

COUNTY OF SAN LUIS OBISPO

THE LAND USE AND CIRCULATION ELEMENTS
OF THE SAN LUIS OBISPO COUNTY GENERAL PLAN

ADELAIDA PLANNING AREA

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ADOPTED BY
THE SAN LUIS OBISPO COUNTY BOARD OF SUPERVISORS
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COUNTY OF SAN LUIS OBISPO

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COUNTY OF SAN LUIS OBISPO

Amended

| | |
|-------------------|-----------|
| December 21, 1981 | Ord. 2089 |
| December 15, 1987 | Ord. 2331 |
| August 14, 1990 | Ord. 2471 |
| October 8, 1996 | Ord. 2776 |
| December 10, 1996 | Ord. 2786 |
| November 5, 2002 | Ord. 2983 |

CHAPTER 1: INTRODUCTION

This report describes county policies for the Adelaida planning area. This part of the Land Use Element allocates land use throughout the planning area by locating land use categories. Land use categories determine the variety of land uses that may be established on a parcel of land, as well as defining their allowable density and intensity. A list of allowable uses is in Article 2 of the Land Use Ordinance.

Specific development "standards" are included in Article 9 of the Land Use Ordinance (Chapter 22.92 - Adelaida Planning Area) to address special problems and conditions in individual communities. These include standards for public services, circulation, and land use and provide criteria for detailed evaluation of development projects. The text of this report is for general planning guidance only and is not to be used as a basis for approval or disapproval of development or land division proposals. Careful reading of the standards in the Land Use Ordinance will assist creating projects that are consistent with adopted policies and regulations.

Proposed "programs" are also noted at the end of the chapters on public services (Chapter 3), circulation (Chapter 4), land use (Chapter 5), and combining designations (Chapter 6). Programs are non-mandatory actions recommended to be initiated by the communities through the county or other specified public agency, to work toward correcting local problems or conditions. They are also intended to support community objectives in implementing the general plan. Because many recommended programs involve public expenditures, their initiation will be dependent upon the availability of funding.

In addition to the land use categories and programs, one or more combining designations have been applied to specific locations in the planning area. Combining designations identify potentially hazardous areas and locations of notable resources. The designations are shown on the maps at the end of this report.

The Adelaida planning area encompasses the central northwest portion of the county, bounded to the east by the urban corridor along Highway 101 and to the west by the western slope of the Santa Lucia Mountains. In 1990, the planning area was expanded to include the western slopes of the Santa Lucia Mountains easterly of the coastal zone located between the southern boundary of the Nacimiento Planning Area and the northern extent of the Morro Creek watershed.

The area's terrain descends from the rugged, mountainous western slope of the Santa Lucia Range to the rolling farmlands in the eastern portion. It is a highly scenic, rural and agricultural area with extensive farming, range and watershed lands. Approximately half of the privately-owned lands in the planning area are presently in the Williamson Act agricultural preserve program. The planning area occupies 208,008 acres, or 325 square miles.

The area was first settled in the 1870's by immigrating European farmers. The planning area takes its name from the early small community of Adelaida which, at its height, included a general store, post office, school, church and cemetery. Mining activity has also been instrumental in this area's history; minerals extracted include cinnabar (mercury-bearing ore), quicksilver, and limestone. Also present in the planning area are several wineries and the Camp Roberts Military Reservation.

CHAPTER 2: POPULATION AND ECONOMY

Adelaida area population growth has been steadily increasing, but slower than the county as a whole. This pattern reflects the agricultural orientation of the area and will likely continue, declining slightly as countywide growth also declines. The 1989 population is estimated at 3,342 persons, expected to increase to 4,053 by the year 2000.

Table A shows planning area population projections, taken from county projections in Framework for Planning. For comparison, Table B shows projected absorption capacity, the potential population resulting from the maximum permitted growth and fully-occupied development (Framework for Planning discusses absorption capacity in more detail).

It is anticipated that the Adelaida area will remain predominantly agricultural due to existing land use, land capability and plentiful water in much of the planning area, including many creeks and the Paso Robles groundwater basin. However, intrusion of rural residences that are not agriculturally-related could preclude continuation and/or expansion of agriculture in some areas.

Factors that will contribute to potential future population and economic growth of the planning area are:

1. Continued expansion of agriculture, especially conversion of small properties used for dry farming and grazing into more intensive, higher value uses such as vineyards, orchards, and animal husbandry specialties.
2. Continued use of the agricultural preserve program.
3. Containment of rural residential uses in appropriate areas to minimize conflicts with agriculture.
4. Increasing development of such agricultural processing uses as wineries, dairies, and crop service operations.
5. Limited development of low intensity recreational uses in areas where agricultural use is either inappropriate or would not be adversely affected or precluded.
6. Mining activity in the Santa Lucia Range.
7. The continued presence of the California National Guard installation at the Camp Roberts Military Reservation.

Most of the planning area will continue to depend on Salinas River planning area communities (Paso Robles, Atascadero) for commercial services and non-agricultural employment.

| TABLE A | | |
|--|---------------|-------------|
| POPULATION PROJECTIONS ADELAIDA PLANNING AREA | | |
| Year | Planning Area | % of County |
| 1980 * | 2,130 | 1.36 |
| 1985 * | 2,680 | 1.49 |
| 1989 | 3,342 | 1.57 |
| 1990 | 3,493 | 1.56 |
| 1995 | 3,856 | 1.47 |
| 2000 | 4,053 | 1.36 |

* Figures are based on pre-1990 planning area boundaries

| TABLE B | |
|--|------------|
| ABSORPTION CAPACITY ¹ ADELAIDA PLANNING AREA | |
| LAND USE CATEGORIES | POPULATION |
| Agriculture | 5,039 |
| Rural Lands | 881 |
| Residential Rural | 410 |
| ABSORPTION CAPACITY | 6,280 |
| Existing Population (1989) | 3,342 |
| POTENTIAL ADDED POPULATION | 2,938 |

- 1 Calculations are based on the following assumptions:
 - a. Minimum parcel size is 80 acres for Agriculture and Rural Lands; 5 acres for Residential Rural
 - b. 2.64 persons per household

CHAPTER 3: PUBLIC FACILITIES & SERVICES

Appropriate levels of service for urban, suburban and rural areas are discussed in Chapter 5 of Framework for Planning. The following is a discussion of service concerns directly affecting the Adelaida planning area.

A. SPECIAL DISTRICTS

Planning area public services are provided by several special districts. Detailed information and recommendations on these districts are in a 1985 report by the San Luis Obispo County Local Agency Formation Commission (LAFCO) entitled "Inventory of Special Districts in San Luis Obispo County." Special districts serving the planning area include:

1. The Adelaida, Paso Robles, San Miguel, and Templeton public cemetery districts provide cemetery and associated services for much of the Adelaida Planning Area, except for an "island" between the Paso Robles and Templeton districts and the western portion of the planning area. The Cambria Public Cemetery District serves the entire northwestern portion of the county and includes the western-most portion of the planning area. The cemetery is located north of the community of Cambria. The Cayucos-Morro Bay Public Cemetery District serves the southwestern-most portion of the planning area.
2. The Paso Robles War Memorial Hospital District was formed in 1946 to operate and maintain a hospital in the city of Paso Robles, and encompasses much of the Adelaida Planning Area. Services were discontinued when the regional Twin Cities Hospital in Templeton began operations. The inactive district is to be dissolved in 1980.
3. The Las Tablas Resource Conservation District was formed in 1953 to serve as a coordinating agency between individual landowners and the Soil Conservation Service of the U.S. Department of Agriculture. District priorities include soil erosion control, elimination of stream bank cutting, range management and water conservation. Its boundaries encompass approximately the northern half of the Adelaida planning area. No changes in district boundaries or the services are recommended.
4. The Cambria Community Hospital District serves much of the western portion of the planning area. The district was formed in 1947 and since that time, has operated in- and out-patient clinic facilities and provided ambulance service.

B. UTILITY SERVICES

Water Supply

The Adelaida planning area encompasses extensive watershed lands on the eastern and western slopes of the Santa Lucia Range. Much of their runoff supplies the Salinas River and underlying Paso Robles groundwater basin to the east. Only the easterly edge of the planning area overlies the Paso Robles basin. The only significant portion of the planning area overlying the Paso Robles basin is within the Camp Roberts Military Reservation. Consequently, uncontrolled stream runoff primarily replenishes groundwater basins outside the planning area. Consumptive water demand is presently totally for agriculture and related accessory residences.

The bulk of planning area water demand is currently satisfied by localized sources such as springs, small runoff entrapments and minor restricted groundwater basins. In view of the relatively high amount of rainfall in the planning area (16 to 59 inches annually), it can be assumed that these extractions and entrapments will be annually recharged largely by stream flow and, to a much lesser extent, by irrigation return. Presently, very little of the planning area is irrigated; most agricultural activity consists of dry farm uses, including the majority of the existing

orchards and vineyards. The relatively small size of many properties is not conducive to sustained dry farm use unless leased to nearby farmers. In view of their size, conversion of these smaller properties to more intensive agricultural uses, such as vineyards and orchards, would be desirable. However, uses such as vineyards and orchards are subject to low productivity if not provided supplemental irrigation.

Sewage Disposal

The entire planning area relies on septic tanks and other individual sewage disposal systems. Due to soil conditions and larger parcel sizes these methods should continue to prove satisfactory for anticipated levels of development.

Solid Waste Disposal

Refuse disposal practices in rural areas such as the Adelaida planning area include waste disposal on individual properties and direct haul by residents to disposal sites. The planning area is within private refuse collection franchise territories. Two solid waste disposal sites in the El Pomar/Estrella planning area serve the Adelaida area. The Countywide Solid Waste Management Plan identifies inappropriate rural dumping as a continuing problem.

Drainage

Drainage courses include many coastal streams leading from the western slopes of the Santa Lucia Mountains to the ocean. The most significant ones are Santa Rosa Creek and San Simeon Creek. These are anadromous fish streams primarily known for steelhead. Flood hazards exist during periods of intense or prolonged rainfall on portions of these watersheds. Precautions must be taken with development in minor tributaries and swales as well, for these areas also collect substantial runoff.

C. EMERGENCY AND SOCIAL SERVICES

Police Service

The planning area is served by the county sheriff, with the nearest substation in Atascadero. Some areas are served from the county operational facility at Camp San Luis Obispo. Response times are generally slower as the distance from the substation increases, with the overall level of response in the planning area being relatively poor due to the large area being served and the distances involved. Expanded protection would be provided if facilities are located as proposed in a North County Regional Government Service Center in Atascadero.

A California Highway Patrol station in Templeton serves most major rural roads in the planning area. Area ranchers also employ seasonal private security patrols to control trespassing and illegal hunting on farmlands.

Fire Protection

Fire protection is provided in the planning area by the California Division of Forestry (CDF) from the stations located south of the City of Paso Robles and at Las Tablas (the intersection of Chimney Rock Road and Cypress Mountain Drive). An air tanker squadron at Paso Robles Airport is available if needed, and a lookout base is maintained on Rocky Butte in the extreme northwest corner of the planning area. Both the Las Tablas station and Rocky Butte lookout are manned on a seasonal basis (generally May to October). The westerly edge of the planning area is also served by the CDF stations at Cambria and Cayucos on a secondary basis. For structure fires, CDF has mutual aid agreements with all fire protection agencies in the county. These other agencies closest to the planning area include the city of Paso Robles and the Heritage Ranch volunteer fire company. A fire company is also maintained at Camp Roberts by the California National Guard and is available for additional cooperative assistance.

Fire response time in portions of the planning area is poor to fair, though the majority of the area has a response time of 30 minutes or less. The eastern and central northwest portions can be reached within 15 minutes due to closer proximity to primary stations at Paso Robles and Las Tablas. The Santa Lucia Range along the westerly edge of the planning area is less accessible, with response time from 45 to greater than 60 minutes. Response times exceeding 15 minutes for structure fires provide little possibility of saving the structure, and 60 minutes or more could mean fires approaching disaster levels in steep, chaparral covered, remote areas such as the Santa Lucia Range.

Emergency Medical Services

Hospital services are provided by Twin Cities Hospital in Templeton. Ambulance service is by two private companies in Atascadero and Paso Robles; the Sheriff's Department is also available if needed. In addition, the western portion of the planning area is included in the Cambria Community Hospital District, which operates a clinic and provides ambulance service. Although response times should be improved in more remote areas such as the Santa Lucia Range, ambulance service is expected to be adequate for the population growth anticipated in the planning area.

Human Services

All human services (i.e., counseling, mental health, welfare, family planning) to residents of the planning area are either in Paso Robles, Atascadero, or San Luis Obispo. The county Social Services Department serves recipients of Aid to Families with Dependent Children at the Atascadero Veteran's Building. Other services include applications for food stamps and medical aid. The county Health Department offers medical services at clinics in Atascadero and Paso Robles and the Mental Health Department provides counseling services in both Atascadero and Paso Robles.

Schools

Most of the Adelaida Planning Area is served by two school districts, the Paso Robles Joint Union High School District and the Templeton Unified School District (the former includes the Paso Robles Joint Union Elementary School District and the San Miguel Joint Union Elementary School). The western portion of the planning area is served by the Coast Joint Union High School District and a small area in the southwestern- most portion of the planning area is included in the San Luis Coastal Unified School District. All of these school districts also serve an area much larger than this planning area. While no schools are presently operating in the planning area, ownership of the old Lincoln School has been retained by the Paso Robles district and the building is now used for community meetings. Most elementary school students in the planning area attend school either in San Miguel, Paso Robles, Templeton, Cambria, or Cayucos, depending on where they reside. Most intermediate and high school students attend schools in Paso Robles or Cambria. Bus service is provided throughout most of the planning area. No new schools are envisioned in the Adelaida area due to the low projected population.

Library

While within the county library system, rural areas such as the Adelaida planning area are served primarily by library facilities in adjacent urban areas. Since Paso Robles has an independent system, the nearest county libraries are outside the planning area in Cayucos, Atascadero and San Miguel.

D. RECREATION SERVICES

Due to low population density and the rural nature of the planning area, few recreation facilities or services are provided by public agencies. Whale Rock Reservoir is used for limited public access for fishing. The area includes several Bureau of Land Management parcels being studied by BLM for wilderness status. Most are isolated from public access and are leased to ranches.

E. PLANNING AREA SERVICE PROGRAMS

"Programs" are specific, non-mandatory actions or policies recommended by the LUE to achieve community or areawide objectives identified in this area plan. The implementation of each program is the responsibility of the county or other public agency identified in the program itself. Because programs (some of which include special studies) are recommended actions rather than mandatory requirements, implementation of any program by the county should be based on consideration of community needs and substantial community support for the program and its related cost.

The following public service programs for the Adelaida Planning Area are grouped under general headings identifying the service they each address.

Drainage

1. **Areawide Drainage Planning.** The county Public Works Department should work with the city of Paso Robles to prepare a master drainage plan for areas in the Residential Rural land use category in both the Adelaida and Salinas River planning areas.

CHAPTER 4: CIRCULATION

The Adelaida area circulation system is a network of rural roads and highways that has been upgraded as increased traffic has exceeded the safe capacity of specific roads. Increased traffic has resulted from recreation at Lake Nacimiento and residential development in the area, as well as traffic on the nearby realignment of State Highway 46, constructed in the early 1970's to link state highways 1 and 101. Transportation in the Adelaida area will be based on the automobile for the foreseeable future.

A. ROADS

Identified problems with existing roads center on recreational traffic passing through the area to Lake Nacimiento. Nacimiento Drive frequently becomes dangerously congested during peak-use summer holiday weekends, and is recommended for improvement from Paso Robles to the lake. Narrow collectors in the area are not intended for high-speed routes for through traffic. The present and future land uses along them are envisioned to be of low density so that the present rights-of-way should be adequate.

The following is a list of major proposals for the road system. These and other improvements are shown on the LUE maps; the listed order does not imply any priority.

PRINCIPAL ARTERIALS

State Highway 46 - This highway is a main route serving as a link between Highways 101 and 1. Travel on this highway is characterized by high seasonal peaks due to tourist related traffic. The present facility should be able to accommodate this traffic level with only minor improvements.

Collectors - Rural

Two roads designated as rural collectors to identify their function to collect and channel traffic to arterials are Cypress Mountain Drive and Santa Rita - Old Creek Road. Because the areas traversed are to be primarily retained in agricultural uses, these roads should be maintained in their present configuration.

Arterials

Lake Nacimiento Drive - This state scenic highway (see "Combining Designations," Chapter 6), is intended to be upgraded to increase its capacity for existing and future traffic volumes. The road is to be improved to recreation arterial standards from Paso Robles to the lake, including turnouts and bicycle lanes. Improvement financing should be based on user-oriented revenues obtained from an assessment district or contributions from developers rather than being a general county expense. Future improvements should also be consistent with the scenic character of the area, including the design of directional signing.

Collectors

Several roads are designated rural collectors, indicating they collect and channel traffic to arterials:

| | |
|-----------------------|---------------------------|
| San Marcos Road | Vineyard Drive |
| Chimney Rock Road | Klau Mine Road |
| Adelaida Road | Cypress Mountain Drive |
| Peachy Canyon Road | Santa Rita-Old Creek Road |
| Mountain Springs Road | |

Pavement widths from 20 to 24 feet are appropriate except where shoulders are needed for safety or drainage. In hilly areas, appropriate standards should assure proper cut and fill and provision of safe shoulders. Minor improvements to the collectors shown on the LUE maps may be needed for safety as road conditions worsen, development occurs, or recreational traffic increases; however, these roads are generally expected to remain at a lower overall level of improvement.

B. OTHER TRANSPORTATION MODES

Bikeways

Several roads should include Class II bike lanes as part of future improvement projects: Lake Nacimiento Drive, State Highway 46 and Vineyard Drive southeast of Highway 46.

Airport

Two privately owned airstrips are located in the planning area: the MacGillivray airstrip is classified as a general aviation airport with local area service which is open to public use; the JRK Ranch airstrip is privately used only. Each is comprised of one runway with runway lengths being 3,000 feet for the MacGillivray strip and 2,300 feet for the JRK Ranch strip. No improvements are planned for either facility.

C. PLANNING AREA CIRCULATION PROGRAMS

"Programs" are specific, non-mandatory actions or policies recommended by the LUE to achieve community or areawide objectives identified in this area plan. Implementation of each program is the responsibility of the county or other public agency identified in the program itself. Because programs (some of which include special studies) are recommended actions rather than mandatory requirements, implementation of any program by the county should be based on consideration of community needs and substantial community support for the program and its related cost.

The following circulation programs for the Adelaida Planning Area are grouped under general headings indicating a community or other location where they apply.

Areawide

1. **Chimney Rock Road.** The county should construct a cul-de-sac at the west end of the public portion of Chimney Rock Road.
2. **Highway 101 Interchange.** The state Department of Transportation should construct a grade-separated interchange at Highway 101 and San Marcos Road.
3. **Lake Nacimiento Drive.** The county should improve Lake Nacimiento Drive to the recreational arterial standard, including turn outs, passing lanes and bicycle lanes as necessary.

Road Improvement Financing

4. **Highway 46/Vineyard Drive and Oakdale Road.** The county and the state Department of Transportation should establish a method to provide funding for future left-turn channelization when required [Amended 1987, Ord. 2331].

CHAPTER 5: LAND USE

This chapter addresses land use issues affecting the Adelaida planning area. The entire planning area is rural, with no urban or village reserve areas.

The LUE official maps separate the planning area into land use categories, which define regulations for land uses, density and intensity of use. Land use "programs" at the end of this chapter recommend actions by the county or other public agencies. Article 9 of the Land Use Ordinance (Chapter 22.92) contains development standards related to the land use categories to assist in guiding planning area development. Standards define actions required for new development to achieve consistency with the general plan.

Table C summarizes the acreage for each land use category in the planning area.

| TABLE C LAND USE ACREAGE ADELAIDA PLANNING AREA | |
|--|----------------|
| Land Use Categories | Total |
| Agriculture | 152,715 |
| Commercial Retail | - |
| Commercial Service | - |
| Industrial | - |
| Office and Professional | - |
| Open Space | 1,352 |
| Public Facilities | 26,146 |
| Recreation | 277 |
| Residential Multi-Family | - |
| Residential Rural | 777 |
| Residential Suburban | - |
| Residential Single-Family | - |
| Rural Lands | 26,711 |
| | |
| TOTAL | 207,978 |

A. RURAL AREAS

The Adelaida Planning Area is entirely rural. The primary land use is agriculture, with steeper and more remote areas providing grazing capabilities and serving as watershed.

Agriculture

Agriculture continues to be the dominant land use in the Adelaida Planning Area. The relatively large parcels and ownerships, large areas of land under agricultural preserve contracts and good soils and grazing lands all reinforce widespread agricultural use. Almost the entire northern half of the planning area except Camp Roberts is presently under agricultural preserve contract.

Agricultural uses in the area include grazing, dry farming, orchards, vineyards and such specialties as wineries and horsebreeding. The area along the eastern slopes of the Santa Lucia range is primarily rangeland, while rolling farmlands in the north and east support extensive dry farm, orchard and vineyard operations.

Narrow valleys in the southwestern-most part of the planning area, including Toro Creek, Old Creek, Cottontail Creek, and Villa Creek, contain irrigated and dry farm uses associated with the livestock industry of this area. Avocado orchards have been planted in the upper sheltered portions of some of these valleys. Agricultural preserves involve most of the land north of Highway 1.

While property sizes are generally large, many smaller properties are consolidated in agricultural use. Some individually-owned parcels too small to sustain independent dry farm or grazing operations are leased to nearby farmers. A concentration of such properties is in the Vineyard Drive-Willow Creek Road area. These properties should be encouraged to remain in agricultural use by continuation of farm leases, intensification of agricultural uses, or consolidation into larger holdings where feasible. Intensifying agricultural uses must depend largely on existing water sources, however, as opportunities for supplemental water supplies in the planning area are limited. The continued viability of agriculture is essential to the Adelaida Planning Area and the county as a whole. Expanded application of the agricultural preserve program should be encouraged wherever feasible. Further development of agricultural specialties, such as wineries and horse-breeding, is appropriate here to complement the existing pattern of agricultural use and give this area a unique and pleasant character. Certain special secondary uses such as hunting and gun clubs, roadside produce stands, and commercial uses accessory to wineries (i.e., tasting and tours) may also be appropriate in some areas.

The Standard Oil Company storage tank farm is located in the hillsides between Cayucos and Morro Bay. The plan designates the area in the Agriculture category with an Energy and Extractive Resource Area combining designation overlay.

Open Space

Adjacent to the site of the proposed Jack Creek Reservoir, two parcels of federal Bureau of Land Management (BLM) property of 25 and 230 acres are designated Open Space. The parcels are on a ridge directly south of the reservoir site shown on the combining designations map. Because completion of the reservoir would inundate Dover Canyon Road, future public access to the area should be designed to include these parcels. If and when the reservoir is constructed, the county should seek access agreements with BLM and consider inter-agency purchase to provide the desired level of improvement for non-intensive recreational activities.

Another area designated as Open Space is the state-owned property in the westerly half of Whale Rock Reservoir.

Public Facilities

One of the principal functions of local government is providing public services as needed by the population served. For the purposes of the Land Use Element, only public services and facilities that directly affect land use (and are publicly managed) are considered; however, no additional public facilities are proposed in the Adelaida planning area.

Existing public facilities include: the Adelaida Public Cemetery; the Las Tablas fire station and Rocky Butte lookout operated CDF; the Lincoln School, operated as a community building by the Paso Robles Unified School District; and the Camp Roberts Military Reservation. Camp Roberts is operated by the state as a "federal mobilization station" used primarily for National Guard training, with other uses including equipment and maintenance operations, training, and U.S. Army satellite communications. The camp employs over 200, mostly civilians also in National Guard reserve. Most of the camp is in Monterey County; though most employees live in San Luis Obispo County in Atascadero.

If any portion of Camp Roberts reverts to private ownership in the future, an LUE amendment will be required to remove the Public Facility category and designate the property Agriculture, in recognition of the land's potential for sustaining grazing and other more intensive agricultural uses. Because of the lack of public services in the surrounding area, Camp Roberts is inappropriate for intensive residential development. Any proposed use of Camp Roberts by the federal or state government that would increase residential uses within the military reservation, or the surrounding area, should not be implemented until the federal or state government has made adequate provisions, including entering appropriate contracts with the county for providing and funding additional, necessary public services.

Recreation

Whale Rock Reservoir is being planned for limited public access for fishing. State-owned land surrounds the lake, but only the easterly and northerly shores are accessible and usable. The westerly shore is a narrow fringe of varied terrain more appropriately classified as Open Space.

The proposed Jack Creek and Santa Rita Creek reservoirs have potential for future recreational use, but are not now included in the Recreation category. Appropriate levels of recreational development should be carefully assessed and determined if and when these reservoirs are implemented. The Land Use Element should then be amended to designate appropriate locations and uses. Recreational uses such as rural sports and group facilities are encouraged in areas designated as Agriculture and Rural Lands.

Residential Rural

Two areas designated Residential Rural just west of Paso Robles are generally unsuitable for commercial agriculture because of hilly topography, poor soil capability, small parcel sizes and prior residential use. The principal area surrounds the intersection of Lake Nacimiento Drive and Adelaida Road (extending north to Oak Flat and south to Mountain Springs Road), is developed with scattered residences, and has experienced recent land divisions.

While development has occurred on a somewhat piecemeal basis, access to most developed parcels is provided by adjoining improved public roads. This area is located in the west Paso Robles fringe area and is adjacent to rural residential lands in the Salinas River planning area. The latter area is identified as contributing to downstream flooding problems in the city of Paso Robles and it is possible that runoff from the rural residential lands in the Adelaida planning area may contribute to this problem also.

The Residential Rural category has also been applied to Resthaven Park, formerly the only intensive recreational use in the planning area. Located on Adelaida Road near Lake Nacimiento Drive, this privately-operated park offers recreational day-use and overnight camping. The park contains 20 mobile home spaces for full-time residential use, and the property owners have obtained a permit to replace the recreation portion of the park with 20 additional mobile home spaces. The mobile home park is recognized as a nonconforming use and no further expansion is permitted.

Rural Lands

Areas identified as Rural Lands are primarily steeper terrain with dense vegetation or rocky outcrops, including most of the westerly edge of the planning area along the more remote, rugged portions of the Santa Lucia Range. These areas include both larger ownerships and smaller ownerships amid large ranch holdings in the westernmost portion of the planning area. These lands are used for grazing and as watershed leading to the Salinas River, Paso Robles and coastal groundwater basins. Much of this land is owned by the Federal Bureau of Land Management (BLM). Other locations of Rural Lands include the area south of Highway 46 along Santa Rita-Old Creek Road, the summit area on both sides of Peachy Canyon Road, and isolated pockets elsewhere in the planning area including land at the northern boundary in the vicinity of Lake Nacimiento. Another area designated Rural Lands is located in the southwestern portion of the planning area. This area is characterized by steep slopes, dense vegetation and property ownership sizes generally too small to support viable cattle grazing operations. The area is accessible via Santa Rita - Old Creek Road.

Past residential development on these lands has been widely dispersed except for the concentration of 20 to 60-acre "ranchettes" located between Highway 46 and Santa Rita-Old Creek Road. Considerable mining activity has taken place in the Santa Lucia Range with the primary ores extracted being cinnabar, quicksilver and limestone. The most notable mines in the planning area are the Lime Mountain, Klau, Buena Vista, Bonanza, Oceanic, and Almaden Mines, but only Lime Mountain is still in operation at the present time (see Combining Designations chapter). Other uses conducted here include seasonal cabins, private hunting clubs, and organizational camps (Camp Natoma).

Inappropriate use of Rural Lands can lead to adverse environmental impacts from loss of vegetative cover and soil erosion that impair the watershed capability. Land use in this category is to retain a low intensity agricultural character (e.g., grazing), with all development designed to minimize impacts. Development of widely dispersed rural residences and non-intensive recreational uses such as dude ranches, camps, seasonal cabins, and hunting clubs are appropriate where adequate water is provided for both domestic use and fire protection. Several BLM parcels are identified in the 1963 report, "Recreational Analysis of Bureau of Land Management Property in San Luis Obispo County," as having potential for use as natural and special interest areas. These should remain in public ownership and proposals for passive recreational use should be formulated.

B. PLANNING AREA LAND USE PROGRAMS

"Programs" are specific, non-mandatory actions or policies recommended by the LUE to achieve community or areawide objectives identified in this area plan. The implementation of each LUE program is the responsibility of the county or other public agency identified in the program itself. Because programs (some of which include special studies) are recommended actions rather than mandatory requirements, implementation of any program by the county should be based on consideration of community needs and substantial community support for the program and its related cost.

The following programs for the Adelaida Planning Area are grouped under communities or rural areas, and then under land use categories or other location headings to identify specific areas where they each apply.

Areawide

1. **Agricultural Preserves.** The county should continue to encourage owners of eligible lands to participate in the agricultural preserve program.
2. **BLM Lands.** Lands in Bureau of Land Management (BLM) ownership should continue to be retained and administered by the federal government.

Agriculture

3. **Agricultural Ownership Enlargement.** The county should encourage addition of parcels to existing agricultural ownerships through such means as the agricultural preserve program and other appropriate specially-funded programs that may become available.

CHAPTER 6: COMBINING DESIGNATIONS & PROPOSED PUBLIC FACILITIES

A. COMBINING DESIGNATIONS

Combining designations are special overlay categories applied in areas of the county with hazardous conditions or special resources, where more detailed project review is needed to avoid adverse environmental impacts or effects of hazardous conditions on proposed projects. The following areas are subject to special combining designations. In some cases, specific standards have been adopted for an area where a combining designation is applied. These standards are found in Article 9 of the Land Use Ordinance (Chapter 22.92), (Planning Area Standards) and are applicable to development proposals in addition to the standards of Chapter 22.14 of the Land Use Ordinance.

The Santa Lucia Range, Foothill and Hillside Areas (GSA) - This designation includes lands with high landslide risk potential identified in the Seismic Safety Element. Of particular note are the hillsides above Morro Bay and Cayucos.

Nacimiento River & San Marcos, Las Tablas, Jack, Summit & Dover Canyons, Sheepcamp, Willow, Paso Robles, and Santa Rita Creeks (FH) - These creeks are identified as having potential flood hazards and development proposals must incorporate mitigation measures. All are natural drainage courses which should be maintained in their natural state with native vegetation and habitats retained. This designation is also applied to the portion of the Nacimiento River flowing through Camp Roberts, two unnamed creeks in the vicinity of Live Oak Road and Highway 46, and one unnamed creek near Shadow Canyon and York Mountain Roads.

Morro, Toro, Cayucos, and Villa Creeks and Tributaries (FH) - These flood-prone natural drainage courses should be maintained in their natural state to protect native vegetation and wildlife habitats. Little Cayucos Creek should remain as a natural undisturbed drainage course because it has dense vegetation and fairly steep side slopes that would require a considerable amount of alteration to make it accessible for trails or other recreational uses.

Santa Rosa and San Simeon Creeks (FH) - These creeks are identified as having potential flood hazards; development must be avoided or incorporate mitigation measures.

Adelaida Cemetery (c. 1891) (H) - This cemetery served the small, early European immigrant community of Adelaida, and is still in use as a public cemetery.

Adelaida School (1917) (H) - This school served early area ranchers. The simple wood structure is in good condition and is still in use as a community building.

J.F. MacGillivray Residence (c. 1879) (H) - This large two-story Victorian was built by the Smith Brothers, early builders in the area. It is a well-preserved example of American Colonial Revival architecture.

Rotta Winery (c. 1856?) (H) - This winery was originally constructed of brick and plaster. A main feature of the structure is a 7,000 gallon redwood wine cask converted to a sales room. The winery is still operating today.

York Mountain Winery (1882 - 1890) (H) - Also still in operation, this winery is an example of local indigenous architecture constructed of local stone and set into a hill. Later additions included an outer office and accessory additions of red brick with heavy timber roofs. The style is Pioneer, with arches over some windows and doors.

San Marcos Cemetery (c. 1889) (H) - Members of the Mennonite Church worshiped at this site, located near Chimney Rock at the intersection of Lake Nacimiento Road and Chimney Rock Road, from 1889 to 1911. The church building and cemetery were moved to the Willow Creek area in 1911.

Willow Creek Cemetery (c. 1911) (H) - After relocation from the San Marcos area, members of the Mennonite Church worshiped at this site, located at the intersection of Vineyard Drive and Dover Canyon Road, from 1911 to 1967. The original church building was destroyed by fire in 1967. The site is still in use today as a private cemetery.

Rocky Butte Botanical Area (SRA) - This high ridge between Rocky Butte and Monterey County has outstanding botanical value and serves as a valuable scenic backdrop. A portion of the area is owned by the Monterey County Flood Control and Water Conservation District and California Division of Forestry.

Cypress Mountain (SRA) - This peak is in a remote area of the Santa Lucia Range. It includes a large Sargent cypress grove and several rare and endemic plant species. The area is approximately 1,000 acres in total size and includes parcels in BLM ownership. The BLM parcels should be retained in public ownership as a natural area with open space easements acquired on privately-owned portions of the site.

Klau Mine Botanical Area (SRA) - This area is located in the Santa Lucia Range near Cypress Mountain Drive and Klau Mine Road. *Arctostaphylos luciana*, a rare species of manzanita restricted to this county and known only in a few isolated locations, is found on this site. Streamside flora in this area is also of botanical interest. Considerable damage to the species has occurred from mining activity and protection should be provided for remaining stands. 270 acres is owned by the BLM and should be retained in public ownership as a natural area with open space easements acquired on privately-owned portions of the site.

Camp Natoma (SRA) - An organizational camp run by the Campfire Girls, Camp Natoma is located in the northwest corner of the planning area. This damp limestone habitat includes a very rare fern among other vegetational types of botanical value. A related community along nearby Franklin Creek includes several other valuable plant species. These sites should be protected as natural areas by the Campfire Girls management.

Lake Nacimiento Drive (SRA) - The portion of this road from Chimney Rock Road northwest to Monterey County (in conjunction with Interlake Road) is an adopted state scenic highway.

Chimney Rock (SRA) - This significant natural landmark is near the intersection of Lake Nacimiento Drive and Chimney Rock Road. The designation applies only to the rocky outcropping and the immediately encircling area and not the surrounding privately-owned farmlands which are currently in agricultural preserve status.

Whale Rock Reservoir Watershed (SRA) - This area encompasses the immediate watershed of Whale Rock Reservoir owned by the state. Rangeland uses surrounding the state-owned land should provide sufficient protection of the watershed.

Standard Oil Company Tank Farm (EX) - This facility, located in the hills northeast of Morro Bay, is surrounded by open lands designated Agriculture. No site expansion is proposed.

Lime Mountain Mine (EX) - This surface mine is located in the Santa Lucia Range in the extreme northwestern corner of the planning area and has been in operation for approximately thirty years. Limestone is mined here for use by sugar companies in their refining processes. Excavated rock is transported by trucks to a railroad loading facility at San Miguel. The most apparent off-site features of the operation are noise, traffic and visual impact. The operation recently received approval to install additional processing equipment on the site subject to submittal of a reclamation plan and other performance-oriented conditions. When the quality limestone reserves on the 45 acres presently being mined are exhausted, the operator intends to develop additional surface mine sites on adjoining properties under existing mineral rights leases. Any further expansion of this mining operation should be reviewed carefully to minimize such off-site impacts as noise, traffic, and visual impacts.

Klau Mine (EX) - This designation refers to several intermittently operated mercury mines and prospects along Klau Mine Road. Mercury exploration and mining activities must be carefully regulated to minimize physical landscape scarring and creek pollution that may result from mineralized waters leaching from mine tailings and mill ponds. [Amended 1981, Ord. 2089.]

Community-Based TDC Program:

Bonnheim Ranch (TDCS) - The ranchlands bordered on the north by Lake Nacimiento, and the west, east and south by Chimney Rock Road, have been determined to be eligible to be considered for the Transfer of Development Credit Sending Site (TDCS) Combining Designation. Sites in this area shall only be reviewed as to method of determining development value and issuance of bonus credits by the Review Authority. The guarantee of conservation shall be based on the method that would otherwise have been used to determine eligibility as a sending site. [Amended 1996, Ord. 2776]

B. COMBINING DESIGNATION PROGRAMS

"Programs are non-mandatory actions or policies recommended by the LUE to achieve community or areawide objectives identified in this area plan. The implementation of each LUE program is the responsibility of the community, through the county or other public agency. Because programs (some of which include special studies) are recommended actions rather than mandatory requirements, their implementation should be based on consideration of community needs and substantial community support for the program and its cost.

Combining designation programs for the Adelaida planning area are grouped under communities or rural areas to identify where they apply.

Areawide

1. **BLM Lands.** The county should encourage retention all of BLM parcels in the Sensitive Resource Area in public ownership as natural areas.

Camp Natoma

2. **Habitat Protection.** The county should encourage natural habitat protection by camp operators.

Klau Mine Botanical Area

3. **Plant Inventory and Protection.** The county should work with property owners to support completion of an inventory of the limits of *Arctostaphylos luciana* by a qualified botanist and to investigate means of protecting remaining stands from disturbance by mining or other development.
4. **Protective Easements.** The county should work with property owners to obtain open space agreements for privately-owned lands in the area containing *Arctostaphylos luciana* to protect the species from intrusion and destruction.

C. PROPOSED PUBLIC FACILITIES

A principal function of county government is to provide services to the extent needed by the population served. In this section, only public services and facilities that have a direct effect on land use (and are or will become publicly managed) are considered. Future locations of public facilities proposed for the Adelaida planning area are noted on the combining designations map.

Jack Creek and Santa Rita Creek (R-Reservoir)

Privately-owned parcels on these creeks would be inundated by proposed water conservation reservoirs that would be used to supply water to urban areas located away from the Adelaida Planning Area. Until such time as the reservoirs are actually constructed, or the proposals are dropped from county policy, all development should be located above the proposed maximum elevation of the lakes. Alternate access roads should also be provided to any proposed development site so that the future reservoir will not deny proper access. If the county decides to implement the reservoir projects, the recreation potential of the lakes and surrounding properties should be fully explored through an amendment to the Land Use Element.

Santa Rosa and San Simeon Creek (R-RESERVOIR).

Potential reservoir sites are identified on Santa Rosa Creek and on San Simeon Creek (only a small portion of the proposed San Simeon Creek Reservoir site is located within the Adelaida planning area). Recent studies indicate that development of surface storage facilities, including transmission and treatment, would be exorbitantly expensive in relation to storage capacities.

Also, environmental concerns surrounding such development include impediments to anadromous fish and loss of riparian habitat. Nevertheless, these reservoir sites are indicated on the combining designations map as a potential future source for supplementary water.