectations for coordination and engagement and engage CCC staff in early review of technical analyses and draft reports to ensure CCC priorities are achieved in the development of the coastal LUP and implementing ordinances. Up to two meetings are anticipated in Phases 2, 3, and 4 of the project.

- Public Hearings – Public hearings before the Planning Commission and the City Council are required to adopt the blueprint, the greenprint, and the CIP. Up to two public hearings are anticipated in Phases 2, 3, and 4 of the project.

Phase 1 Meetings and Deliverables

Meetings

- Biweekly project team conference calls
- Project kickoff meeting
- Community visioning workshops (2)
- Stakeholder interviews: up to 12 interviews
- Advisory committee/s: up to 4 meetings per phase (total 16 meetings)
- Neighborhood and community group meetings: up to 4 meetings per phase (total 16 meetings)
- Policy workshops: up to 3 workshops per phase (total 12 workshops)
- Study sessions: up to 2 study sessions per phase (total 8 sessions)
- CCC staff meetings: up to 2 meetings each in Phases 2, 3, and 4 (total 6 meetings)
- Public hearings: up to 2 hearings each in Phases 2, 3, and 4 (total 6 hearings)

Deliverables

- Meeting materials and summaries for all meetings identified above
- Master outline for vision, blueprint, greenprint, and CIP
- Website/page and visual identity – initial concepts and ongoing maintenance
- Administrative draft, draft, and final vision book
- SB 18 consultation letters and assistance to City staff

Phase 2: Blueprint Plan and EIR

This phase identifies tasks necessary to build from the vision established in Phase 1 to complete the blueprint plan. The blueprint combines general plan requirements and options related to

land use, economic development, community design, circulation, and noise, and addresses development-oriented provisions of the coastal LUP. Although not included as part of this work program, the City's 5th cycle Housing Element may also become a part of the blueprint. The City's CEQA compliance approach for the General Plan/LCP update relies on completion of a program EIR for the blueprint in this phase. In subsequent phases, CEQA documentation will tier from the blueprint program EIR.

Phase 2 is anticipated to begin in FY 2015–2016 and conclude in FY 2016–2017. It relies on internal City funding sources and CCC grant resources.

2.1 Background Report

This task describes steps to prepare a background report that informs the blueprint plan. The goal of this effort is to identify and document baseline conditions for the plan and EIR and prompt discussion regarding development opportunities and constraints. At a minimum, the blueprint background report will include discussion of the following topics as appropriate for the General Plan and LCP, supplemented by other subjects identified as important by City staff and the community during the visioning process.

General Plan Topics

- **Annexation Feasibility** – The consultant team will prepare a report analyzing the feasibility of multiple expansion scenarios based on fiscal assumptions and community goals. The report should develop and summarize up to three expansion scenario analyses describing the relative merits and financial costs and benefits of each development scenario. This report will be used to identify whether expansion areas on the periphery of the city should be considered for land use change in the alternatives analysis.
- **Economic Conditions and Market Trends** – The consultant team will prepare a market trends analysis that provides economic context for the General Plan/LCP update. The analysis should consider local economic and demographic conditions and trends, and provide comparisons to regional or statewide conditions. Conclusions should provide a realistic assessment of the growth and market opportunities that can be expected, given the general growth outlook for the area and the specific competitive attributes of Morro Bay's various real estate sectors, including residential, retail, office, and coastal-dependent and non-coastal-dependent industrial. Identify focus areas in the planning area to be considered for future land use change in the alternatives analysis, and provide a basis for establishing future land use projections.
- **Fishing, Boating, and Visitor-Serving Needs Assessment** – The consultant team will conduct research and analysis to assess the needs of the fishing, boating, and visitor-serving economic sectors in the Morro Bay area to sustain existing economic activities and/or transition and grow in the future. This effort should provide information and analysis that identifies economic opportunities in these sectors and the specific needs in the planning area for these sectors which could be addressed in updated coastal development policies and regulations. This assessment should consider and provide recommendations regarding other qualitative needs, such as marketing and promotion.
- **Infrastructure and Public Services** – The consultant team will collect and summarize information regarding the current status of existing wet utilities, including water, wastewater, and storm drainage infrastructure in the planning area. This work will summarize dry utility

availability capacity and potential to serve outlying areas for electrical, natural gas, and communication technology services; and identify the existing regulatory framework and known potential changes to the framework affecting the capacity or operation of existing infrastructure.

- Land Use, Community Form, and Coastal Uses – The consultant team will summarize existing land uses, neighborhood and district identities, historic and current growth and development patterns, physical constraints, brownfield sites and other potential infill development locations, and vacant and underutilized lands. As part of this effort, the consultant team will define the planning area, inclusive of potential annexation areas; analyze land capability relative to future growth for the planning period; collect and summarize information describing visitor services available in the coastal zone; inventory and describe the affordability of accommodations available to beach visitors and housing affordable to visitor service workers; identify existing coastal-dependent and coastal priority land uses; and describe existing zoning regulations applicable to these uses.
- Noise – The consultant team will perform acoustic, noise, and vibration analysis to establish the existing and future noise setting for the planning area. As part of this work, the team will evaluate existing transportation noise levels adjacent to major roadways and transportation corridors, and conduct a community noise survey consisting of several short- and long-term measurements at strategic locations.
- Transportation and Mobility – The consultant team will review existing planning documents and work with City staff to identify intersections to be evaluated in the planning area. This work includes coordinating collection of new a.m. and p.m. peak-hour vehicle traffic counts at each intersection, supplemented by 24-hour volumes on numerous roadway segments in the planning area; describing the study intersections and key roadways, including existing pedestrian, bicycle, and transit facilities; reviewing available collision history data to determine whether specific intersections or road segments have experienced high automobile, pedestrian, and/or bicyclist collisions; and describing and graphically depicting existing transit service, including routes and frequency of service. The team will map and describe beach access points and parking availability and pricing in nearby areas, and describe existing beach access hours and parking regulations and restrictions.

Findings and results of the studies described above will be consolidated into an administrative draft background report. Following review by City staff, the consultant team will incorporate staff comments to prepare a revised background report for review by the community and the advisory committee.

2.2 Key Issues

Based on work completed in previous tasks and findings from the background report, the consultant team will prepare a summary of community issues to be addressed in the blueprint plan. These key issues will be presented to the Planning Commission and/or the City Council in a study session to develop and vet the issues prior to drafting goals, policies, and programs.

2.3 Land Use Alternatives

This task describes development and analysis of up to three alternative land use scenarios to address the range of key issues identified in Task 2.2, ultimately defining a preferred blueprint plan. The consultant team will provide an outline of up to three land use alternatives for focus

areas identified in the market trends analysis and any identified expansion areas from the annexation feasibility study. Following staff review and comment, the team will develop up to three distinct land use alternatives for review and deliberation by staff, decision-makers, and the public. Each land use alternative will include a description of land use categories, buildout assumptions, conceptual land use diagrams, and applicable policy concepts summarized in a report with full-color maps and illustrations, as appropriate.

The consultant team will work with City staff to review and evaluate the blueprint alternatives with the community and the advisory committee. Following public consideration of the land use alternatives, the team will present the land use alternatives to the Planning Commission and the City Council in study session format to arrive at a preferred blueprint plan.

2.4 Administrative and Public Review Draft Blueprint

The consultant team will prepare an administrative draft blueprint for City staff review. The blueprint must conform to applicable provisions of state general plan law and the California Coastal Act relative to LCPs. The plan will be organized into elements containing an introduction; issues identification; goals, policies, and implementation programs; and a plan narrative describing the basis for and application of the policies.

Information developed during the background report, key issues, and alternatives tasks will form the basis of the planning concepts and information presented in each element. The format and desired objectives and requirements for each element described below reflect a current understanding of the key issues and the City's assessment of the adequacy of the existing General Plan and LCP. They may be modified to reflect agreements reached during previous outreach and analysis tasks.

- Introduction – This portion of the blueprint describes the overall organization of the plan; relationship to the community vision, greenprint, and CIP; and how the blueprint is to be used.
- Land Use – This element presents key issues, goals, policies, and programs addressing planned land uses in the planning area. It provides future development direction and performance standards for reuse of coastal brownfield sites, other infill opportunity sites in the planning area, and any greenfield development areas on the city's periphery. The element includes appropriate land use designations, a full-color land use diagram, and other illustrative graphics; estimates of population per residential land use designation and explicit building intensity standards (i.e., units per acre, floor area ratio) for land use designations; and identifies areas covered by the plan that are subject to flooding.
- Community Design – This element presents the basic urban form of the community, organized into districts, neighborhoods, and other areas with distinct community character and design. It identifies community design objectives for each distinct district or neighborhood, placing focus on the design of new development and techniques to achieve more pedestrian-friendly, walkable neighborhoods oriented around basic activities such as parks, schools, community centers, and local- or visitor-serving commercial activities.
- Economic Development – This element defines Morro Bay's economic vision, establishing strategies to retain and attract businesses by providing for more diverse coastal and non-coastal industries, maximizing growth potential of key economic sectors and Morro Bay's competitive economic position, maintaining a sustainable jobs/housing balance,

establishing priorities for community financing and establishing economic incentives for development consistent with the vision and objectives of the General Plan.

- Circulation – This element establishes a balanced, multimodal approach to serve existing development, provide coastal access, and accommodate anticipated growth. It includes new policies to address level of service, vehicle miles traveled, multimodal circulation, complete streets, water transportation, truck routes, neighborhood traffic calming, and coastal circulation and parking. The updated element will show explicit correlation to the planned land use designations identified in the Land Use Element, reflect current existing and planned networks identified in the 2011 Morro Bay Bicycle & Pedestrian Master Plan, and identify how the transportation network and supporting standards will meet the needs of bicyclists, children, persons with disabilities, motorists, commercial goods movers, pedestrians, public transportation users, and seniors.
- Noise – This element provides guidance and a basis to evaluate land use compatibility of both transportation and stationary noise sources by documenting and mapping projected noise based on future conditions, and identifying areas that would be subject to significant noise in the future, along with methods to reduce noise effects. It includes both existing and future noise contour diagrams.

The consultant team will prepare an administrative draft blueprint plan for City staff review. Following City review of the administrative draft blueprint, the team will incorporate comments to create a public review draft.

2.5 CEQA Compliance – Program EIR

This task describes preparation of a program EIR for the blueprint as part of the City's CEQA compliance strategy for the General Plan/LCP update. The City anticipates a process consisting of the steps identified below. Prospective consultants are encouraged to provide additional detail and recommended analysis methods for individual topic areas, as appropriate.

- Notice of Preparation and Scoping Meeting – The consultant team will prepare a draft Notice of Preparation (NOP) consisting of a brief project description and a summary of the probable significant effects on the environment resulting from adoption and implementation of the draft blueprint. The team will facilitate a scoping meeting during the NOP comment period.
- Agency Coordination – The City and consultant team will confer and meet with regulatory agencies, advisory agencies, and tribes regarding results of the technical studies and impact analysis approaches.
- Administrative Draft Program EIR – The consultant team will prepare a comprehensive administrative draft program EIR addressing all CEQA topic areas and containing expanded analysis of issue areas identified in the NOP. The EIR will identify General Plan policies and programs that would reduce potentially significant impacts to a less than significant level, where possible.
- Public Review Draft Program EIR – Following receipt of City staff comments, the consultant team will revise the administrative draft program EIR and prepare a screencheck draft program EIR, followed by a public draft program EIR and Notice of Availability (NOA) for public circulation.

- Responses to Comments/Final Program EIR – The consultant team will review comments received during the public review period, prepare responses to comments, and make necessary changes to the draft program EIR to create an administrative final program EIR. The team will prepare an administrative draft mitigation monitoring and reporting program (MMRP). Following receipt of City staff comments on the administrative final program EIR and administrative draft MMRP, the team will revise the documents and prepare the final EIR for distribution. The consultant team will prepare the CEQA findings and statement of overriding considerations (SOC), if necessary.

2.6 Final Blueprint

Following public hearings and confirmation with City staff of desired changes, the consultant team will revise the draft blueprint to create a final document. Revisions at this stage are limited to changes identified in the public hearing process.

2.7 Project Management

This task provides for overall project management, coordination of team members and tasks, preparation of project updates, consultation with City staff, team meetings, and invoices. It includes conference calls every other week throughout the project to review tasks in progress, share information, and review key milestones and deliverables. Additional communication with the City team by e-mail and phone will occur throughout the project, independent from the scheduled calls.

2.8 Community Engagement

This task provides for the project team to implement community engagement techniques identified in Phase 1 in close coordination with the City project management team and in accordance with the budget identified for this task.

Phase 2 Meetings and Deliverables

Meetings

- Meetings previously identified in Phase 1 for the blueprint
- CEQA scoping meeting (1 meeting)

Deliverables

- Meeting materials and summaries for all meetings identified above
- Administrative draft and revised blueprint background report (electronic)
- Administrative draft and revised key issues summary (electronic)
- Blueprint alternatives outline (electronic)
- Administrative draft and revised blueprint alternatives report (electronic)
- Administrative draft and public review draft blueprint plan (electronic)

- Administrative draft and revised NOP (electronic)
- Administrative draft, screencheck draft, and public review draft program EIR (electronic)
- Administrative final and final program EIR (electronic)
- Administrative draft and revised MMRP (electronic)
- Administrative draft and revises findings/SOC (electronic)
- Final blueprint plan (electronic)

Phase 3: Greenprint Plan

This phase identifies tasks necessary to build from the vision established in Phase 1 and the blueprint established in Phase 2 to complete the greenprint plan. The greenprint combines general plan requirements and options related to conservation, open space, safety, sustainability, and climate change mitigation and adaptation, and addresses conservation-oriented provisions of the coastal LUP. The City's CEQA compliance approach for this phase relies on completion of a tiered CEQA document based on the program EIR for the blueprint.

Phase 3 is anticipated to occur in FY 2016–17. It relies on internal City funding sources and OPC and CCC grant resources.

3.1 Background Report

This task describes steps to prepare a background report that informs the greenprint plan. The goal of this effort is to identify and document baseline conditions for the plan and CEQA documentation and initiate discussion regarding development opportunities and constraints. At a minimum, the greenprint background report will include discussion of the following topics as appropriate for the General Plan and LCP, supplemented by other subjects identified as important by City staff and the community during the visioning process. Several of the required sections may be adequately addressed in the blueprint program EIR.

- **Air Quality and Greenhouse Gas Emissions** – The consultant team will analyze and assess current air quality conditions in the planning area (e.g., ambient monitoring data, attainment designations, source types) and summarize the applicable regulatory framework, standards, plans, and significance thresholds for criteria air pollutants, toxic air contaminants, and odors. The team will perform a peer review of the GHG emissions inventory data prepared for the Morro Bay Climate Action Plan by the San Luis Obispo Air Pollution Control District to ensure the baseline year, emissions factors, and activity data are suitable for use in the General Plan. If necessary, the team will update the emissions inventory to adjust the baseline year, correct any discrepancies, or incorporate new methods. This section of the background report will discuss existing climate conditions in the planning area (e.g., existing greenhouse gas [GHG] emissions by sector) and the current state of the science and foreseeable effects of climate change as they relate to Morro Bay and applicable federal, state, and local GHG emissions regulations.
- **Coastal Resources and Resiliency** – The consultant team will identify lands, resources, and infrastructure located in the coastal zone and summarize City zoning provisions applicable in the coastal zone, including coastal resources and habitat values (e.g., dune areas, wetlands, marshland, riparian areas, viewsheds). The team will describe baseline conditions

associated with climate change adaptation factors (e.g., sea level rise [SLR], increased risk of wildfires, changes in temperature and precipitation patterns), review current literature regarding SLR, and prepare a SLR vulnerability assessment consistent with the State of California Adaptation Planning Guide and parameters established in the City's OPC grant application.

- **Natural and Environmental Hazards** – The consultant team will review and characterize natural hazards (e.g., earthquakes, flooding, landslides, tsunamis) and environmental hazards (e.g., soil and groundwater contamination, hazardous materials storage) in the planning area. This section of the background report will summarize known hazardous materials sites and major hazardous materials users/producers. The team will update and characterize the general nature of geologic hazards in the planning area, including liquefaction, seismic activity, tsunami inundation, and landslides; and review and document historic flooding information, together with the Federal Emergency Management Agency's Flood Insurance Rate Maps and existing hydrologic investigations.
- **Natural Resources** – The consultant team will identify past and current occurrences of state and federally listed threatened, endangered, and candidate plant species and all species listed by the California Native Plant Society. This section of the background report will evaluate potential occurrences of special-status species based on the habitat requirements of each species relative to the habitat in the planning area and known estuarine and fisheries resources. The report will characterize the major vegetation communities in the planning area, including identification of greenways and gulches, timberland resources, and agricultural uses. The report will describe other natural resources, such as coastal wetlands, wildlife movement corridors, and riparian habitats; and summarize the federal, state, and local regulatory framework applicable to these resources.
- **Parks and Recreation** – The consultant team will identify important open space resources, and parks and recreational facilities serving Morro Bay. This section of the background report will present an analysis of current park service levels (e.g., park acreage per 1,000 population), identify any shortfall of park space, and describe existing recreational programs and services for residents of all ages.
- **Shoreline Erosion and Protection** – The consultant team will prepare an analysis of shoreline erosion and protection opportunities in the planning area. This section of the background report will evaluate the positions of wave-exposed shorelines, document annual erosion rates, and project future erosion trends. It will include a plan view of the planning area showing projected coastline changes due to erosion, provide recommendations for setback requirements in areas subject to erosion, and identify solutions to improve coastal access.
- **Water Supply and Quality** – The consultant team will describe current and anticipated future water demand and supply in the planning area. This section of the background report will identify surface and groundwater supply sources and reliability of sources, describe current water quality conditions in the planning area and identify pollutants of concern, and summarize existing and pending regulatory requirements applicable to water supply and quality, including stormwater retention and sustainable groundwater requirements.

The consultant team will consolidate findings and results of the studies described above into an administrative draft background report. Following review by City staff, the team will incorporate staff comments to prepare a revised background report for review by the community and advisory committee.

3.2 Key Issues

Based on work completed in previous tasks and findings from the background report, the consultant team will prepare a summary of community issues to be addressed in the greenprint plan. These key issues will be presented to the Planning Commission and/or the City Council in a study session to develop and vet these issues prior to drafting goals, policies, and programs.

3.3 Conservation Alternatives

This task describes development and analysis of up to three alternative conservation scenarios to address the range of key issues identified in Task 3.2, ultimately defining a preferred greenprint plan. The consultant team will provide an outline of up to three alternative approaches to address the key issues. The land use alternatives considered in Task 2.3 (for the blueprint) are largely development alternatives focused on the placement, organization, and relationship of land uses and circulation to one another. These conservation alternatives are intended to explore how resources can best be conserved and how people, property, and the economy can become more resilient to a changing environment and economy. They may generally be characterized as more analytical and policy- or mitigation-oriented than the blueprint alternatives.

Following staff review and comment, the consultant team will develop up to three distinct alternatives for review and deliberation by staff, decision-makers, and the public. Each alternative will include a description of applicable policy concepts summarized in a report with supporting data and analysis, as appropriate.

The team will work with City staff to review and evaluate the greenprint alternatives with the community and the advisory committee. Following public consideration of the alternatives, the team will present the alternatives to the Planning Commission and the City Council in a study session to arrive at a preferred greenprint plan.

3.4 Administrative and Public Review Draft Greenprint

The consultant team will prepare an administrative draft greenprint for City staff review. The greenprint must conform to applicable provisions of state general plan law and the California Coastal Act relative to LCPs. The plan will be organized into elements containing an introduction; issues identification; goals, policies, and implementation programs; and a plan narrative describing the basis for and application of the policies.

Information developed during the background report, key issues, and alternatives tasks will form the basis of the planning concepts and information presented in each element. The format and desired objectives and requirements for each element described below reflect a current understanding of the key issues and the City's assessment of the adequacy of the existing General Plan and LCP. They may be modified to reflect agreements reached during previous outreach and analysis tasks.

- Introduction – This section of the greenprint describes the overall organization of the plan; relationship to the community vision, blueprint, and CIP; and how the greenprint is to be used.
- Conservation – This element identifies and defines strategies to protect both coastal and inland natural resources, including but not limited to biological communities, estuaries and

fisheries resources, valued open spaces, wetlands, and viewsheds. It includes coordination with water agencies and districts to incorporate recent urban water management plans and sustainable groundwater information. The element identifies rivers, creeks, streams, flood corridors, riparian habitats, and land that may accommodate floodwater for purposes of groundwater recharge and stormwater management; and considers opportunities to reduce waste and improve water quality, such as low impact development and green building. The element addresses energy and water conservation opportunities; solid waste management; and mineral, cultural, and paleontological resources. It includes air quality policies and programs that integrate the relationship between land use, transportation and mobility, public health and safety, and energy.

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- Open Space – This element addresses open spaces used for all purposes defined under general plan law, and specifically defines “open space” within the meaning of the law. It addresses the parks and recreation needs of all ages and users, identifying parks, facilities, special use facilities, pedestrian-friendly connections, trails, and open space needs for each park classification.
- Public Health and Safety – This element specifically defines the link and relationship of the Local Hazard Mitigation Plan to the Safety Element. It addresses natural hazards in the context of a changing climate, including sea level rise, tsunamis, wildfires, geotechnical and seismic hazards, and flooding. The element addresses risks to resources and access due to coastal erosion, and specifically includes assessment of ground failure and liquefaction hazards, evacuation routes, peak load water supply requirements, and minimum road widths. The element addresses public health, crime prevention, neighborhood safety, and emergency preparedness and response; and includes updated hazardous materials use, handling, transportation, disposal, cleanup, and management information related to ongoing hazardous sites and brownfield development sites.
- Sustainability and Resilience – This element provides a policy framework addressing sustainability, climate change, and resiliency.. It describes Morro Bay’s greenhouse gas emissions reduction goal and discusses broad strategies the City will employ to achieve the reduction goal supported by specific reduction measures in the Morro Bay Climate Action Plan. This element sets forth a resiliency plan identifying the community’s preferred strategy to adapt to known sea level rise and other hazards likely to be exacerbated by climate change.

The consultant team will prepare an administrative draft greenprint plan for City staff review. Following City review of the administrative draft greenprint, the team will incorporate comments to create a public review draft.

3.5 CEQA Compliance – Tiered Document

This task describes preparation of a CEQA document for the greenprint tiered from the blueprint program EIR as part of the City’s CEQA compliance strategy for the General Plan/LCP update. The City encourages innovative and creative yet defensible strategies to meet CEQA requirements for the greenprint, as many of its potential impacts may be beneficial. Prospective consultants are encouraged to provide additional detail and recommended analysis methods for individual topic areas, as appropriate.

The consultant team will consider options for tiered CEQA documentation (e.g., Focused EIR, EIR Addendum, Supplemental EIR, Mitigated Negative Declaration), and prepare a memorandum recommending the type of environmental document to be prepared for the greenprint. The team will meet with City staff to discuss and confirm the approach, then complete recommended CEQA documentation using the selected approach.

3.6 Final Greenprint

Following public hearings and confirmation with City staff of desired changes, the consultant team will revise the draft greenprint to create a final document. Revisions at this stage are limited to changes identified in the public hearing process.

3.7 Project Management

This task provides for overall project management, coordination of team members and tasks, preparation of project updates, consultation with City staff, team meetings, and invoices. It includes conference calls every other week throughout the project to review tasks in progress, share information, and review key milestones and deliverables. Additional communication with the City team by e-mail and phone will occur throughout the project, independent from the scheduled calls.

3.8 Community Engagement

This task provides for the project team to implement community engagement techniques identified in Phase 1 in close coordination with the City project management team and in accordance with the budget identified for this task.

Phase 3 Meetings and Deliverables

Meetings

- Meetings previously identified in Phase 1 for the greenprint
- CEQA scoping meeting, if necessary (1 meeting)

Deliverables

- Meeting materials and summaries for all meetings identified above
- Administrative draft and revised greenprint background report (electronic)
- Administrative draft and revised key issues summary (electronic)
- Greenprint alternatives outline (electronic)
- Administrative draft and revised greenprint alternatives report (electronic)
- Administrative draft and public review draft greenprint plan (electronic)
- CEQA compliance approach memorandum (electronic)
- Administrative draft, screencheck draft, and public review draft CEQA documents (electronic)
- Administrative final and final CEQA documents (electronic)
- Draft and revised CEQA notices and findings (electronic)
- Final greenprint plan (electronic)

Phase 4: Coastal Implementation Plan

This phase identifies tasks necessary to build from the vision established in Phase 1, the blueprint established in Phase 2, and the greenprint established in Phase 3 to establish a Coastal Implementation Plan (CIP) for Morro Bay meeting Coastal Act requirements. The blueprint will address development-oriented provisions of the coastal LUP, while the greenprint will address the LUP's conservation-oriented provisions. The CIP provides implementing zoning regulations for these provisions in the coastal zone.

Phase 4 is anticipated to occur in FY 2017–2018. It relies on internal City funding sources and OPC and CCC grant resources.

4.1 Identify Proposed Coastal Implementation Plan Revisions

The consultant team will identify revisions to the City's existing Zoning Code necessary to prepare the CIP. The CIP and specific implementation measures are required as part of the Local Coastal program to ensure all local plans are in conformity with the approved LUP. The CIP will essentially serve as a coastal zoning ordinance, providing specific development regulations (and exemptions) for certain coastal zone activities. Topics to be covered by the CIP are likely to include the following:

- Coastal development standards and a post-certification map
- Parking and transportation demand management
- Coastal access, beach use, and special events
- Visitor-serving uses and tourism
- Sea level rise and coastal resilience
- Stormwater management and water quality

The consultant team will prepare a technical memorandum identifying proposed revisions to the City's existing Zoning Code or CIP relative to the items listed above, and conduct a meeting with City staff to review and discuss the proposed changes. The intent is to complete only focused changes to the existing codes necessitated by changes to the coastal LUP. Following revisions, the team will review the proposed changes with CCC staff, the advisory committee, the Planning Commission, and the City Council.

4.2 Administrative and Public Review Draft Coastal Implementation Plan

Based on comments received from staff, the CCC, the advisory committee, the Planning Commission, and the City Council on the items listed above, the consultant team will complete an administrative draft version of the CIP for City staff review. The team will draft an ordinance for inclusion in the Zoning Code that sets forth the criteria and procedures for processing and approving City-issued coastal development permits, and prepare a post-certification map that depicts the boundaries of City jurisdiction, appeal areas, and CCC jurisdiction.

Following receipt of City staff comments, the team will prepare a public review draft of the CIP for presentation to the general public and discussion with the CCC, the Planning Commission, and the City Council.

4.3 CEQA Compliance

The CIP may use a tiered CEQA approach similar to the greenprint or may be considered statutorily exempt from CEQA under provisions of Public Resources Code Section 21080.9 and State CEQA Guidelines Section 15265(c). The City encourages innovative and creative yet defensible strategies to meet CEQA requirements for the CIP as an implementing document consistent with the blueprint and the greenprint.

Prospective consultants should recommend an initial CEQA compliance approach to evaluate the CIP, subject to refinement and confirmation at task initiation. Consultants are encouraged to provide additional detail and recommended analysis methods appropriate to the selected strategy.

4.4 Final Coastal Implementation Plan and Submission to California Coastal Commission

Following public hearings and confirmation with City staff of desired changes, the consultant team will revise the draft CIP to create a final document. Revisions at this stage are limited to changes identified in the public hearing process.

The consultant team will submit the final LCP certification package to the CCC for approval, prepare required application information and details, and attend up to two CCC hearings.

4.5 Project Management

This task provides for overall project management, coordination of team members and tasks, preparation project updates, consultation with City staff, team meetings, and invoices. It includes conference calls every other week throughout the project to review tasks in progress, share information, and review key milestones and deliverables. Additional communication with the City team by e-mail and phone will occur throughout the project, independent from the scheduled calls.

4.6 Community Engagement

This task provides for the project team to implement community engagement techniques identified in Phase 1 in close coordination with the City project management team and in accordance with the budget identified for this task.

Phase 4 Meetings and Deliverables

Meetings

- Meetings previously identified in Phase 1 for the CIP
- CCC hearings (up to 2 hearings)

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Deliverables

- Draft and revised technical memorandum identifying proposed CIP revisions (electronic)
- Administrative draft and public review draft CIP (electronic)
- Administrative draft, screencheck draft, public review draft, and final CEQA documents, as applicable (electronic)
- Final CIP (electronic)
- Draft and final LCP certification package (electronic)

SCHEDULE

The generalized schedule identified below outlines a path to complete the project within four fiscal year budget cycles, with anticipated startup in March 2015 (in FY 2014–15) and completion by or before December 2017 (in FY 2017–18). The schedule is designed to align with the schedules for the OPC and CCC grants.

Prospective consultants are encouraged to refine the schedule to conform to specific deliverables and review periods.

Fiscal Year	Phase/Task	Start Date	End Date
PHASE 1: PROJECT INITIATION AND COMMUNITY ENGAGEMENT			
FY 2014–15	1.1 Project Management	March 2015	June 2015
FY 2014–15	1.2 Project Kickoff	March 2015	March 2015
FY 2014–15	1.3 Community Visioning	April 2015	June 2015
FY 2014–15	1.4 Community Engagement	April 2015	June 2015
PHASE 2: BLUEPRINT PLAN AND EIR			
FY 2015–16	2.1 Background Report	July 2015	October 2015
FY 2015–16	2.2 Key Issues	August 2015	September 2015
FY 2015–16	2.3 Land Use Alternatives	October 2015	December 2015
FY 2015–16	2.4 Administrative and Public Review Draft Blueprint (includes 45-day public review)	January 2016	May 2016
	2.5 CEQA Compliance – Program EIR		
FY 2015–16	NOP/Scoping Meeting (includes 30-day public review)	January 2016	February 2016
FY 2015–16	Administrative Draft EIR	January 2016	April 2016
FY 2015–16	Public Review Draft EIR (includes 45-day public review)	May 2016	June 2016

Fiscal Year	Phase/Task	Start Date	End Date
FY 2016–17	Responses to Comments/Final EIR (includes 10-day review and public hearings)	July 2016	September 2016
FY 2016–17	2.6 Final Blueprint	October 2016	October 2016
FY 2015–16 FY 2016–17	2.7 Project Management	July 2015	October 2016
FY 2015–16 FY 2016–17	2.8 Community Engagement	July 2015	October 2016
PHASE 3: GREENPRINT PLAN			
FY 2016–17	3.1 Background Report	October 2016	December 2016
FY 2016–17	3.2 Key Issues	October 2016	November 2016
FY 2016–17	3.3 Conservation Alternatives	December 2016	January 2017
FY 2016–17	3.4 Administrative and Public Review Draft Greenprint (includes 30-day public review)	February 2017	May 2017
FY 2016–17	3.5 CEQA Compliance – Tiered Document (includes 30-day public review and hearings)	March 2017	May 2017
FY 2016–17	3.6 Final Greenprint	June 2017	June 2017
FY 2016–17	3.7 Project Management	October 2016	June 2017
FY 2016–17	3.8 Community Engagement	October 2016	June 2017
PHASE 4: COASTAL IMPLEMENTATION PLAN			
FY 2017--18	4.1 Identify Proposed CIP Revisions	July 2017	August 2017
FY 2017–18	4.2 Administrative and Public Review Draft CIP (Includes 30-day public review and hearings)	September 2017	November 2017
FY 2017–18	4.3 CEQA Compliance (includes 30-day public review and hearings)	September 2017	November 2017
FY 2017–18	4.4 Final CIP and Submission to CCC	November 2017	December 2017
FY 2017–18	4.5 Project Management	July 2017	December 2017
FY 2017–18	4.6 Community Engagement	July 2017	December 2017

Note: This tabular schedule will be presented in graphic format following City staff review and comment.

BUDGET FRAMEWORK

The budget framework identified in the attached spreadsheet outlines estimated cost ranges by phase and task and allocates the cost of the project across four fiscal year budget cycles, anticipating completion of the project by or before December 2017. The City is committing both internal resources and grant funding to complete the entire work program. Where known grant resources are available, they have been allocated to individual phases and tasks. The budget framework identifies consultant costs and estimates City staff costs to be approximately 20

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percent of the average consultant fees for each task across the work program. Prospective consultants will likely refine the budget to conform to specific deliverables and review periods.

Administrative Draft

Staff to Consultant Cost Ratio

0.2

Budget Framework

Phase	Task	Fiscal Year 2014-15							Fiscal Year 2015-16							
		Consultant			City Staff	Estimated Total Cost	Less Grant Resources	Funding Gap	Consultant			City Staff	Estimated Total Cost	Less Grant Resources	Funding Gap	Low
		Low	High	Average					Low	High	Average					
PHASE 1: PROJECT INITIATION AND COMMUNITY ENGAGEMENT																
	1.1 Project Management	\$ 5,000	\$ 10,500	\$ 7,750	\$ 1,550	\$ 9,300	\$ -	\$ 9,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	1.2 Project Kickoff	\$ 2,500	\$ 7,500	\$ 5,000	\$ 1,000	\$ 6,000	\$ -	\$ 6,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	1.3 Community Visioning	\$ 40,000	\$ 75,000	\$ 57,500	\$ 11,500	\$ 69,000	\$ -	\$ 69,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	1.4 Community Engagement	\$ 10,500	\$ 20,800	\$ 15,650	\$ 3,130	\$ 18,780	\$ -	\$ 18,780	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	SUBTOTAL PHASE 1	\$ 58,000	\$ 113,800	\$ 85,900	\$ 17,180	\$ 103,080	\$ -	\$ 103,080	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PHASE 2: BLUEPRINT PLAN AND EIR																
	2.1 Background Report	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 151,500	\$ 299,500	\$ 225,500	\$ 45,100	\$ 270,600	\$ -	\$ 270,600	\$ -
	2.2 Key Issues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,000	\$ 18,500	\$ 13,750	\$ 2,750	\$ 16,500	\$ -	\$ 16,500	\$ -
	2.3 Land Use Alternatives	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,000	\$ 80,000	\$ 57,500	\$ 11,500	\$ 69,000	\$ 20,000	\$ 49,000	\$ -
	2.4 Administrative and Public Review Draft Blueprint	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ 45,000	\$ 32,500	\$ 6,500	\$ 39,000	\$ 10,500	\$ 28,500	\$ -
	2.5 CEQA Compliance – Program EIR	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 113,000	\$ 170,000	\$ 141,500	\$ 28,300	\$ 169,800	\$ -	\$ 169,800	\$ 12,000
	2.6 Final Blueprint	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
	2.7 Project Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,000	\$ 38,500	\$ 30,750	\$ 6,150	\$ 36,900	\$ 1,980	\$ 34,920	\$ 7,500
	2.8 Community Engagement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,500	\$ 82,000	\$ 60,750	\$ 12,150	\$ 72,900	\$ 13,583	\$ 59,318	\$ 2,000
	SUBTOTAL PHASE 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 391,000	\$ 733,500	\$ 562,250	\$ 112,450	\$ 674,700	\$ 46,063	\$ 628,638	\$ 24,000
PHASE 3: GREENPRINT PLAN																
	3.1 Background Report	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 181,000
	3.2 Key Issues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,000
	3.3 Conservation Alternatives	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,000
	3.4 Administrative and Public Review Draft Greenprint	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000
	3.5 CEQA Compliance – Tiered Document	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,500
	3.6 Final Greenprint	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
	3.7 Project Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,500
	3.8 Community Engagement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,500
	SUBTOTAL PHASE 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 284,000
PHASE 4: COASTAL IMPLEMENTATION PLAN																
	4.1 Identify Proposed CIP Revisions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	4.2 Administrative and Public Review Draft CIP	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	4.3 CEQA Compliance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	4.4 Final CIP and Submission to CCC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	4.5 Project Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	4.6 Community Engagement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	SUBTOTAL PHASE 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	TOTAL WORK PROGRAM	\$ 58,000	\$ 113,800	\$ 85,900	\$ 17,180	\$ 103,080	\$ -	\$ 103,080	\$ 391,000	\$ 733,500	\$ 562,250	\$ 112,450	\$ 674,700	\$ 46,063	\$ 628,638	\$ 308,000

Fiscal Year 2016-17						Fiscal Year 17-18						Total Work Program									
Consultant		City Staff	Estimated Total Cost	Less Grant Resources	Funding Gap	Consultant			City Staff	Estimated Total Cost	Less Grant Resources	Funding Gap	Consultant			City Staff	Estimated Total Cost	Less Grant Resources	Funding Gap		
High	Average					Low	High	Average					Low	High	Average						
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 10,500	\$ 7,750	\$ 1,550	\$ 9,300	\$ -	\$ 9,300
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500	\$ 7,500	\$ 5,000	\$ 1,000	\$ 6,000	\$ -	\$ 6,000
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,000	\$ 75,000	\$ 57,500	\$ 11,500	\$ 69,000	\$ -	\$ 69,000
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,500	\$ 20,800	\$ 15,650	\$ 3,130	\$ 18,780	\$ -	\$ 18,780
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 58,000	\$ 113,800	\$ 85,900	\$ 17,180	\$ 103,080	\$ -	\$ 103,080
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 151,500	\$ 299,500	\$ 225,500	\$ 45,100	\$ 270,600	\$ -	\$ 270,600
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,000	\$ 18,500	\$ 13,750	\$ 2,750	\$ 16,500	\$ -	\$ 16,500
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,000	\$ 80,000	\$ 57,500	\$ 11,500	\$ 69,000	\$ 20,000	\$ 49,000
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ 45,000	\$ 32,500	\$ 6,500	\$ 39,000	\$ 10,500	\$ 28,500
\$ 25,000	\$ 18,500	\$ 3,700	\$ 22,200	\$ -	\$ 22,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125,000	\$ 195,000	\$ 160,000	\$ 32,000	\$ 192,000	\$ -	\$ 192,000
\$ 7,000	\$ 4,750	\$ 950	\$ 5,700	\$ 5,280	\$ 420	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500	\$ 7,000	\$ 4,750	\$ 950	\$ 5,700	\$ 5,280	\$ 420
\$ 13,000	\$ 10,250	\$ 2,050	\$ 12,300	\$ 660	\$ 11,640	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,500	\$ 51,500	\$ 41,000	\$ 8,200	\$ 49,200	\$ 2,640	\$ 46,560
\$ 8,500	\$ 5,250	\$ 1,050	\$ 6,300	\$ 4,528	\$ 1,773	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,500	\$ 90,500	\$ 66,000	\$ 13,200	\$ 79,200	\$ 18,110	\$ 61,090
\$ 53,500	\$ 38,750	\$ 7,750	\$ 46,500	\$ 10,468	\$ 36,033	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 415,000	\$ 787,000	\$ 601,000	\$ 120,200	\$ 721,200	\$ 56,530	\$ 664,670
\$ 354,500	\$ 267,750	\$ 53,550	\$ 321,300	\$ 162,500	\$ 158,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 181,000	\$ 354,500	\$ 267,750	\$ 53,550	\$ 321,300	\$ 162,500	\$ 158,800
\$ 18,500	\$ 13,750	\$ 2,750	\$ 16,500	\$ 16,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,000	\$ 18,500	\$ 13,750	\$ 2,750	\$ 16,500	\$ 16,500	\$ -
\$ 40,000	\$ 32,000	\$ 6,400	\$ 38,400	\$ 36,500	\$ 1,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,000	\$ 40,000	\$ 32,000	\$ 6,400	\$ 38,400	\$ 36,500	\$ 1,900
\$ 45,000	\$ 32,500	\$ 6,500	\$ 39,000	\$ 27,000	\$ 12,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ 45,000	\$ 32,500	\$ 6,500	\$ 39,000	\$ 27,000	\$ 12,000
\$ 65,000	\$ 38,750	\$ 7,750	\$ 46,500	\$ -	\$ 46,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,500	\$ 65,000	\$ 38,750	\$ 7,750	\$ 46,500	\$ -	\$ 46,500
\$ 7,000	\$ 4,750	\$ 950	\$ 5,700	\$ 5,280	\$ 420	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500	\$ 7,000	\$ 4,750	\$ 950	\$ 5,700	\$ 5,280	\$ 420
\$ 19,000	\$ 15,250	\$ 3,050	\$ 18,300	\$ -	\$ 18,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,500	\$ 19,000	\$ 15,250	\$ 3,050	\$ 18,300	\$ -	\$ 18,300
\$ 47,000	\$ 35,250	\$ 7,050	\$ 42,300	\$ 40,470	\$ 1,830	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,500	\$ 47,000	\$ 35,250	\$ 7,050	\$ 42,300	\$ 40,470	\$ 1,830
\$ 596,000	\$ 440,000	\$ 88,000	\$ 528,000	\$ 288,250	\$ 239,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 284,000	\$ 596,000	\$ 440,000	\$ 88,000	\$ 528,000	\$ 288,250	\$ 239,750
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,500	\$ 15,000	\$ 12,250	\$ 2,450	\$ 14,700	\$ 14,000	\$ 700	\$ 9,500	\$ 15,000	\$ 12,250	\$ 2,450	\$ 14,700	\$ 14,000	\$ 700	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,500	\$ 36,000	\$ 26,750	\$ 5,350	\$ 32,100	\$ 14,000	\$ 18,100	\$ 17,500	\$ 36,000	\$ 26,750	\$ 5,350	\$ 32,100	\$ 14,000	\$ 18,100	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500	\$ 10,000	\$ 5,750	\$ 1,150	\$ 6,900	\$ -	\$ 6,900	\$ 1,500	\$ 10,000	\$ 5,750	\$ 1,150	\$ 6,900	\$ -	\$ 6,900	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 7,500	\$ 6,250	\$ 1,250	\$ 7,500	\$ 5,280	\$ 2,220	\$ 5,000	\$ 7,500	\$ 6,250	\$ 1,250	\$ 7,500	\$ 5,280	\$ 2,220	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,750	\$ 9,500	\$ 7,625	\$ 1,525	\$ 9,150	\$ 3,470	\$ 5,680	\$ 5,750	\$ 9,500	\$ 7,625	\$ 1,525	\$ 9,150	\$ 3,470	\$ 5,680	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 16,000	\$ 13,000	\$ 2,600	\$ 15,600	\$ 15,470	\$ 130	\$ 10,000	\$ 16,000	\$ 13,000	\$ 2,600	\$ 15,600	\$ 15,470	\$ 130	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49,250	\$ 94,000	\$ 71,625	\$ 14,325	\$ 85,950	\$ 52,220	\$ 33,730	\$ 49,250	\$ 94,000	\$ 71,625	\$ 14,325	\$ 85,950	\$ 52,220	\$ 33,730	\$ -	\$ -
\$ 649,500	\$ 478,750	\$ 95,750	\$ 574,500	\$ 298,718	\$ 275,783	\$ 49,250	\$ 94,000	\$ 71,625	\$ 14,325	\$ 85,950	\$ 52,220	\$ 33,730	\$ 806,250	\$ 1,590,800	\$ 1,198,525	\$ 239,705	\$ 1,438,230	\$ 397,000	\$ 1,041,230	\$ -	\$ -

The City of Morro Bay adopted its current General Plan in 1988 and its current Local Coastal Program in 1983. The two plans serve as the guiding vision for Morro Bay’s built environment. **Figure 1** lists the elements or chapters included in both plans. In the years since the City adopted the plans, the local built environment, community vision, environmental conditions, and state regulations have changed substantially.

Figure 1. Current General Plan Elements and Local Coastal Program Chapters



In 2013, the Morro Bay City Council identified updating the General Plan and Local Coastal Program as a primary City goal—third on a list of ten goals. The City is currently considering how to best update and combine the two comprehensive planning documents given limited resources and is in the process of developing a project work plan. As a first step in the process, the City conducted a preliminary review and assessment of the existing General Plan and Local Coastal Program and relevant state legal requirements and guidance.

This report supports the General Plan and Local Coastal Program work plan by providing an overview of California General Plan and Local Coastal Program legal requirements and explaining the legal consistency and current applicability of Morro Bay’s adopted comprehensive planning documents. The report contains three sections: (1) General Plan Legal Requirements and Current Plan Consistency, (2) Local Coastal Program, and (3) General Plan and LCP Relationship.

1. General Plan Legal Requirements and Current Plan Consistency

California Government Code Section 65301 requires each California city and county to prepare and adopt a comprehensive, long-term general plan for the physical development of the county or city and of any land outside its boundaries which the city deems important for planning purposes. State law requires the general plan to address the specified provisions of each of the seven mandated elements listed in Section 65302: land use, circulation, housing, conservation, open space, noise, and safety. This report outlines the content of each element as required by statute using the California Government Code and the Governor's Office of Planning and Research (OPR) General Plan Guidelines (2003). The order in which the elements are presented here matches the order in which they are listed in Section 65302.

The following sections provide a brief overview of each required element, the legal requirements for the element as they appear in the California Government Code, additional considerations as they appear in OPR's 2003 General Plan Guidelines, and an assessment of the City's adopted General Plan's consistency with state law and applicability to present-day Morro Bay.¹ The section concludes with zoning consistency information, as outlined in the 2003 General Plan Guidelines.

1.1 Land Use Element

Introduction

The land use element guides planners, the general public, and decision-makers to the ultimate pattern of development for the city at buildout. The land use element has the broadest scope of the seven mandatory elements and plays a central role in correlating all land use issues into a set of coherent development policies.

California Government Code

California Government Code Section 65302(a) provides the following requirements for the land use element:

(a) A land use element that designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The location and designation of the extent of the uses of the land for public and private uses shall consider the identification of land and natural resources pursuant to paragraph (3) of subdivision (d) [housing element requirements]. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall identify and annually review those

¹ OPR is currently in the process of updating the 2003 General Plan Guidelines. The 2003 guidelines are the best available state guidance.

areas covered by the plan that are subject to flooding identified by flood plain mapping prepared by the Federal Emergency Management Agency (FEMA) or the Department of Water Resources. The land use element shall also do both the following:

(1) Designate in a land use category that provides for timber production those parcels of real property zoned for timberland production pursuant to the California Timberland Productivity Act of 1982

(2) Consider the impact of new growth on military readiness activities carried out on military bases, installations, and operating and training areas, when proposing zoning ordinances or designating land uses covered by the general plan for land, or other territory adjacent to military facilities, or underlying designated military aviation routes and airspace....²

General Plan Guidelines

OPR's 2003 General Plan Guidelines summarize Section 65302(a) by noting that the land use element should address each of the following issues to the extent that it is relevant in the city:

- Distribution of housing, business, and industry
- Distribution of open space, including agricultural land
- Distribution of mineral resources and provisions for their continued availability
- Distribution of recreation facilities and opportunities
- Location of educational facilities
- Location of public buildings and grounds
- Location of future solid and liquid waste facilities
- Identification of areas subject to flooding
- Identification of existing Timberland Preserve Zone lands
- Other categories of public and private uses of land

In addition, Assembly Bill (AB) 162 (2011) requires that a city's general plan address flood safety in the land use, conservation, safety, and housing elements.³

In addition to the summary, the 2003 General Plan Guidelines provide information about land use element requirements, as clarified by court cases. Additional information is included for the land use diagram, population density information, building intensity information, and relationship with the noise element:

- **Land Use Diagram.** The land use element must include a land use diagram of general locations illustrating the policies of the plan. A parcel-specific map may be developed for

² The remainder of Section 65302(a) is not relevant to Morro Bay.

³ This requirement does not appear in the 2003 General Plan Guidelines. It has been added here for consistency with the current requirements of Section 65302(a).

the general plan or through implementation actions such as specific plans, zoning ordinances, or subdivision maps.

- **Population Density.** The land use element must contain quantifiable standards of population density for each of the land use categories contained in the general plan. Population density should be expressed as the relationship between the number of dwellings per acre and the number of residents per dwelling.
- **Building Intensity.** The land use element must contain quantifiable standards of building intensity for each land use designation. These standards should define the most intensive use that will be allowed under each designation. While the land use designation identifies the type of allowable uses, the building intensity standard will define the concentration of use. Intensity standards can include provisions for flexibility such as density bonuses, cluster zoning, planned unit developments, etc.
- **Relationship to the Noise Element.** As noted below, the noise element is to be used as a guide for establishing a pattern of land uses in the land use element that minimizes the exposure of community residents to excessive noise. In some cases, when the noise element of the general plan is legally inadequate, the land use element may be invalid.

Current Land Use Element Legal Consistency

The City's land use element is currently combined with conservation and open space into a single element. **Table 1** provides a summary of the current legal status of the land use portion of the City's General Plan Land Use, Open Space, and Conservation Element.

Table 1. Consistency of Land Use, Open Space, and Conservation Element with State Requirements

Requirement	Existing Conditions	Analysis
<p>Designations for the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land.</p>	<p>The current element includes five residential land use categories, five commercial land use categories, two industrial land use categories, and additional miscellaneous land use categories including Mariculture and Marine Research, Harbor/Navigational Ways, Open Space/Recreation, Mixed Commercial/Harbor Dependent Uses, Environmentally Sensitive Habitat, Agriculture, Mixed Uses Areas, and numerous overlay designations. Overlay designations include Planned Development, Restricted Areas, Schools, Parks, Public-Institutional, and Interim/Open Space Uses in Industrial Categories.</p>	<p>Legal Consistency: The current Land Use, Open Space, and Conservation Element includes land use designations consistent with the California Government Code.</p> <p>Present Applicability: Designation descriptions are potentially inconsistent with the City’s land use vision and priorities. Designations are based on demographics, population projections, and economic issues that no longer apply.</p>
<p>The location and designation of the extent of the uses of the land for public and private uses shall consider the identification of land and natural resources pursuant to [housing element requirements].</p>	<p>The California Department of Housing and Community Development (HCD) certified the City’s Housing Element in July 2014.</p>	<p>Legal Consistency: State certification of the Housing Element indicates that the City’s General Plan is consistent with housing element requirements.</p> <p>Present Applicability: Updates to the Land Use, Open Space, and Conservation Element need to remain consistent with analysis in the Housing Element, or the City will need HCD to recertify the Housing Element.</p>

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Requirement	Existing Conditions	Analysis
<p>The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. OPR interprets density as the relationship between the number of dwellings per acre and the number of residents per dwelling and intensity as quantifiable standards that define the most intensive uses including building height, setbacks, units per acre, and floor area ratio.</p>	<p>The current Land Use, Open Space, and Conservation Element contains population density for each of the residential land use designations. The current element does not provide an estimate of persons per household, nor does it provide an estimate of population by land use designation at buildout.</p> <p>The current Land Use, Open Space, and Conservation Element mentions building intensity in several policies, but it does not include intensity standards.</p>	<p>Legal Consistency: The current land use plan does not appear to be consistent with Section 65302(a) regarding density and intensity. Updates will need to include an estimate of population per residential designation and explicit building intensity standards (i.e., units per acre, floor area ratio, etc.) for all land use designations. As mentioned above, the current Land Use, Open Space, and Conservation Element density standards for residential designations are consistent with current state housing law.</p> <p>Present Applicability: The element’s residential density standards may not reflect the City’s vision for its built environment.</p>
<p>The land use element shall identify and annually review those areas covered by the plan that are subject to flooding identified by floodplain mapping prepared by the Federal Emergency Management Agency (FEMA) or the Department of Water Resources.</p>	<p>The current Land Use, Open Space, and Conservation Element does not include flooding considerations.</p>	<p>Legal Consistency: This current land use plan is not consistent with the California Government Code regarding flooding information. Flooding information appears in the Safety Element, but the FEMA floodplain map is out of date. Future updates will need to include this information.</p> <p>Present Applicability: n/a</p>
<p>The land use element shall also designate in a land use category that provides for timber production those parcels of real property zoned for timberland production pursuant to the California Timberland Productivity Act of 1982.</p>	<p>This requirement is not applicable to Morro Bay.</p>	<p>Legal Consistency: n/a Present Applicability: n/a</p>

Requirement	Existing Conditions	Analysis
The land use element must include a land use diagram.	The City created the most current land use diagram in 2010; however, it is unclear whether it is an adopted or working map.	<p>Legal Consistency: The current Land Use, Open Space, and Conservation Element includes a land use diagram consistent with OPR guidance.</p> <p>Present Applicability: The City last updated the map on the website in 2010. The map may not include recent General Plan amendments. The City may not have a digital copy of the map, which could make it challenging for staff and the public to work with.</p>

1.2 Circulation Element

Introduction

The circulation element creates a plan for the movement of people, vehicles, goods, energy, water, sewage, stormwater, and communications between different land uses in a jurisdiction. As a result, the circulation element should contain objectives, policies, and standards for transportation systems, including multimodal transportation networks, airport and ports, military facilities and operations, and utilities. By statute (Section 65302(b)), the circulation element must correlate directly with the land use element.

California Government Code

California Government Code Section 65302(b) provides the following requirements for the circulation element:

(b) (1) A circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, any military airports and ports, and other local public utilities and facilities, all correlated with the land use element of the plan.

(2) (A) Commencing January 1, 2011, upon any substantive revision of the circulation element, the legislative body shall modify the circulation element to plan for a balanced, multimodal transportation network that meets the needs of all users of streets, roads, and highways for safe and convenient travel in a manner that is suitable to the rural, suburban, or urban context of the general plan.

(B) For purposes of this paragraph, “users of streets, roads, and highways” mean bicyclists, children, persons with disabilities, motorists, movers of commercial goods, pedestrians, users of public transportation, and seniors.

General Plan Guidelines

OPR’s 2010 complete streets and circulation element update to the General Plan Guidelines summarizes Section 65302(b) as follows:

- The circulation element shall address:
 - Major thoroughfares
 - Transportation routes
 - Terminals
 - Military airports and ports
 - Other local public utilities and facilities
 - A balanced, multimodal transportation network that meets the needs of all users of streets, roads, and highways including bicyclists, children, persons with disabilities, motorists, movers of commercial goods, pedestrians, users of public transportation, and seniors

In addition to the information above, the 2003 General Plan Guidelines provide the following legal interpretations of what it means for the circulation element to correlate directly with the land use element:

- California Government Code Section 65302 requires that the circulation element of a general plan, including its major thoroughfares, be closely, systematically, and reciprocally related to the land use element of the plan.
- Courts will not automatically presume the existence of correlation simply because a local government has adopted both its circulation and land use elements. Local governments should provide explicit evidence of correlation in both their circulation and land use elements.
- If the circulation element is to be an effective basis for exactions, it must be based upon traffic studies that are sufficiently detailed to link land uses and related demand to future dedications.

Current Circulation Element Legal Consistency

Table 2 summarizes the current legal status of the City’s General Plan Circulation Element.

Table 2. Consistency of the Circulation Element with State Requirements

Requirement	Existing Conditions	Analysis
<p>The general plan requires the inclusion of a circulation element.</p>	<p>The City currently has an adopted Circulation Element.</p>	<p>Legal Consistency: The City has an adopted Circulation Element.</p> <p>Present Applicability: The City last updated the map on the website in 1997. The map may not include recent General Plan amendments. The diagram is not available to staff in digital format and is not easy to use or update.</p>
<p>A circulation element shall consist of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, any military airports and ports, and other local public utilities and facilities.</p>	<p>The City’s current Circulation Element includes designations for and locations of existing and proposed major thoroughfares including arterial streets, collector streets, and local streets (in Figure 27). The element also includes transit system descriptions, truck routes, and other transportation route material. Local public utilities transmission lines are also included (the Land Use, Open Space, and Conservation Element contains utility facility information).</p>	<p>Legal Consistency: The City’s current Circulation Element includes the general location and extent of existing and proposed circulation elements as identified in Section 65302(b)(1).</p> <p>Present Applicability: All of the circulation maps and related background information are from 1988 and in some cases do not reflect present-day conditions.</p>

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Requirement	Existing Conditions	Analysis
<p>The circulation element contents listed above shall be correlated with the land use element of the plan.</p>	<p>The Circulation Element is correlated with the Land Use, Open Space, and Conservation Element. For example, the Circulation Element ties on- and off-street parking standards to land use designations.</p>	<p>Legal Consistency: The City’s current Circulation Element is correlated with the Land Use, Open Space, and Conservation Element consistent with Section 65302(b)(1).</p> <p>Present Applicability: Nearly all of the existing and projected circulation routes will need to be updated to reflect current conditions. These updates will need to correlate with Land Use, Open Space, and Conservation Element updates. Other than as historical examples, the current areas of correlation are not presently applicable to the City.</p>
<p>Commencing January 1, 2011, upon any substantive revision of the circulation element, the legislative body shall modify the circulation element to plan for a balanced, multimodal transportation network that meets the needs of all users of streets, roads, and highways for safe and convenient travel in a manner that is suitable to the rural, suburban, or urban context of the general plan.</p>	<p>The current Circulation Element plans for a multimodal transportation network of pedestrians, transit riders, vehicles, and bicycles.</p>	<p>Legal Consistency: Although the City’s current Circulation Element plans for a multimodal transportation network, it does not appear to be “balanced” consistent with Section 65302(b)(2).</p> <p>Present Applicability: The Circulation Element’s identified active transportation routes need to be updated to reflect current existing and planned (in the 2011 Morro Bay Bicycle & Pedestrian Master Plan) networks. The City also needs to identify how the transportation network and supporting standards will meet the needs of bicyclists, children, persons with disabilities, motorists, movers of commercial goods, pedestrians, users of public transportation, and seniors.</p>

1.3 Housing Element

The City adopted its Housing Element, consistent with Section 65302(c), in July 2014. The Housing Element's planning period extends through 2019.

1.4 Conservation Element

Introduction

The conservation element focuses on the conservation, development, and utilization of natural resources in a jurisdiction. The conservation element may overlap with the open space, land use, and safety elements.

California Government Code

California Government Code Section 65302(d) provides the following requirements for the conservation element:

(d) (1) A conservation element for the conservation, development, and utilization of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources. The conservation element shall consider the effect of development within the jurisdiction, as described in the land use element, on natural resources located on public lands, including military installations. That portion of the conservation element including waters shall be developed in coordination with any countywide water agency and with all district and city agencies, including flood management, water conservation, or groundwater agencies that have developed, served, controlled, managed, or conserved water of any type for any purpose in the county or city for which the plan is prepared. Coordination shall include the discussion and evaluation of any water supply and demand information described in Section 65352.5, if that information has been submitted by the water agency to the city or county.

(2) The Conservation Element may also cover all of the following:

- (A) The reclamation of land and waters.*
- (B) Prevention and control of the pollution of streams and other waters.*
- (C) Regulation of the use of land in stream channels and other areas required for the accomplishment of the conservation plan.*
- (D) Prevention, control, and correction of the erosion of soils, beaches, and shores.*
- (E) Protection of watersheds.*
- (F) The location, quantity and quality of the rock, sand, and gravel resources.*

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(3) Upon the next revision of the housing element on or after January 1, 2009, the conservation element shall identify rivers, creeks, streams, flood corridors, riparian habitats, and land that may accommodate floodwater for purposes of groundwater recharge and stormwater management.

California Government Code Section 65352.5, which is referenced in Section 65302(d), provides requirements for coordinating with the City's water district during the General Plan adoption process.

General Plan Guidelines

OPR's 2003 General Plan Guidelines state that to the extent they are relevant, the following issues must be addressed with regard to the conservation, development, and utilization of natural resources:

- Water and its hydraulic force
- Forests
- Soils
- Rivers and other waters
- Harbors
- Fisheries
- Wildlife
- Minerals
- Other natural resources

The 2003 General Plan Guidelines also note that the discussion of water in the conservation element must be prepared in coordination with water suppliers and include any information on water supply and demand prepared pursuant to Section 65352.5.

Current Conservation Element Legal Consistency

Table 3 provides a summary of the current legal status of the City's General Plan Land Use, Open Space, and Conservation Element.

Table 3. Consistency of the Land Use, Open Space, and Conservation Element with State Requirements

Requirement	Existing Conditions	Analysis
<p>A conservation element for the conservation, development, and utilization of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources.</p>	<p>The City combined the topic of conservation with land use and open space into a single Land Use, Open Space, and Conservation Element, which contains background information about and strategies to support the conservation, development, and utilization of natural resources. The element deals with water, surface waters, soils, harbors, fisheries, wildlife, and other natural resources.</p>	<p>Legal Consistency: The City has an adopted Land Use, Open Space, and Conservation Element that covers most applicable required topics. The current element does not appear to address soils and therefore may not be legally consistent with Section 65302(d).</p> <p>Present Applicability: Nearly all of the Land Use, Open Space, and Conservation Element topics' background conditions have changed substantially since 1988. Additionally, the City's planning framework has changed considerably since 1988 and now includes strategies relating to topics ranging from stormwater to greenhouse gas emissions. The current element does not consider these issues in a way that is meaningful to the present situation.</p>

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Requirement	Existing Conditions	Analysis
<p>The conservation element shall consider the effect of development within the jurisdiction, as described in the land use element, on natural resources located on public lands, including military installations.</p>	<p>An objective of the City’s Land Use, Open Space, and Conservation Element is to “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.” This objective is implemented through zoning ordinances as identified in Programs LU-50.1 through LU-50.2.</p>	<p>Legal Consistency: The Land Use, Open Space, and Conservation Element considers the effect of development in the jurisdiction, as described in the element, on natural resources located on public lands consistent with Section 65302(d).</p> <p>Present Applicability: The natural resources located on public lands, as well as the effects of development in the jurisdiction, are substantially different now than they were in 1988.</p>
<p>That portion of the conservation element including waters shall be developed in coordination with any countywide water agency and with all district and city agencies, including flood management, water conservation, or groundwater agencies that have developed, served, controlled, managed, or conserved water of any type for any purpose in the county or city for which the plan is prepared. Coordination shall include the discussion and evaluation of any water supply and demand information described in Section 65352.5, if that information has been submitted by the water agency to the city or county.</p>	<p>The current Land Use, Open Space, and Conservation Element appears to have been developed in coordination with appropriate water agencies and districts.</p>	<p>Legal Consistency: The current Land Use, Open Space, and Conservation Element appears to have been developed in coordination with appropriate water agencies and districts. However, this process is required of all new updates and will be required to be undertaken as part of the present update.</p> <p>Present Applicability: This process will need to be undertaken as part of the Land Use, Open Space, and Conservation Element update.</p>

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Requirement	Existing Conditions	Analysis
<p>The conservation element may also cover all of the following: The reclamation of land and waters, prevention and control of the pollution of streams and other waters, regulation of the use of land in stream channels and other areas required for the accomplishment of the conservation plan, prevention, control, and correction of the erosion of soils, beaches, and shores, protection of watersheds, and the location, quantity and quality of the rock, sand, and gravel resources.</p>	<p>The current Land Use, Open Space, and Conservation Element addresses soil and beach erosion and watershed protection.</p>	<p>Legal Consistency: Section 65302(d)(2) provides optional topics. Although the City includes some of the listed topics, the inclusion or lack of inclusion of other optional topics does not affect the overall element’s consistency with state law.</p> <p>Present Applicability: The background research and policy recommendations related to optional items considered in the Land Use, Open Space, and Conservation Element are not consistent with present-day conditions. The City may wish to include additional optional items depending on the outcome of visioning exercises.</p>
<p>Upon the next revision of the housing element on or after January 1, 2009, the conservation element shall identify rivers, creeks, streams, flood corridors, riparian habitats, and land that may accommodate floodwater for purposes of groundwater recharge and stormwater management.</p>	<p>The City’s most recent Housing Element was adopted in 2014; however, the required groundwater recharge and stormwater management updates to the General Plan were not completed.</p>	<p>Legal Consistency: The current Land Use, Open Space, and Conservation Element is not consistent with this part of Section 65302(d)(3).</p> <p>Present Applicability: n/a</p>

1.5 Open Space Element

Introduction

The open space element guides the comprehensive and long-range preservation and conservation of “open space land” (Section 65563). Open space land is defined in statute as any parcel or area of land or water that is essentially unimproved and devoted to open space use (Section 65560(b)). Along with the housing element, the open space element has the most detailed statutory intent (see Sections 65561 and 65562) and, next to land use, is the broadest in scope. Because of this

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breadth, open space issues overlap several elements and the open space element is commonly combined with other elements.

California Government Code

California Government Code Section 65302(e) requires the City to adopt:

An open-space element as provided in Article 10.5 (commencing with Section 65560).

California Government Code Section 65560 states:

(a) *“Local open-space plan” is the open-space element of a county or city general plan adopted by the board or council, either as the local open-space plan or as the interim local open-space plan adopted pursuant to Section 65563.⁴*

(b) *“Open-space land” is any parcel or area of land or water that is essentially unimproved and devoted to an open-space use as defined in this section, and that is designated on a local, regional or state open-space plan as any of the following:*

(1) Open space for the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and watershed lands.

(2) Open space used for the managed production of resources, including but not limited to, forest lands, rangeland, agricultural lands and areas of economic importance for the production of food or fiber; areas required for recharge of groundwater basins; bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.

(3) Open space for outdoor recreation, including but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas which serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.

(4) Open space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas

⁴ Section 65563 requires a jurisdiction to adopt an interim open space plan if it was unable to adopt a full open space plan by a certain date in 1973. This section is no longer relevant.

presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality.

(5) Open space in support of the mission of military installations that comprises areas adjacent to military installations, military training routes, and underlying restricted airspace that can provide additional buffer zones to military activities and complement the resource values of the military lands.

(6) Open space for the protection of places, features, and objects described in Sections 5097.9 and 5097.993 of the Public Resources Code.

General Plan Guidelines

OPR's 2003 General Plan Guidelines summarize Section 65560 as follows:

The following topics should be addressed in the open space element to the extent they are locally relevant:

- Open space for the preservation of natural resources including, but not limited to:
 - Areas required for the preservation of plant and animal life including habitat for fish and wildlife.
 - Areas required for ecologic and other scientific study; rivers, streams, bays and estuaries; and, coastal beaches, lake shores, banks of rivers and streams, and watersheds.
- Open space used for the managed production of resources including, but not limited to:
 - Forestlands, rangeland, agricultural lands, and areas of economic importance for the production of food or fiber.
 - Areas required for recharge of groundwater basins.
 - Bays, estuaries, marshes, rivers, and streams which are important for the management of commercial fisheries.
 - Areas containing major miner deposits, including those in short supply.
- Open space for outdoor recreation including, but not limited to:
 - Areas of outstanding scenic, historical, and cultural value.
 - Areas particularly suited for park and recreational purposes, including access to lake shores, beaches, and rivers and streams.
 - Areas that serve as links between major recreational and open space reservations, including utility easements, banks of river and streams, trails, and scenic highway corridors.
- Open space for public health and safety including, but not limited to:
 - Areas that require special management or regulation because of hazardous or special conditions, such as earthquake fault zones, unstable soil areas, floodplains, watersheds, areas presenting high fire risks, areas required for the protection of

water quality and water reservoirs, and areas required for the protection and enhancement of air quality.

- Open space areas designed for fuel break and fuel reduction zones, helispots, and fire access. Open space fire safety standards and policies can be implemented by the adoption of open space zoning regulations. Such regulations would help eliminate the owner-by-owner agreements and public agency financing now necessary for construction and maintenance.
- Historical natural hazard boundaries, such as inundation areas, landslide paths, debris flows, sites of wildfires, and earthquake faults.
- Demands for trail-oriented recreational use (Public Resources Code Section 5076). (Cities and counties must consider such demands in developing specific open space programs.)
- The retention of all publicly owned corridors for future use (e.g., abandoned rail lines, utility corridors, easements).
- The feasibility of integrating city and county trail routes with appropriate segments of the California Recreational Trails System (Public Resources Code Section 5076). (See the California Recreational Trails Act, commencing with Public Resources Code Section 5070.)

Current Open Space Element Legal Consistency

Table 4 provides a summary of the current legal status of the City’s General Plan Land Use, Open Space, and Conservation Element.

Table 4. Consistency of the Land Use, Open Space, and Conservation Element with State Requirements

Requirement	Existing Conditions	Analysis
“Local open-space plan” is the open-space element of a county or city general plan adopted by the board or council, either as the local open-space plan or as the interim local open-space plan adopted pursuant to Section 65563 .	The City has an adopted Land Use, Open Space, and Conservation Element that serves as the local open space plan.	Legal Consistency: The City has an adopted local open space plan consistent with Sections 65302(e) and 65560. Present Applicability: The open space plan is out of date, as described below.

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Requirement	Existing Conditions	Analysis
<p>“Open-space land” is any parcel or area of land or water that is essentially unimproved and devoted to an open-space use as defined in this section, and that is designated on a local, regional or state open-space plan as any of the following:</p>	<p>n/a</p>	<p>n/a</p>
<p>Open space for the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and watershed lands.</p>	<p>The City’s adopted Land Use, Open Space, and Conservation Element provides information and related programs for environmentally sensitive habitat areas, wildlife habitat, streams, bays and estuaries, coastal beaches, creek banks, and watershed lands.</p>	<p>Legal Consistency: The City’s open space plan considers and plans for open space land consistent Section 65560(b)(1). Present Applicability: Information on existing conditions relative to environmentally sensitive habitat areas, wildlife habitat, streams, bays and estuaries, coastal beaches, creek banks, and watershed lands is from 1988 and does not reflect current conditions. The strategies based on this outdated information may also be outdated.</p>

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Requirement	Existing Conditions	Analysis
<p>Open space used for the managed production of resources, including but not limited to, forestlands, rangeland, agricultural lands and areas of economic importance for the production of food or fiber; areas required for recharge of groundwater basins; bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.</p>	<p>The City’s adopted Land Use, Open Space, and Conservation Element provides information and related programs for agricultural lands and areas of economic importance for the production of food, strategies to recharge groundwater, and background information and strategies relating to commercial fisheries and mariculture.</p>	<p>Legal Consistency: The City’s open space plan considers and plans for open space land, with policies and land use designations consistent with Section 65560(b)(2). Present Applicability: Information on existing conditions about the economic importance of agriculture, groundwater recharge, and commercial fisheries and mariculture is from 1988 and does not reflect current conditions. The strategies based on this outdated information may also be outdated.</p>
<p>Open space for outdoor recreation, including but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas which serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.</p>	<p>The Access and Recreation Element and the Visual Resources and Scenic Highway Element address the locally relevant topics identified in Section 65560(b)(3).</p>	<p>Legal Consistency: The City’s open space plan considers and plans for open space land consistent with Section 65560(b)(3). Present Applicability: Information on existing conditions about recreational and visual resources is from 1988 and does not reflect current conditions. The location of these items in separate elements may make it difficult for staff to cross-reference standards and prioritize action implementation.</p>

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Requirement	Existing Conditions	Analysis
<p>Open space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, floodplains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality.</p>	<p>The City's current Safety Element covers most of the topics identified in Section 65560(b)(4). The Land Use, Open Space, and Conservation Element addresses water quality, water reservoirs, and air quality.</p>	<p>Legal Consistency: The City's open space plan considers and plans for open space land consistent with Section 65560(b)(4). Present Applicability: Information on existing conditions about public health and safety resources is from 1988 and does not reflect current conditions. The location of these items in separate elements may make it difficult for staff to cross-reference standards and prioritize action implementation.</p>
<p>Open space in support of the mission of military installations that comprises areas adjacent to military installations, military training routes, and underlying restricted airspace that can provide additional buffer zones to military activities and complement the resource values of the military lands.</p>	<p>The City is near, but not adjacent to, military installations.</p>	<p>Legal Consistency: The City is near, but not adjacent to, military installations. Section 65560(b)(5) does not apply to the City. Present Applicability: n/a</p>

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Requirement	Existing Conditions	Analysis
<p>Open space for the protection of places, features, and objects described in Sections 5097.9 and 5097.993 of the Public Resources Code [Native American historic, cultural, or sacred sites].</p>	<p>The Land Use, Open Space, and Conservation Element notes that Morro Bay was an important area for native settlement, but does not directly address Native American historic, cultural, or sacred site issues other than committing to keep a list of resources on file at City Hall and to defer archeological impact mitigation to the environmental review process (see Objective 13, page II-114).</p>	<p>Legal Consistency: The City’s open space plan does not specifically refer to Native American historic, cultural, or sacred sites, but may still be consistent with Section 65560(b)(6) due to project-level environmental review guidance.</p> <p>Present Applicability: There is uncertainty as to whether the General Plan is consistent with Public Resources Code Sections 5097.9 and 5097.993. Updates should clarify this consistency.</p>
<p>In the 2003 General Plan Guidelines, OPR strongly suggests that local general plans specify the types of land use that are intended to comprise open space.</p>	<p>The Land Use, Open Space, and Conservation Element includes “Open Space/Recreation”, “Interim Open Space”, and “Environmentally Sensitive Habitat” land use designations. The “Open Space/Recreation” designation includes that open space which use designation 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 .</p>	<p>Legal Consistency: The City’s Open Space land use designation specifies the types of land use that are intended to comprise open space.</p> <p>Present Applicability: The land uses that comprise open space in the current General Plan may not be consistent with the City’s current vision for its open space areas.</p>

1.6 Noise Element

Introduction

The noise element seeks to preserve public health and welfare by limiting the community’s exposure to excessive levels of noise. This element most frequently guides and is guided by decisions relating to land use and circulation.

California Government Code

California Government Code Section 65302(f) provides the following requirements for the noise element:

(f)(1) The noise element shall recognize the guidelines established by the Office of Noise Control and shall analyze and quantify, to the extent practicable, as determined by the legislative body, current and projected noise levels for:

(A) Highways and freeways,

(B) Primary arterials and major local streets,

(C) Passenger and freight online railroad operations and ground rapid transit systems,

(D) Commercial, general aviation, heliport, helistop, and military airport operations, aircraft overflights, jet engine test stands, and all other ground facilities and maintenance functions related to airport operation

(E) Local industrial plants, including, but not limited to, railroad classification yards,

(F) Other ground stationary noise sources, including, but not limited to, military installations, identified by local agencies as contributing to the community noise environment.

(2) Noise contours shall be shown for all of these sources and stated in terms of community noise equivalent level (CNEL) or day-night average level (Ldn). The noise contours shall be prepared on the basis of noise monitoring or following generally accepted noise modeling techniques for the various sources identified in paragraph (1) to (6), inclusive.

(3) The noise contours shall be used as a guide for establishing a pattern of land uses in the land use element that minimizes the exposure of community residents to excessive noise.

(4) The noise element shall include implementation measures and possible solutions that address existing and foreseeable noise problems, if any. The adopted noise element shall serve as a guideline for compliance with the state's noise insulation standards.

General Plan Guidelines

OPR's 2003 General Plan Guidelines summarize the following key items in Section 65302(f):

- Major noise sources, both mobile and stationary
- Existing and projected levels of noise and noise contours for major noise sources
- A diagram of existing and projected land uses and locational relationship to existing and projected noise sources
- Existing and proposed sensitive receptors, including:
 - Hospitals

- Convalescent homes
- Schools
- Churches
- Sensitive wildlife habitat, including the habitat of rare, threatened, or endangered species
- The extent of “noise problems in the community”
 - Survey of community to determine location and extent
- Methods of noise attenuation and the protection of residences and other sensitive receptors from excess noise
- Implementation measures and possible solutions that address existing and foreseeable noise problems

Current Noise Element Legal Consistency

Table 5 summarizes the current legal status of the City’s General Plan Noise Element.

Table 5. Consistency of the Noise Element with State Requirements

Requirement	Existing Conditions	Analysis
<p>The noise element shall recognize the guidelines established by the Office of Noise Control and shall analyze and quantify, to the extent practicable, as determined by the legislative body, current and projected noise levels for:</p> <ul style="list-style-type: none"> • Highways and freeways • Primary arterials and major local streets • Passenger and freight online railroad operations and ground rapid transit systems • Commercial, general aviation, heliport, helistop, and military airport operations, aircraft overflights, jet engine test stands, and all other ground facilities and maintenance functions related to airport operation • Local industrial plants, including, but not limited to, railroad classification yards • Other ground stationary noise sources, including, but not limited to, military installations, identified by local agencies as contributing to the community noise environment <p>Noise contours shall be shown for all of these sources and stated in terms of community noise equivalent level (CNEL) or day-night average level (Ldn).</p>	<p>Page IV-21 of the Noise Element includes the 1993 noise contour map, which includes noise contours for highways, freeways, primary arterials, and the PG&E power plant in Ldn.</p>	<p>Legal Consistency: The Noise Element does not include projected noise contours (although it does mention that contour projections are available at City Hall). Assuming the projections provide a similar level of detail, the Noise Element is consistent with Section 65302(f).</p> <p>Present Applicability: The contour map and related analysis are outdated. For example, the Noise Element identifies the PG&E power plant (now the decommissioned Dynergy plant) as the largest source of noise pollution. Similarly, Highway 1 traffic has likely increased since 1993, and new contours and projections need to be identified.</p>

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Requirement	Existing Conditions	Analysis
<p>The noise contours shall be prepared on the basis of noise monitoring or following generally accepted noise modeling techniques for the various sources identified.</p>	<p>The noise contours were prepared following generally accepted noise modeling techniques.</p>	<p>Legal Consistency: The City's Noise Element is consistent with this subsection of Section 65302(f).</p> <p>Present Applicability: The City will need to follow generally accepted noise modeling techniques during the General Plan update.</p>
<p>The noise contours shall be used as a guide for establishing a pattern of land uses in the land use element that minimizes the exposure of community residents to excessive noise.</p>	<p>The Noise Element identifies noise standards for development; however, there is no explicit link to the Land Use, Open Space, and Conservation Element. Land uses that feature excessive noise (commercial/industrial) are typically separated from residential and recreational areas to ensure reductions in conflict areas.</p>	<p>Legal Consistency: The City updated the Land Use, Open Space, and Conservation Element prior to the Safety Element. It is unclear without additional staff input if amendments were made to the Land Use, Open Space, and Conservation Element to minimize community residents' exposure to excessive noise. Therefore, consistency with this section of Section 65302(g) is uncertain.</p> <p>Present Applicability: The City needs to clearly link the Noise Element analysis and strategies to the update to the Land Use, Open Space, and Conservation Element.</p>

Requirement	Existing Conditions	Analysis
<p>The noise element shall include implementation measures and possible solutions that address existing and foreseeable noise problems, if any.</p>	<p>The Noise Element includes objectives, policies, and programs for addressing existing and foreseeable noise problems</p>	<p>Legal Consistency: The City’s Noise Element contains implementation measures and possible solutions that address noise problems consistent with this subsection of Section 65302(f).</p> <p>Present Applicability: The Noise Element’s objectives, policies, and programs are general in nature and may not need much in the way of updating. Programs that address conditions as they existed in 1993 will need to be updated to address current and projected contour map updates.</p>
<p>The adopted noise element shall serve as a guideline for compliance with the state's noise insulation standards.</p>	<p>The Noise Element adequately serves as a guideline for compliance with the state’s noise insulation standards.</p>	<p>Legal Consistency: The City’s Noise Element is consistent with this subsection of Section 65302(f).</p> <p>Present Applicability: The Noise Element update will need to continue to serve as a guideline for compliance with the state’s noise insulation standards.</p>

1.7 Safety Element

Introduction

The safety element seeks to minimize the risk of death, injuries, property damage, and social and economic disruption as a result of natural or man-made hazards. The land use, conservation, and open space elements cover topics that may impact a jurisdiction’s ability to plan for and respond to such hazards, so the safety element must align closely with these corresponding goals and policies.

California Government Code

California Government Code Section 65302(g) provides the following requirements for the safety element:

(g) (1) A safety element for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence; liquefaction; and other seismic hazards identified pursuant to Chapter 7.8 (commencing with Section 2690) of Division 2 of the Public Resources Code, and other geologic hazards known to the legislative body; flooding; and wildland and urban fires. The safety element shall include mapping of known seismic and other geologic hazards. It shall also address evacuation routes, military installations, peakload water supply requirements, and minimum road widths and clearances around structures, as those items relate to identified fire and geologic hazards.

(2) The safety element, upon the next revision of the housing element on or after January 1, 2009, shall also do the following:

(A) Identify information regarding flood hazards, including, but not limited to, the following:

(i) Flood hazard zones. As used in this subdivision, "flood hazard zone" means an area subject to flooding that is delineated as either a special hazard area or an area of moderate or minimal hazard on an official flood insurance rate map issued by the Federal Emergency Management Agency (FEMA). The identification of a flood hazard zone does not imply that areas outside the flood hazard zones or uses permitted within flood hazard zones will be free from flooding or flood damage.

(ii) National Flood Insurance Program maps published by FEMA.

(iii) Information about flood hazards that is available from the United States Army Corps of Engineers.

(iv) Designated floodway maps that are available from the Central Valley Flood Protection Board.

(v) Dam failure inundation maps prepared pursuant to Section 8589.5 that are available from the Office of Emergency Services.

(vi) Awareness Floodplain Mapping Program maps and 200-year flood plain maps that are or may be available from, or accepted by, the Department of Water Resources.

(vii) Maps of levee protection zones.

(viii) Areas subject to inundation in the event of the failure of project or nonproject levees or floodwalls.

(ix) Historical data on flooding, including locally prepared maps of areas that are subject to flooding, areas that are vulnerable to flooding after wildfires, and sites that have been repeatedly damaged by flooding.

(x) Existing and planned development in flood hazard zones, including structures, roads, utilities, and essential public facilities.

(xi) Local, state, and federal agencies with responsibility for flood protection, including special districts and local offices of emergency services.

(B) Establish a set of comprehensive goals, policies, and objectives based on the information identified pursuant to subparagraph (A), for the protection of the community from the unreasonable risks of flooding, including, but not limited to:

(i) Avoiding or minimizing the risks of flooding to new development.

(ii) Evaluating whether new development should be located in flood hazard zones, and identifying construction methods or other methods to minimize damage if new development is located in flood hazard zones.

(iii) Maintaining the structural and operational integrity of essential public facilities during flooding.

(iv) Locating, when feasible, new essential public facilities outside of flood hazard zones, including hospitals and health care facilities, emergency shelters, fire stations, emergency command centers, and emergency communications facilities or identifying construction methods or other methods to minimize damage if these facilities are located in flood hazard zones.

(v) Establishing cooperative working relationships among public agencies with responsibility for flood protection.

(C) Establish a set of feasible implementation measures designed to carry out the goals, policies, and objectives established pursuant to subparagraph (B).

(3) Upon the next revision of the housing element on or after January 1, 2014, the safety element shall be reviewed and updated as necessary to address the risk of fire for land classified as state responsibility areas, as defined in Section 4102 of the Public Resources Code, and land classified as very high fire hazard severity zones, as defined in Section 51177. This review shall consider the advice included in the Office of Planning and Research's most recent publication of "Fire Hazard Planning, General Technical Advice Series" and shall also include all of the following:

(A) Information regarding fire hazards, including, but not limited to, all of the following:

- (i) Fire hazard severity zone maps available from the Department of Forestry and Fire Protection.*
 - (ii) Any historical data on wildfires available from local agencies or a reference to where the data can be found.*
 - (iii) Information about wildfire hazard areas that may be available from the United States Geological Survey.*
 - (iv) General location and distribution of existing and planned uses of land in very high fire hazard severity zones and in state responsibility areas, including structures, roads, utilities, and essential public facilities. The location and distribution of planned uses of land shall not require defensible space compliance measures required by state law or local ordinance to occur on publicly owned lands or open space designations of homeowner associations.*
 - (v) Local, state, and federal agencies with responsibility for fire protection, including special districts and local offices of emergency services.*
- (B) A set of goals, policies, and objectives based on the information identified pursuant to subparagraph (A) for the protection of the community from the unreasonable risk of wildfire.*
- (C) A set of feasible implementation measures designed to carry out the goals, policies, and objectives based on the information identified pursuant to subparagraph (B) including, but not limited to, all of the following:*
- (i) Avoiding or minimizing the wildfire hazards associated with new uses of land.*
 - (ii) Locating, when feasible, new essential public facilities outside of high fire risk areas, including, but not limited to, hospitals and health care facilities, emergency shelters, emergency command centers, and emergency communications facilities, or identifying construction methods or other methods to minimize damage if these facilities are located in a state responsibility area or very high fire hazard severity zone.*
 - (iii) Designing adequate infrastructure if a new development is located in a state responsibility area or in a very high fire hazard severity zone, including safe access for emergency response vehicles, visible street signs, and water supplies for structural fire suppression.*
 - (iv) Working cooperatively with public agencies with responsibility for fire protection.*

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- (D) If a city or county has adopted a fire safety plan or document separate from the general plan, an attachment of, or reference to, a city or county's adopted fire safety plan or document that fulfills commensurate goals and objectives and contains information required pursuant to this paragraph.*
- (4) After the initial revision of the safety element pursuant to paragraphs (2) and (3), upon each revision of the housing element, the planning agency shall review and, if necessary, revise the safety element to identify new information that was not available during the previous revision of the safety element.*
- (5) Cities and counties that have flood plain management ordinances that have been approved by FEMA that substantially comply with this section, or have substantially equivalent provisions to this subdivision in their general plans, may use that information in the safety element to comply with this subdivision, and shall summarize and incorporate by reference into the safety element the other general plan provisions or the flood plain ordinance, specifically showing how each requirement of this subdivision has been met.*
- (6) Prior to the periodic review of its general plan and prior to preparing or revising its safety element, each city and county shall consult the California Geological Survey of the Department of Conservation, the Central Valley Flood Protection Board, if the city or county is located within the boundaries of the Sacramento and San Joaquin Drainage District, as set forth in Section 8501 of the Water Code, and the Office of Emergency Services for the purpose of including information known by and available to the department, the agency, and the board required by this subdivision.*
- (7) To the extent that a county's safety element is sufficiently detailed and contains appropriate policies and programs for adoption by a city, a city may adopt that portion of the county's safety element that pertains to the city's planning area in satisfaction of the requirement imposed by this subdivision.*

In addition, AB 2140 (2007) added two relevant sections to the California Government Code that provide financial incentive for linking a jurisdiction's local hazard mitigation plan to its safety element of the general plan. The sections read as follows:

8685.9. Notwithstanding any other provision of law, including Section 8686, for any eligible project, the state share shall not exceed 75 percent of total state eligible costs unless the local agency is located within a city, county, or city and county that has adopted a local hazard mitigation plan in accordance with the federal Disaster Mitigation Act of 2000 (P.L. 106-390) as part of the safety element of its general plan adopted pursuant to subdivision (g) of Section 65302. In that situation, the Legislature may provide for a state share of local costs that exceeds 75 percent of total state eligible costs.

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65302.6. (a): A city, county, or a city and county may adopt with its safety element pursuant to subdivision (g) of Section 65302 a local hazard mitigation plan (HMP) specified in the federal Disaster Mitigation Act of 2000 (P. L. 106-390). The hazard mitigation plan shall include all of the following elements called for in the federal act requirements:

- (1) An initial earthquake performance evaluation of public facilities that provide essential services, shelter, and critical governmental functions.
- (2) An inventory of private facilities that are potentially hazardous, including, but not limited to, multiunit, soft story, concrete tilt-up, and concrete frame buildings.
- (3) A plan to reduce the potential risk from private and governmental facilities in the event of a disaster.

(b) Local jurisdictions that have not adopted a local hazard mitigation plan shall be given preference by the Office of Emergency Services in recommending actions to be funded from the Pre-Disaster Mitigation Program, the Hazard Mitigation Grant Program, and the Flood Mitigation Assistance Program to assist the local jurisdiction in developing and adopting a local hazard mitigation plan, subject to available funding from the Federal Emergency Management Agency.

General Plan Guidelines

OPR's 2003 General Plan Guidelines summarize Section 65302(g) by stating that the safety element must examine issues related to protecting the community from any unreasonable risks associated with:

- Seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure
- Slope instability leading to mudslides and landslides
- Subsidence, liquefaction, and other seismic hazards identified on seismic hazard maps
- Other known geologic hazards
- Flooding
- Wildland and urban fires

It must also address the following as they relate to known fire and geologic hazards:

- Evacuation routes and signage
- Peak-load water supply requirements
- Minimum road width and turnouts
- Clearances around structures

The safety element must also contain a map or maps of known seismic and other geologic hazards.

Current Safety Element Legal Consistency and Present Applicability

Table 6 summarizes the current legal status of the Safety Element of the City’s General Plan.

Table 6. Consistency of the Safety Element with State Requirements

Requirement	Existing Conditions	Analysis
<p>A safety element for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence; liquefaction; and other seismic hazards identified pursuant to Chapter 7.8 (commencing with Section 2690) of Division 2 of the Public Resources Code, and other geologic hazards known to the legislative body; flooding; and wildland and urban fires.</p>	<p>The City has an adopted Safety Element that addresses surface rupture, ground shaking, tsunami, seiche, dam failure, landslide, erosion, and liquefaction. The element also addresses wildland and urban fires.</p>	<p>Legal Consistency: The current Safety Element does not include assessment of ground failure or liquefaction and may not be consistent with Section 65302(g). Present Applicability: Although seismic conditions are unlikely to have changed since 1988, items that exacerbate seismic hazard impacts, such as low groundwater, rising sea levels, and new development near slopes, need to be reevaluated and included in the Safety Element update.</p>
<p>The safety element shall include mapping of known seismic and other geologic hazards.</p>	<p>The Safety Element includes ground shaking, liquefaction, and landslide maps.</p>	<p>Legal Consistency: The current Safety Element contains maps consistent with Section 65302(g). Present Applicability: The maps are all from 1988 and need to be updated to include recent studies and to reflect recent conditions. Additionally, staff does not have the current maps in digital format and is unable identify hazard exposure at the parcel level.</p>

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Requirement	Existing Conditions	Analysis
<p>It shall also address evacuation routes, military installations, peak load water supply requirements, and minimum road widths and clearances around structures, as those items relate to identified fire and geologic hazards.</p>	<p>The Safety Element only includes these items in Program 10.3, which notes that the next update will include evacuation routes, peak load water supply requirements, and minimum road widths.</p>	<p>Legal Consistency: The current Safety Element is not consistent with Section 65302(g). Present Applicability: Program 10.3 can be implemented through the Safety Element update.</p>
<p>Sections 65302(g)(2) through 65302(g)(4) require the City to include certain updates to the safety element upon adoption of a new housing element.</p>	<p>The Safety Element was not updated concurrently with any Housing Element adopted after January 1, 2009.</p>	<p>Legal Consistency: The City's Safety Element is not consistent with this subsection of Sections 65302(g)(2) through 65302(g)(4). Present Applicability: The City will need to include information consistent with the provisions of Sections 65302(g)(2) through 65302(g)(4).</p>
<p>Cities and counties that have flood plain management ordinances that have been approved by FEMA that substantially comply with this section or have substantially equivalent provisions to this subdivision in their general plans may use that information in the safety element to comply with this subdivision.</p>	<p>The City adopted a FEMA-approved floodplain management ordinance in 2010.</p>	<p>Legal Consistency: n/a Present Applicability: The City may wish to use the 2010 ordinance during the update process, pursuant to Section 65302(g)(5).</p>
<p>To the extent that a county's safety element is sufficiently detailed and contains appropriate policies and programs for adoption by a city, a city may adopt that portion of the county's safety element that pertains to the city's planning area in satisfaction of the requirement imposed by this subdivision.</p>	<p>San Luis Obispo County adopted its most recent Safety Element in 1999.</p>	<p>Legal Consistency: n/a Present Applicability: To the extent that information is still relevant, the City may wish to use information from the San Luis Obispo County Safety Element, consistent with Section 65302(g)(6). However, the adopted element is 15 years old and is likely outdated beyond use.</p>

Requirement	Existing Conditions	Analysis
<p>The city has adopted a local hazard mitigation plan in accordance with the federal Disaster Mitigation Act of 2000 (P.L. 106-390) as part of the safety element of its general plan adopted pursuant to subdivision (g) of Section 65302.</p>	<p>The City's adopted its Local Hazard Mitigation Plan in 2006. The plan is not explicitly linked to the Safety Element.</p>	<p>Legal Consistency: The Local Hazard Mitigation Plan is not linked to the Safety Element, which makes it inconsistent with Section 8685.9.</p> <p>Present Applicability: If the City links an updated hazard mitigation plan to its updated Safety Element, the City would be eligible for additional funds for eligible hazard mitigation projects.</p>

1.8 Zoning Consistency

Legal Requirements

According to OPR's 2003 General Plan Guidelines, general law cities are required to maintain consistency between their zoning ordinance and their adopted general plan (California Government Code Section 65860). Every zoning action, such as the adoption of new zoning ordinance text or the amendment of a zoning ordinance map, must be consistent with the general plan. A zoning ordinance that is inconsistent with the general plan at the time it is enacted is legally invalid.

Similarly, when a general plan amendment makes the zoning inconsistent, the zoning must be changed to re-establish consistency "within a reasonable time" (California Government Code Section 65860(c)). State law does not prescribe what constitutes a reasonable time for reconciling the zoning ordinance with the general plan. OPR suggests that when possible, general plan amendments and necessary related zoning changes be heard concurrently (California Government Code Section 65862). When concurrent hearings are not feasible, OPR suggests the following time periods:

- For minor general plan amendments (those involving relatively small area): six months
- For extensive amendments to the general plan (such as a revision that results in the inconsistency of large areas): two years

Local Conditions

City staff communicated that the Zoning Ordinance is internally inconsistent (certain parts of the ordinance conflict with other parts) and externally inconsistent (parts of the Zoning Ordinance may not be entirely consistent with the General Plan). Updating the General Plan would provide an opportunity for the City to update the Zoning Ordinance and address internal and external

consistency. A thorough review of the existing Zoning Ordinance for consistency would occur as part of the update process.

2. Local Coastal Program

The Local Coastal Program (LCP) comprises the City's land use plans, Zoning Ordinance, zoning district maps, and other implementing actions in the coastal zone, which meet the requirements of and implement the California Coastal Act (Public Resources Code Section 30108.6). The Coastal Act applies to the coastal zone, a strip along the California coast generally "extending seaward to the state's outer limit of jurisdiction, including all offshore islands, and extending inland generally 1,000 yards from the mean high tide line of the sea" (Public Resources Code Section 30103). The Coastal Act applies to all those portions of the City of Morro Bay that lie within the coastal zone. Development in the coastal zone is subject to a coastal development permit (CDP) issued by the City since the City's LCP is certified by the Coastal Commission.

OPR's 2003 General Plan Guidelines suggest integration of the general plan and local coastal program into a "coherent and internally consistent local general plan. The guidelines present the following three options for integration of general and coastal plan policies:

1. Preparation of a separate element, coastal element, to integrate coastal policies.
2. Incorporation of coastal plan policies, plan proposals, and standards directly into the land use, open space, and conservation elements.
3. Preparation of a specific plan or community plan for urbanized areas within the coastal zone.

Integration of the General Plan and the LCP should provide a streamlined review process for decision-makers and general users of the plans. The format of the integration should allow users to clearly identify coastal policies.

In 2013, the California Coastal Commission released the Local Coastal Program Update Guide. This section of the report discusses the 11 sections that the California Coastal Commission identified as being necessary for consistency with the California Coastal Act.

Natural and economic coastal resources are sensitive and can change rapidly over time. The background reports and information in the City's existing LCP were drafted prior to 1982. Although the existing LCP contains much of the content required to be consistent with the Coastal Act, the information is outdated beyond usefulness.

2.1 Public Access

One of the Coastal Act's fundamental goals is to provide maximum public access to the coast, including protecting existing and providing new public access. The authority for this mandate partially derives from the California Constitution, which declares that "access to the navigable waters of this State shall be always attainable for the people thereof" (Article 10, Section 4). The

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Coastal Act also recognizes that the provision of public access needs to take into account public safety concerns and the protection of private property and natural resources from overuse.

Coastal Act Section 30500 requires that each LCP contain a specific Coastal Access Component to “assure that maximum public access to the coastal and public recreation areas is provided.” In general, LCPs should provide policies and standards to ensure that existing public access is protected and that maximum public access to and along the shoreline is both planned for and provided with new development when warranted. Pursuant to Coastal Act Section 30531, local coastal programs should, to the maximum extent practicable, incorporate a public access inventory, including a map showing the specific locations of existing and proposed public access to the coast.

In light of continuing population growth that may increase demand to use California’s beaches and shoreline recreational resources, updated Coastal Access Components need to reflect new information and changed conditions. Access components should also reflect new laws related to both the California Coastal Trail and complete streets as described below.

Recommended Public Access Components

- Descriptions and maps of existing, required, suitable, and planned access, including segments of the California Coastal Trail and the status and location of those subject to offers to dedicate easements or deed restrictions
- Estimates of visitor and facilities use
- Estimates of unmet and future demand and identification of deficiencies by location and type of access
- Assessments of any public safety or fragile resources concerns that may require additional access management measures
- Identification of encroachments on, or disincentives to use of, public beaches or access ways (e.g., illegal no parking signs or barriers, private development or landscaping on beaches) and measures to remove or reduce them
- Measures to ensure new access, through the regulatory program or other mechanisms
- Measures to manage access and other activities on beaches in a manner that protects the public access
- Measures to expand access through sufficient parking and alternative transportation
- Identification of potential prescriptive rights and measures to ensure such rights are protected
- Measures to site new development to not impede access and to be compatible with public access areas
- Mitigation measures for unavoidable impacts of recreational beach loss from permitted development
- Zoning ordinance provisions that provide for access ways and access facilities
- Signing provisions

Issues to Address

- Implementation of the California Coastal Trail
- Expansion of non-automotive transportation
 - Complete streets requirements
 - Beach shuttles
 - Bicycle planning
- Preventing loss of public access
 - Encroachment on public access
 - Temporary events on beaches
 - Beach and access way closures
 - Street abandonments
 - Retention of public access
 - Gated roads
 - Parking restrictions
 - Parking and admission charges
 - Misleading signs and markings
- Recreational beach valuation
- Comprehensive beach management

2.2 Recreation and Visitor-Serving Facilities

The Coastal Act places high priority on protecting and maximizing recreation and visitor-serving land uses, including lower-cost facilities. LCPs must reserve adequate areas and infrastructure capacity to meet current and projected recreation and visitor facility needs.

Recommended Recreation and Visitor-Serving Facilities Components

- Inventory and map of existing shoreline and near-shore recreational areas and facilities and support facilities (e.g., beaches, harbors, parking lots/spaces, visitor-serving commercial)
- Inventory and map of existing visitor-serving accommodations (e.g., campground, RV parks, motels, inns) by type, capacity, ownership, and price range
- Occupancy rates or other usage statistics for day use and overnight visitor-serving facilities and recreation areas
- Demand projections for future recreational and visitor-serving facilities
- Designations and zoning of suitable oceanfront lands for recreational uses
- Land use map designations and corresponding zoning for adequate recreation and visitor-serving facilities suitably located and sufficient to meet projected demand
- Designations and zoning for upland facilities needed to support expanded recreational water use and suitably located
- Measures to impart priority to visitor-serving commercial uses in mixed-use zones

- Requirements for deed restrictions and other measures to ensure that visitor-serving uses retain their primary function of serving visitors over time
- Identification of potential public agency acquisitions, development or redevelopment, and management of public recreation and visitor-serving facilities
- Measures to provide parking for and alternative transportation to recreation and visitor-serving facilities

Issues to Address

- Condominium hotels/timeshares
- New overnight facilities, upgrades, and conversions
- Short-term (or vacation) rentals
- Renovation of harbors and marinas

2.3 Water Quality Protection

The Coastal Act requires the protection and enhancement of marine and coastal water quality. In the last 25 years, experts have identified nonpoint source (NPS) polluted runoff as the leading cause of water pollution both at the coast and inland. In response, the federal government mandated that states address the issue under both the Clean Water Act (CWA) and the Coastal Zone Management Act. In California, the Coastal Commission and the State Water Quality Control Board developed a joint nonpoint source pollution control program that provides a single unified, coordinated statewide approach to dealing with NPS pollution. A total of 28 state agencies are working collaboratively through the Interagency Coordinating Committee to implement the NPS Program.

Given the widespread nature of nonpoint source pollution, managing land use on a watershed basis is critical. In the coastal zone, certified local coastal programs are a key mechanism for achieving coastal water resource protection. In conjunction with the State's Stormwater and Total Maximum Daily Load (TMDL) programs, which are administered by the State Water Quality Control Board and the Regional Water Quality Control Boards, local coastal programs provide an important planning and regulatory framework for addressing NPS water quality impacts. LCPs should be updated to include policies, ordinances, and programs that establish best management practices (BMPs) for new development, both during construction and for the life of a project. They should also incorporate appropriate aspects of local or regional stormwater permits, statewide nonpoint source pollution policies, and TMDL requirements.

Recommended Water Quality Protection Components

- The California Coastal Commission is still in the process of identifying recommended components; however, it is clear that the section will provide information about and policies for complying with and implementing federal and state clean water acts.

2.4 Environmentally Sensitive Habitats and Other Natural Resources

The Coastal Act sets high standards for the protection of Environmentally Sensitive Habitat Areas (ESHA), including various types of wetlands, riparian areas, coastal prairies, woodlands and forests, and other natural resources in the coastal zone. The Coastal Commission has gained significant experience in applying the Coastal Act and LCPs to the protection of such resources. Also, there have been some important changes regarding the protection of ESHAs that stem from new scientific research, such as the identification of new sensitive species, or from court decisions interpreting Coastal Act requirements.

Recommended Environmentally Sensitive Habitats and Other Natural Resources Components

- A definition of ESHA that is consistent with the Coastal Act Section 30107.5
- A definition of wetland that is consistent with Coastal Act Sections 30121 and 13577(b)
- A statement that the condition of the wetland does not affect its regulatory status as a wetland, as defined in the LCP
- An ESHA map and descriptions of existing, known sensitive habitat areas
- A statement that the ESHA maps are not an exhaustive compilation of the habitat areas that meet the ESHA definition
- Requirements for conducting site-specific biological evaluations and field observations to identify ESHA and other sensitive resources and potential impacts, including cumulative impacts, at the time of proposed development or plan amendment applications
- Requirements for a historical analysis of disturbed areas adjacent to or within ESHA to determine if these areas were cleared or disturbed pursuant to a valid local or Coastal Commission coastal development permit
- Requirements for determining and protecting adequate buffers to ESHAs based on scientific evaluation
- Designations and zoning, where practical, over ESHAs that limit uses to resource-dependent ones
- Allowable uses that may result in the diking, filling, or dredging of wetlands, lakes, and open coastal waters only when consistent with Coastal Act Section 30233
- Protective policies carrying out Coastal Act Sections 30230, 30231, 30233, and 32040
- Designations and zoning of areas adjacent to ESHAs to ensure uses are compatible with the protection of the resources
- Policies to ensure compatibility between ESHAs and adjacent land uses
- Measures to address landscaping and vegetation clearance for fire protection purposes to avoid and minimize impacts to ESHA
- Protective policies to avoid or minimize the removal of native tree species of special concern
- Measures to avoid invasive species
- Mitigation measures for any resource-dependent or other allowed uses in ESHA, including mitigation ratios for unavoidable loss of ESHAs

- Requirements for protection of ESHA through the use of open space easements or deed restrictions
- Requirements for ensuring complete and detailed restoration and monitoring plans for projects involving habitat mitigation and restoration
- Measures to address beach grooming, consistent with protection of sensitive species (e.g., grunion and western snowy plover)
- Tree trimming and removal policies
- Standards for erecting bird safe buildings
- Lighting and noise reduction policies
- Wind energy policies that account for ESHA protection and wildlife movement
- Provisions addressing climate change and sea level rise effects on ESHA

Issues to Address

- Definitions of ESHA and wetlands
- ESHA identification
- Use of resource maps
- Cumulative impacts
- Avoidance of impacts to ESHA
- Buffers
- Mitigation ratios
- Restoration and monitoring requirements
- Avoidance of invasive, non-native species and requirements for landscaping plans
- Beach grooming: beach wrack, snowy plover, least tern, and grunion adverse impacts
- Tree trimming and removal
- Bird-safe buildings
- Night lighting
- Surface noise
- Wind energy
- Climate change and sea level change

2.5 Agricultural Resources

The Coastal Act requires the protection of agricultural lands within the coastal zone. It does so by directly mandating that the maximum amount of prime agricultural land be maintained in production and by supporting various techniques to limit threats to agricultural productivity. These include establishing stable urban-rural boundaries, agricultural buffers, development priority on lands not suitable for agriculture, subdivision restrictions, and public service expansion controls.

Recommended Agricultural Resources Components

- Description of an area's agricultural economy and parameters to ensure its continued existence
- Definitions of prime agricultural and non-prime agricultural land
- Inventory and map of all prime and non-prime agricultural land within the coastal zone
- Designation of stable boundaries that separate urban and rural areas
- Land use designations and zoning districts that describe and map agricultural uses on agricultural land and that limit allowable uses to only those that are agricultural or that support agriculture
- Standards for siting and designing any allowable structures to maximize agricultural production and to prevent interference with agricultural operations
- Minimum parcel sizes for economically viable agricultural uses and restrictions on divisions of land and lot line adjustments that would undermine agriculture
- Mitigation measures for unavoidable loss of agricultural land, such as requirements for enhancing or restoring other land for agricultural uses
- Measures to ensure continued agricultural use on prime agricultural lands, such as easements and deed restrictions
- Land use designations and standards for development adjacent to agricultural lands, including buffers, to ensure compatible uses that will protect agricultural activities
- Criteria for considering conversions of agricultural land to other uses

Issues to Address

- Uses in agricultural designations
 - Residential use
 - Residential incentives
 - Land divisions
 - Supplemental nonagricultural uses
 - Public works facilities
 - Agricultural structures
- Urban-rural limit lines and buffers
 - Urban-rural limit lines
 - Agricultural buffers
 - Right-to-farm ordinances
- Agricultural land conversion criteria
- Affirmative agricultural easements

2.6 Planning and Locating New Development and Archaeological/Cultural Resources

An update should reexamine and revise the designation of the kinds, location, and intensity of land uses to (1) ensure consistency with all Coastal Act policies; (2) reflect current limits to the available capacity of public works facilities (e.g., water, wastewater, and roads); and (3) reflect

protection of priority uses under the Coastal Act. The Coastal Act also requires mitigation for any adverse impacts on archaeological/cultural or paleontological resources.

Recommended New Development and Archaeological/Cultural Resources Components

- Projected population, commercial, industrial, and other growth
- Current infrastructure capacity
- Projected infrastructure capacity based on only those service improvements that are consistent with Coastal Act and LCP policies
- Land use map designations and intensities for residential, commercial, and industrial development in or adjacent to existing developed areas
- Maximum density (e.g., homes per acre) for each residential land use designation in the coastal zone
- Maximum intensity for each nonresidential land use designation in the coastal zone, including roads and their rights-of-way and other public lands (e.g., maximum land coverage, floor area ratios, maximum number of rooms, maximum number of employees, minimum level of service)
- Land use designations and intensities commensurate with the level of available infrastructure (e.g., sewer, water, and road or transit systems, with Highway 1 limited to two lanes in rural areas)
- Designations in sufficient locations on the land use map for Coastal Act priority uses
- Policies, incentives, and zoning measures to ensure that Coastal Act priority land uses have priority allocations of any limited public services and are actually constructed
- Minimum parcel sizes and other policies and zoning measures for any land divisions so as to concentrate development and to protect rural and agricultural areas
- Policies and zoning standards for any allowed residential, visitor-serving, industrial, or other structural developments outside of urban areas to ensure they conform to and enhance their rural setting
- Dedication or in-lieu fee requirements for recreation and open space to accompany new development and to mitigate the cumulative impacts of development
- Inventory of archaeological, paleontological, and other cultural resources
- Policies and zoning measures to protect both known and discovered archaeological and paleontological sites and any recovered artifacts
- Policies and standards to reflect statutory requirements for Native American consultation

Issues to Address

- Concentration of development
- Second units
- Density bonuses and other incentives
- Rural land divisions and development
- Cultural resources consultation

- Discovery and preservation of cultural resources

2.7 Scenic and Visual Resources

Protection of the scenic resources of the coastal zone is a central part of local coastal programs. Section 30251 of the Coastal Act requires in part that the scenic and visual qualities of coastal areas be considered and protected as a resource of public importance. In most coastal areas, the scenic qualities of the coast have long been cherished by residents and visitors alike. Depending on site and surrounding area characteristics, scenic resources can include rocky promontories and headlands, rocky shorelines, sandy beaches, coastal bluffs, coastal lagoons and marshlands, rural farmlands and pasturelands, open or forested slopes, hillsides, and ridgelines and mountain tops, as well as more urbanized harbors, marinas, and waterfront areas. Cultural features set in scenic areas and other historic or natural points of interest visible from public viewing areas or scenic corridors may also be considered scenic resources. While certified local coastal plans were crafted to protect significant public views to and along the shoreline, the subsequent incremental approval of individual developments and variances, including minor additions and maintenance activities, may have resulted, over time, in the cumulative degradation of public views and scenic resources. It is therefore important that LCP updates reassess the critical views and scenic landscapes to be protected and refine measures necessary to ensure their protection.

Recommended Scenic and Visual Resources Components

- Identification of public scenic view corridors and viewsheds
- Identification of highly scenic coastal areas
- Identification of special communities and neighborhoods
- Descriptions of any development encroachments on public views and scenic areas
- Descriptions of scenic and visual characteristics to be protected
- Coastal view and visual quality protection policies
- Land use and zoning designations commensurate with protection of scenic and visual qualities
- Measures to ensure that new development will not block views that should be preserved
- Measures to ensure that new development will be visually compatible with existing natural features and the character of surrounding areas
- Measures to preserve the special values and character of the community
- Historic preservation measures
- Regulations to ensure that signs and billboards will not degrade significant coastal views
- Lighting restrictions
- Measures to restore and enhance scenic and visual qualities of the site and/or shoreline
- Considerations for the design review process
- Grading regulations to minimize alterations of natural landforms
- Measures to permanently protect significant views and views required to stay unobstructed (e.g., open space or conservation easements)

- Development and design standards for highway and roadway corridors through scenic areas or areas of special character (e.g., bridge rail/guard rail designs and landscaping standards that preserve views and the character of scenic or rural areas)

Issues to Address

- Identification of protected views
- Special communities and community character
- Visual assessments
- Night lighting
- Telecommunications facilities, signs, and billboards
- Landscape screening

2.8 Coastal Hazards

Managing development to respond to coastal hazards is a key component of a local coastal program. The Coastal Act policies direct new development to reduce risks to life and property and avoid substantial changes to natural landforms. Coastal Act Section 30253 provides, in part, that new development must do all of the following:

(a) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.

(b) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

The responses to coastal hazards in an LCP should provide solutions that have the least impacts on coastal resources. In updating its existing LCP, the City should consider that one of the primary approaches to minimizing hazards is to avoid locating new development in hazardous areas, wherever feasible. The LCP can achieve this objective through subdivision, siting, and design standards. LCPs can address hazards concerns by requiring that safety and stability be ensured for the life of a development. If it is not feasible to minimize risks through avoidance of a hazard, avoidance can be required through design features such as elevation to protect against the consequences of unavoidable hazards. However, development that is so hazardous that it constitutes a significant risk to the public should not be allowed.

Hazard components of LCPs should also be upgraded to address emerging issues related to adapting to climate change including, but not limited to, sea level rise.

Recommended Coastal Hazard Components

Certified LCPs contain policies or components that identify areas subject to coastal hazards and regulate new development to minimize risks to life and property consistent with other policies of the Coastal Act. LCPs address, where applicable, hazards from wave and storm surge, flood, fire,

landslide, earthquake, and tsunami. An update to the certified LCP policies will likely focus on updating information on the location and extent of any coastal hazard areas and revising policies to reflect any new scientific information on current or anticipated conditions that may affect the extent and impacts of coastal hazards.

To update an LCP, it is important to assess changed conditions, present new data or new information for applicable areas of risk, and present updated land use designations, policies, and maps for the following, as applicable:

- Beach or bluff areas subject to seasonal or long-term erosion
- Bluff retreat and beach erosion rates that take into account projected sea level rise, especially for areas subject to high waves, such as those from storms, surges, and seiches
- Coastal or riverine flood hazard areas
- Tsunami inundation run-up areas
- Geologic hazards, like landslide areas and areas of bluff and cliff instabilities
- Expansive or highly corrosive soils
- Subsidence areas
- Fire hazard areas (based on changes in development patterns and the urban-wildland interface, and projected changes due to climate change)
- Seismic hazard areas, including areas of potential liquefaction (based on any new earthquake fault information)

Issues to Address

- Land divisions
- Siting development to avoid hazards/setbacks
- Redevelopment, reconstruction, and setbacks in oceanfront and blufftop areas
- Sea level rise
- Tsunami hazards
- Fire hazards
 - Subdivisions
 - Existing lots
 - Fire hazard management and ESHA
 - Permit conditions and procedures; agency coordination
- Climate adaptation
- Multi-hazard approach

2.9 Shoreline Erosion and Protective Devices

Coastal Act Sections 30211, 30221, 30251, and 30253 place high priority on preserving the ocean and recreational value of beaches. California's beaches, dunes, and coastal bluffs are some of the most valued recreational resources of the coastal environment. These shoreline resources are subject to coastal erosion; with projected sea level rise, erosion may be even more pronounced in the future.

But measures to address this erosion, including armoring with shoreline protective devices, can have significant adverse impacts.

Some of these impacts include:

- Direct loss of sandy and rocky intertidal areas that often have been found to be a critical component of the marine ecosystem
- Interruption of natural shoreline processes that may contribute to erosion of the shoreline in many areas
- Impedance of public access to and along the coastline as a result of the structure's physical occupation of the beach
- Degradation of scenic and visual resources

As explained in subsection 2.8 (Coastal Hazards) above, an effective method for minimizing risks from hazards is to avoid siting development in hazardous areas, rather than engineering protection, and that should be a primary goal. Policies should reduce the need for shoreline protection, minimize adverse impacts of allowed protection, and facilitate alternative forms of shoreline protection that do not involve armoring.

Recommended Shoreline Erosion and Protective Devices Components

- Area-specific policies to establish or increase setbacks
- Requirements to implement beach nourishment
- Policies to limit the time period over which a permit for a shore protection device is valid and to tie the approval of the shore protection device to the continued existence of the existing structure only
- Policies to address repair, maintenance, and removal of protective devices, and other policies related to siting and design of development to avoid the need for armoring
- An updated map or inventory and descriptions of existing shoreline protective devices, including revetments, breakwaters, groins, harbor channels, seawalls, cliff retaining walls, and other such construction and their permit history
- An inventory of available studies on local and regional coastal processes and beach resources
- Hazard maps showing present and future areas of potential inundation, flooding, beach erosion, and bluff retreat, as appropriate
- Definition of the economic life of structure
- Definition of a coastal structure
- Definition of a principal structure
- Definition of a littoral cell
- Definition of a mean high tide line
- Definitions of a coastal bluff and a coastal bluff edge, pursuant to California Code of Regulations Section 13577(h)

- Definition of a coastal redevelopment or major remodel

Issues to Address

- Avoidance of future shoreline armoring
 - No future shoreline protection policy
 - Reassessing the need for shoreline protection
- Sea level rise
- Minimizing and mitigating impacts of armoring
 - Information needs
 - Sediment supply impacts
 - Beach recreation impacts
- Monitoring and maintenance issues

2.10 Energy and Industrial Development

Many of the new trends in energy and industrial development concern new or expanded development of oil and gas facilities, desalination, repowering of coastal power plants, telecommunications cables, and other new industrial technologies. While offshore development is regulated by the State, LCPs play a critical role in addressing onshore projects and onshore components of offshore projects, and should be updated to address these trends. However, regulating new facilities is only one aspect to consider. It is also important to address the abandonment or reuse of older facilities and to ensure site restoration. At the same time, other industries, such as aquaculture, are also undergoing change.

There is also increased emphasis on developing alternative renewable energy (e.g., solar, wind, wave, and tidal technologies) as a climate change adaptation strategy. As a result, it is important that LCPs contain updated land use designations, policies, and ordinances capable of addressing changing demand for energy and coastal-dependent industry and responding to emerging technologies and their potential impacts.

Recommended Energy and Industrial Development Components

- An updated map and description of existing energy facilities and coastal-dependent industries within the coastal zone, as well as land zoned for such uses
- A clear explanation of which agency regulates energy and industrial development, including the Commission's regulatory authority over tidelands and submerged lands and offshore development (refer to Coastal Act Section 30519(b)), requirements regarding power plants (refer to Coastal Act Sections 30413 and 30264), and requirements for coastal development permits
- An update of the allowable or conditional uses permitted in industrial (or other applicable) zones as well as designation of compatible land use categories adjacent to energy and industrial facilities and hazardous industries

- An update of land uses and zoning ordinances to specify where alternative energy facilities are permitted alone or in conjunction with other development, conditions to ensure such facilities conform with and carry out Coastal Act policies, and conditions under which permits for such facilities may be streamlined
- Updated information on industrial and energy facility expansion plans and proposals, including the closure and decommissioning of the Morro Bay Power Plant
- Revised policies regarding the expansion and location of coastal dependent industrial facilities, multi-company use of existing facilities, the location of hazardous industrial development, and the expansion and location of non-coastal-dependent industrial development
- Revised policies and ordinances to address the abandonment of facilities to ensure the materials and development are removed and the site restored

Issues to Address

- Directional oil and gas drilling
- Decommissioning/abandonment of facilities
- Onshore components of offshore energy development
- Spill prevention and response provisions for any industrial or energy development
 - Land use designations to locate onshore facilities in a manner that take into account best scientific estimates of projected sea level rise, minimize risks to life and property, and will not require shoreline protective devices
 - Siting and design that will ensure public access will not be impacted
 - Minimizing and mitigating impacts from transmission lines, pipelines, and pipeline landings
 - Minimizing and mitigating impacts of truck transportation
 - Avoiding, minimizing, and mitigating impacts to water quality
 - Avoiding, minimizing, and mitigating impacts to fishing and recreational boating
 - Ensuring multi-company consolidation of facilities and provisions for open or managed access to facilities
- Power plants
- Desalination
- Aquaculture
- Emerging technologies to provide renewable energy

2.11 Timberlands

Morro Bay does not contain any timberlands. This section is not applicable.

3. General Plan and LCP Relationship

The City of Morro Bay communicated the desire to combine the General Plan and the LCP into a single document. To facilitate this process, **Table 7** illustrates possible locations for Local Coastal Program issues by General Plan element. Each LCP issue could be condensed into a single element or spread across elements, depending on subject matter.

Table 7. General Plan and LCP Relationship

		General Plan Element					
		Land Use Element	Circulation Element	Conservation Element	Open Space Element	Noise Element	Safety Element
Local Coastal Program Issues	Public Access	●	●	●	●		
	Recreation and Visitor-Serving Facilities	●	●				
	Water Quality Protection			●			
	Environmentally Sensitive Habitats and Other Natural Resources	●		●	●	●	
	Agricultural Resources	●					
	Planning and New Development; Archeological/Cultural Resources	●		●			
	Scenic and Visual Resources			●	●		
	Coastal Hazards			●			●
	Shoreline Erosion and Protective Devices			●			●
	Energy and Industrial Development	●		●			●
	Timberlands	N/A					