

COUNTY OF SAN LUIS OBISPO

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

SHANDON-CARRIZO AREA PLAN

Table of Contents

ADOPTED BY
THE SAN LUIS OBISPO COUNTY BOARD OF SUPERVISORS
SEPTEMBER 22, 1980 - RESOLUTION 80-350

Revised January 1, 2003

COUNTY OF SAN LUIS OBISPO

Board of Supervisors

Harry Ovitt, District 1
Shirley Bianchi, District 2
Peg Pinard, District 3
Kahtchik “Katcho” Achadjian, District 4
Mike Ryan, District 5

Planning Commission

Bob Roos, District 1
Doreen Liberto-Blanck, District 2
Cynthia Boche, District 3
Ernie Melscheau, District 4
Wayne Cooper, District 5

Department of Planning and Building

Victor Holanda, AICP, Director
Pat Beck, Principal Planner
Warren Hoag, AICP, Principal Planner
Kami Griffin, Supervising Planner
John Kelly, Supervisor Mapping & Graphics

TABLE OF CONTENTS

<u>Chapter</u>	<u>Page</u>
1: INTRODUCTION	1-1
2: POPULATION AND ECONOMY	2-1
3: PUBLIC FACILITIES AND SERVICES	3-1
A. SPECIAL DISTRICTS	3-1
B. UTILITY SERVICES	3-1
C. EMERGENCY AND SOCIAL SERVICES	3-3
D. PLANNING AREA SERVICE PROGRAMS	3-4
4: CIRCULATION	4-1
A. ROADS	4-1
B. OTHER TRANSPORTATION MODES	4-1
C. PLANNING AREA CIRCULATION PROGRAMS	4-2
5: LAND USE	5-1
A. RURAL AREAS	5-1
B. THE SHANDON URBAN AREA	5-4
C. VILLAGE AREAS	5-5
D. PLANNING AREA LAND USE PROGRAMS	5-7
6: COMBINING DESIGNATIONS AND PROPOSED PUBLIC FACILITIES	6-1
A. COMBINING DESIGNATIONS	6-1
B. COMBINING DESIGNATION PROGRAMS	6-3
<u>Table</u>	<u>Page</u>
A. POPULATION PROJECTIONS	2-1
B. ABSORPTION CAPACITY	2-2
C. LAND USE ACREAGES	5-2

MAPS

COUNTY OF SAN LUIS OBISPO

Amended

September 14, 1981	Ord. 2075
September 13, 1982	Ord. 2106
August 28, 1984	Ord. 2190
May 6, 1986	Ord. 2256
December 21, 1981	Ord. 2089
September 2, 1986	Ord. 2270
August 25, 1987	Ord. 2321
December 15, 1987	Ord. 2331
April 16, 1991	Ord. 2498
October 8, 1996	Ord. 2776
November 5, 2003	Ord. 2983

CHAPTER 1: INTRODUCTION

This report describes county land use policies for the Shandon-Carrizo planning area. This part of the Land Use Element (LUE) allocates land use throughout the planning area by land use categories. The land use categories determine the varieties of land use that may be established on a parcel of land, as well as defining their allowable density and intensity. A complete 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 22.110 - Shandon/Carrizo 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 within the planning area. Combining designations identify potentially hazardous areas and locations of notable resources. The designations are shown on the maps following at the end of this report.

The Shandon-Carrizo planning area occupies the large rural expanse known as the "East County." This area consists of undulating terrain devoted almost exclusively to the agricultural uses of dry-farming and rangeland.

The total area is sparsely populated; however, it does contain the urban area of Shandon and the villages of Whitley Gardens and California Valley. The planning area covers a total of 842,411 acres, or 1,316 square miles. It includes several distinct physiographic regions, such as Cholame and the Cholame Hills; the Temblor Range, where the San Andreas Fault is located; the La Panza Range; the Carrizo Plain, including Soda Lake; and the Cuyama Valley.

Shandon Urban Area

The Shandon urban area is located in the northern portion of the planning area, about 20 miles east of Paso Robles. The urban reserve line (URL) of Shandon encompasses 555 acres. It is primarily a rural farming community, completely surrounded by various agricultural lands. Since the original settlement in 1890, Shandon has grown to be a focal point for surrounding farms and a social service center for people in the area. The planning for the original townsite of Shandon was done by the West Coast Land Company after its successful operation in Templeton. However, Shandon remained a small community, and agriculture and service businesses for local people prevailed. Prior to 1956, state Highway 46 passed through Shandon, carrying traffic from Paso Robles to Bakersfield and Fresno. In that year, the highway was rerouted to bypass the town. Highway 41 still passes through Shandon, but because of its rural route status the town gets very little tourist traffic off of the main highway.

California Valley Village Area

California Valley is an undeveloped village settlement encompassing 24,083 acres located on the Carrizo Plain, about 60 miles east of San Luis Obispo. It came into being in 1960, when part of the El Chicote Ranch was subdivided into more than 7,200 2.5-acre "ranchos" and sold through nationwide advertising as "the geographic center of this spectacular California growth area with unbounded future." This proposed new town has never developed and each year many of the subdivided parcels are sold at tax auctions.

Whitley Gardens Village Area

Whitley Gardens is a suburban residential settlement located on a relatively flat plain alongside Highway 46 adjacent to the Estrella River. Situated midway between Shandon and Paso Robles, it occupies about 606 acres. It was originally created in 1927 for small garden farm-type operations. It is divided into parcels of one to 10 acres with scattered residential development. Many residents have farm animals and carry on a variety of farming operations. Water is supplied by the Green River Mutual Water Company, and sewage disposal is by means of septic tanks and leach line disposal fields. A cafe and the Phillips Elementary School of the Paso Robles Unified School District are located at the southerly end of the village.

CHAPTER 2: POPULATION AND ECONOMY

The Shandon-Carrizo planning area will likely remain a viable agricultural area because of existing land uses and the prevailing agricultural dedication of the population. The area should experience limited population growth, related only to future increased demands for agricultural labor. The exception to this may be growth in California Valley, which could become a substantial community if services (primarily water) were available and market demand indicated. Only a few dwellings have developed to date, 80% of which are second homes not permanently occupied.

Factors that contribute to the viability of the planning area include: (1) continuing agricultural uses; (2) the rural agricultural environment and large agricultural acreages that discourage suburban residential encroachment; (3) remoteness from populated areas; and (4) surface mining in the Temblor Range, as well as limited oil exploration.

Table A contains population projections for the planning area, excerpted from countywide projections found in Framework for Planning. For comparison, Table B contains the projected absorption capacity, which is the potential planning area population resulting from unconstrained growth and fully-occupied development to the maximum permitted in each land use category. (Framework for Planning offers a more detailed discussion of absorption capacity.

Shandon Urban Area

Because of the rural nature of Shandon, there is little record of population trends in the community. However, over the last 18 years the population has remained nearly stationary until recently. Because of its small size, growth projections are less reliable than for the county. The existing population is approximately 343 and is expected to increase to more than 450 by the year 2000. The area is expected to retain an overall stable economy that is strictly related to the success of surrounding agricultural uses.

There has been recent specialty crop experimentation in the Shandon area. If these experiments are successful and yield profitable crops, a new trend could be established in agricultural employment in the area. Certain specialty crops require large work forces which may affect Shandon's growth.

TABLE A POPULATION PROJECTIONS SHANDON-CARRIZO PLANNING AREA		
Year	Population of Planning Area	Percentage of Total County Population
1979	1,432	0.99
1980	1,467	0.98
1985	1,587	0.94
1990	1,722	0.93
1995	1,856	0.92
2000	1,996	0.91

California Valley Village

This new community has not developed in its 18 years of existence because of its many problems including remoteness, poor access, inadequate roads, poor soils (alkaline), lack of water and poor sewage drainage. Utilities needed to support 7,250 rural residential parcels are generally lacking.

Whitley Gardens

Whitley Gardens has a current population of less than 200, and potential growth to several times that population. The community is an outlying suburban area valued by residents for its rural setting and surrounding farmlands.

TABLE B ABSORPTION CAPACITY ¹ SHANDON-CARRIZO PLANNING AREA					
Land Use Categories	Rural ²	Shandon	Whitley Gardens	California Valley	Total
Agriculture	21,606	3	-	150	21,759
Rural Lands	5,231	-	-	-	5,231
Residential Rural	-	64	12	223	299
Residential Suburban ³	-	125	1,060	41,061	42,246
Residential Single Family ³	-	2,053	-	-	2,053
ABSORPTION CAPACITY	26,837	2,245	1,072	41,434	71,588
Existing Population	792	343	176	156	1,467
POTENTIAL ADDED POPULATION	26,045	1,902	896	41,278	70,121

1. Potential population at build-out by land use category.
2. Absorption capacity for rural area based on density of 2.90 persons/household in the northern half of the planning area, and 2.79 persons/household in the southern half. [Amended 1981, Ord. 2089]
3. Based on net acreage, excludes roads.

CHAPTER 3: PUBLIC FACILITIES AND SERVICES

Appropriate levels of service for urban, village and rural areas are discussed in Framework for Planning. The following is a discussion of service concerns that directly affect the Shandon-Carrizo planning area.

A. SPECIAL DISTRICTS

There are five special districts within the planning area. The Cuyama Resource Conservation District provides soil and water conservation, flood control, wildlife and recreational development and improvements. In 1968, County Service Area (CSA) No. 16 was formed in Shandon to provide a single governmental entity able to provide water, sewer, lighting and fire service. A public cemetery district also serves Shandon.

In 1960, the California Valley Community Service District was formed by an election. Since its formation, the district's main concern has been the maintenance of roads to private residences in the area. The redrock roads are maintained by district equipment and employees. A 40-acre gravel pit is used for resurfacing purposes. In addition to road maintenance, the district also provides fire protection service by a contract with the county. The district furnishes the fire crew's quarters (seasonal) and partially pays the salary of the one full-time fireman. A garbage and refuse disposal site is also maintained by the district. Water service is provided by the system constructed by the developers and now operated by the district. Individual septic tanks provide sanitation service.

In 1969, County Service Area No. 17 was formed to finance installation of electrical lines in California Valley through contract with the Pacific Gas and Electric Company. In 1970, the electorate approved a bond issue to finance the lines, and power was furnished in 1972. Operation and maintenance of the system is by PG&E. The district will dissolve in 1991, when the indebtedness is redeemed.

B. UTILITY SERVICES

Water Supply

An adequate water supply is essential to continuing agricultural development in the Shandon-Carrizo planning area. Most of the area uses little water in dry-farm and grazing operations, but the bottomland acreages suitable for irrigated crops are limited in production by available water supplies. Rainfall alone could be insufficient to sustain types or productivity of crops qualifying as croplands or vineyard and orchards. Consequently, the estimated safe annual yield of the underlying basins might be insufficient to irrigate all lands of otherwise suitable topography and soil.

The current pattern of water supply in the planning area is essentially one of localized groundwater use. Water needs are being met by pumping groundwater in the immediate vicinity of the point of use; there is no extensive transmission of water from point of source to point of use. Most water usage is presently obtained from the Paso Robles groundwater basin from individual wells. Barring unforeseen circumstances, continuation of the present economic and agricultural conditions within the planning area is likely.

Water supplies are provided Shandon by CSA No. 16. A community water system was completed in August 1976. Improvements included storage facilities, pump stations, transmission lines, chlorination and fire hydrants. All water is obtained from wells in and around the community. Future capacity is estimated to be sufficient to meet growth requirements of the community. Comprehensive water resource information is provided in the San Luis Obispo County Master Water and Sewerage Plan (1972) and in the Master Water and Sewerage Plan for County Service Area No. 16 (1971).

Water for Whitley Gardens is provided by the Green River Mutual Water Company. The distribution system was installed in the 1920s and is undersized for existing development. Storage capacity may not be adequate to meet fire flow requirements for significant new development, though flow rates from new or existing wells may be sufficient.

California Valley may experience water shortages that will inhibit growth if the community develops. Although comprehensive information on water resources is available, future water studies in this area are necessary. Full development of California Valley under this Land Use Element could possibly house as many as 20,000 people on already existing lots. The area would need approximately 3,300 acre-feet of water annually to support such a population. The entire Carrizo Plains area is currently in an overdraft situation. The water quality is poor, sometimes exceeding the U.S. Public Health Service recommended limits. Some groundwater obtained in the area is unsuitable for either agricultural or domestic uses. Because of the poor quality and limited water quantity, the only solution for future development would be the importation of supplemental water. However, present estimates of the cost of water, for example, from the state Water Project would most likely be prohibitive. As a result, the future development of California Valley is anticipated to be limited by water availability.

Sewage Disposal

The entire planning area is served by septic tanks and other individual disposal systems. Soil conditions and large parcel sizes should permit their continued safe use. Shandon presently relies entirely upon individual septic tanks and leach line systems for sewage treatment and disposal. The community suffers from frequent septic tank failures, probably due to impervious soil conditions, making community sewers a necessity. The Master Water and Sewer Plan for County Service Area 16 recommends alternative methods for financing the facility. Though grants or loans may not be forthcoming, the project should not be abandoned.

Solid Waste Disposal

Successful refuse disposal practices include direct haul by residents and private garbage companies to disposal sites. Residents in Shandon, California Valley and Whitley Gardens have garbage pickup available. A small disposal site is operated by the California Valley Community Services District. Shandon and Whitley Gardens residents use the Paso Robles landfill in the El Pomar-Estrella planning area near Highway 46 and Whitley Gardens.

Drainage

Shandon is vulnerable to flooding from San Juan Creek and the Estrella River. Both are designated Flood Hazard areas.

C. EMERGENCY AND SOCIAL SERVICES

Police Service

The entire planning area is serviced by the county sheriff. Response times are generally poor. The California Highway Patrol also patrols most of the major rural roads.

Fire Protection

Fire protection for the entire planning area is provided by the California Division of Forestry (CDF) with fire stations in California Valley-Simmler, Shandon, La Panza and Cuyama (Santa Barbara County). As is usual with fire protection stations, there are reciprocal firefighting arrangements with Cuyama, Kern County (McKittrick) and Monterey County (Parkfield). Rural fire protection is judged to be generally adequate for the future anticipated growth.

Year-round fire protection is provided Shandon by county personnel through CSA No. 16. CDF provides additional staffing during the fire season. Additional fire protection through CSA No. 16 is recommended.

Emergency Medical Service

Ambulance service is provided by three private ambulance services. The northern portion of the planning area is serviced from Paso Robles, the central portion is served from Atascadero and the southern portion from Arroyo Grande. Response time is poor, particularly in the southern planning area where roads are poor.

Schools

The planning area is served by four unified school districts: Paso Robles Unified School District; Shandon Unified School District; Atascadero Unified School District; and the New Cuyama School District. Bus service is provided to most areas. There is an elementary school located two miles east of Simmler and one in the Whitley Gardens village area. An elementary school and high school are located in Shandon. Students in the Carrizo area attend Atascadero schools, with many of them rooming in Atascadero. In the Cuyama area, students attend elementary or high school in New Cuyama (Santa Barbara County). There is also a junior college in Taft (Kern County), about 40 miles east of California Valley. The schools are presently adequate to serve existing rural agricultural school populations. The development of existing undeveloped rural subdivisions could lead to overburdened school facilities and require expansion. No future schools are anticipated in the planning area.

Library

An existing county library branch is located in the California Valley Community Services District building adjacent to the CDF firehouse. A library is planned for Shandon and is presently in the county's long-range capital improvement program. No definite plans exist for location or construction; though it would likely be located with other existing public facilities.

Human Services

All human services (mental health, welfare, etc.) are provided outside the planning area. With the projected low growth rate, these services are not expected locally.

D. 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 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 public service programs apply to the Shandon - Carrizo planning area, and are grouped under general headings that identify the service they each address.

Fire Protection

1. **Volunteer Fire Department - Shandon.** The county fire department should form a volunteer fire department in Shandon under the auspices of County Service Area #16.

Sewage Disposal

- 2. Community Sewage Disposal - Shandon.** Future Shandon sewage treatment facilities should be located as recommended in the Master Water and Sewerage Plan.

Water Supply

- 3. Whitley Gardens Water System.** The Green River Mutual Water Company should upgrade the Whitley Gardens water storage and distribution system.

CHAPTER 4: CIRCULATION

The Shandon-Carrizo circulation system is planned to accommodate anticipated traffic along existing roads and new routes as future development warrants their construction.

A. ROADS

The LUE maps show functional classifications of existing and proposed major roads. Private improvements will be required with proposed land divisions by the Real Property Division Ordinance and planning area standards. No new major roads are proposed in the planning area. The following is a list of road proposals. The order does not imply any priority.

Principal Arterials

Widen Highway 46 to four lanes from the intersection of Highways 41 and 46 near Cholame to Highway 101, and improve the road sections of Highways 41 and 46 from Shandon to Kern County as necessary.

Arterials

Construct minor road improvements on Highway 58 including shoulders and culverts as necessary.

Collectors

Reconstruct Soda Lake Road with an adequate base and repave to rural collector standards. Replace existing bridge Number 1 on Palo Prieto Road near Cholame.

Local Streets

Existing local streets in developed areas are to have minor improvements and maintenance.

B. OTHER TRANSPORTATION MODES

Airports

Many large ranches have private airstrips. California Valley Airport is privately operated, with a II-C (general aviation) functional classification. The airport has a 2500 foot graded runway, is used by local residents, and presently there is little traffic. If future use increases, there is a potential hazard if lots south of the runway or the commercial area to the north were to develop improperly.

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. 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 circulation programs apply to the Shandon - Carrizo planning area, and are grouped under general headings to indicate where they apply.

California Valley. The following program addresses circulation concerns in California Valley.

1. **Airport Land Use Plan.** The county Airport Land Use Commission should prepare an airport land use plan for the California Valley Airport.

Whitley Gardens. The following programs address circulation issues in the Whitley Gardens village area.

2. **Highway 46 Access.** The County Public Works Department should work with property owners and Caltrans to negotiate an agreement to remove undedicated potential access to Highway 46 from River Road, Grace Drive and Artesia Drive.

CHAPTER 5: LAND USE

This chapter addresses land use issues affecting the Shandon-Carrizo planning area. The chapter is divided into three sections: the rural portion of the text discusses areas outside urban and village reserve lines; the "urban" portion discusses the town of Shandon; and the "village" portion discusses Whitley Gardens and California Valley.

The land use maps of the LUE separate the planning area into land use categories, each of which defines regulations for land uses, densities and intensity of use. Programs at the end of this chapter address actions to be initiated by the county or other public agencies. Article 9 of the Land Use Ordinance (Chapter 22.110 - Shandon/Carrizo Planning Area) contains land use standards directly related to these categories to assist in guiding planning area development. The standards define actions required for private developments to be consistent with the general plan. Table C summarizes acreages for each land use category in the planning area.

A. RURAL AREAS

Open Space

Hubbard Hill-Freeborn Mountain is designated in the Open Space land use category to emphasize protection of the area in its natural state, and use for passive recreation activities only. No specific plans for use of the area have been formulated except potential acquisition of some of the area by the state. The park would be on BLM property and areas west of it, and would be a natural park with no activities planned other than limited camping, hiking and riding. This potential recreational area has a great diversity of interest. San Juan Creek, a permanent stream, affords recreational possibilities. The mountain slopes are excellent for hiking and riding. Wildlife is abundant, and geology and natural vegetation are of special interest. A spectacular view of the Carrizo Plain is provided from these mountains. The Recreation Analysis of Bureau of Land Management Property in San Luis Obispo County addresses issues involved in acquiring the land, and outlines a work program to establish the recreational area.

Rural Lands

Rural Lands in the Shandon-Carrizo planning area consist almost solely of rugged chaparral-covered terrain or desert. These lands are generally in larger ownership holdings and represent lands used for grazing and watershed uses. Much of the land is owned by the federal government through the Bureau of Land Management (BLM). There are several oil well operations in areas near the Kern County line and near larger BLM holdings in the southwest portion of the planning area. Also in the area is a microwave station operated by the U.S. Navy. Many areas contain unique wildlife species and plants, such as the California condor and the San Joaquin kit fox, both on the rare and endangered species list.

Agriculture

Historically, agriculture has been and still is the primary use of land in the planning area. Agricultural practices of varying intensities involve approximately 90% of the planning area. The Estrella River Valley, San Juan Creek Valley and the area around Shandon Valley are generally used most intensively because of better soils and water availability. Irrigated production has increased during the last 10 years, particularly in vineyards and alfalfa. Dry farming and grazing operations encompass the rest of the agricultural uses. Much of the planning area is within the agricultural preserve program, with parcel sizes ranging from 40 to 640 acres depending on production capability.

Continued agricultural production is encouraged adjacent to the Shandon Urban Area. The soil capability of this area is prime farmland if irrigated, and most parcel sizes are sufficiently large to maintain a viable production.

**TABLE C
LAND USE ACREAGE
SHANDON-CARRIZO PLANNING AREA**

Land Use Categories	Rural Area	Shandon	Whitley Gardens	California Valley	Total
Agriculture	637,660	69	-	4,835	642,564
Rural Lands	166,898	-	-	-	166,898
Recreation	-	-	-	-	-
Open space	12,603	12	-	-	12,615
Residential Rural	-	171	42	820	1,033
Residential Suburban	-	43	560	18,413	18,016
Residential Single-Family	-	205	-	-	205
Residential Multi-Family	-	-	-	-	-
Office and Professional	-	-	-	-	-
Commercial Retail	4	10	-	14	28
Commercial Service	2	13	-	-	15
Industrial	-	-	-	-	-
Public Facilities	-	32	4	1	37
TOTAL	817,167	555	606	24,083	842,411

Further division of land into parcels less than 40 acres would likely preclude effective farming operations and negatively affect neighboring farms. Their retention in agriculture will prevent premature conversion of adjacent lands due to incompatibility problems, and keep them available for production.

Recreation

No recreational areas are presently located in the Shandon-Carrizo rural area. The larger parcels common in this planning area are expected to satisfy local resident needs on an individual basis.

Commercial Retail

Two small commercial areas are outside of urban or village areas. The first is at McMillan Road and Highway 46 near Shandon and contains a service station. The second commercial area is Cholame, located northeast of Shandon near the junction of Highways 41 and 46 and the San Andreas Fault. Cholame, meaning "beautiful" in the Salinean tongue, is said to have been so called because of the beauty of the California poppies and purple lupines covering the surrounding hills each spring. Cholame derived its name from the nearby Rancho Cholame, one of the last great undivided ranchos in California. Cholame contains a 102-year-old post office, the old Cholame-Shandon school, a service station and a restaurant. A large sculptured monument to actor James Dean, who lost his life there in a highway accident, is the most recent attraction.

Both commercial areas serve the local rural population and the traveling public; however, only limited expansion of either area is anticipated. Commercial uses should be confined to existing areas. The Cholame commercial area on the west side of Highway 46 is approximately 200 feet wide and 500 feet long, in the northwest quarter of the southwest quarter of Section 30, Township 25 South, Range 16 East.

Commercial Service

The small commercial area located midway between Shandon and Cholame includes a service station and garage, towing facilities and a small wrecking yard. Commercial uses should not be allowed to expand at this remote highway location.

B. THE SHANDON URBAN AREA

Agriculture

The area between Highway 46 and Estrella and Cholame creeks on the north side of Shandon is included within the urban reserve line. Most of the area is under a land conservation contract which will preclude development for a number of years, but the land is divided into five acre parcels that could be developed individually upon termination of the contract.

Recreation

Recreation uses in Shandon are primarily resident-oriented. Existing facilities include a small community park with swimming pool and a community meeting hall, tennis courts and day-use facilities. The Shandon elementary and high schools provide additional sports facilities. Existing facilities are adequate for the community and no new recreational areas are planned.

Residential Rural

An area designated Residential Rural is located in the southeastern portion of the community. Existing parcels are in the five to 20 acre range. In order to buffer adjacent commercial agricultural lands outside the urban reserve line, no additional parcels smaller than 10 acres should be created.

Residential Suburban

The northwestern portion of Shandon is designated Residential Suburban. The area consists of varied parcel sizes of irregular configuration between Highway 41 and Cholame Creek, and will not support long-range agricultural use. The Residential Suburban category will provide opportunities for additional large-lot residential development.

Residential Single Family

Shandon is a community of mainly single family dwellings located in two areas: (1) east of the high school in the original tract of the Shandon Townsite; and (2) to the west of the high school in what is known as Shandon Heights (Tract No. 47). Lot sizes range from approximately 7,000 square feet to 12,000 square feet. The residential areas are envisioned to remain basically the same, with infill building upon existing lots and the creation of new lots within the existing service area boundary.

Commercial Retail

Commercial establishments in Shandon are along Center Street (Highway 41). Existing uses mainly provide local convenience goods and services. Major items must be purchased in Paso Robles, the closest urban area to Shandon.

It is envisioned that the central commercial area will remain relatively small. New retail commercial uses should locate in the vicinity of existing commercial uses. Shade trees should be planted along Center Street to eventually reduce radiant heat from paved surfaces.

Commercial Service

Two areas along Highway 41 in the northeastern part of Shandon are designated Commercial Service. The location on the east side of San Juan Creek includes a garage and service station. Future development should emphasize agricultural supplies and equipment to support area farms and ranches. The small Commercial Service area at the intersection of Highways 41 and 46 would most appropriately be developed with limited highway commercial uses. (Rev. 2-11-81)

C. VILLAGE AREAS

California Valley

Agriculture

Several fringe areas in the California Valley village reserve line have been designated Agriculture to include large lots bordered by units of the California Valley subdivision. The largest of these areas is in the northwestern portion, surrounding the commercial area, firestation and airstrip.

Commercial Retail

Existing commercial facilities are limited to a motel, cafe and service station on a single site on Soda Lake Road in the northwestern part of the village area. To provide opportunity for developing essential commercial facilities for local residents, an additional Commercial Retail area is designated at the intersection of Belmont Avenue and Soda Lake-San Diego Creek Road in the eastern part of California Valley. There is ample opportunity for future re-evaluation of commercial and other community land uses because of the large size of California Valley and the limited development to date.

Public Facilities

The Public Facilities designation applies to a single area along Soda Lake Road one-half mile south of the existing commercial area. Facilities include the CDF firestation and the Community Services District building that also houses a county branch library.

Residential Rural

The Residential Rural category applies to 43 parcels of approximately 20 acres each at the southwest corner of the village. This category also includes scattered parcels originally intended for community facilities.

Residential Suburban

The subdivided portion of California Valley includes 7,256 lots of 2.5 acres or slightly larger, covering a total area of 18,400 acres. Remoteness, questionable prospects of developing an economic base other than as a retirement community, lack of community facilities, poor access and shortages of potable water have restrained development. Those problems must be resolved before additional growth can be anticipated. The community, however, appeals to those who wish to live in a remote rural setting and dry climate.

Whitley Gardens

Residential Rural

The Residential Rural category is applied to the top of the plateau overlooking Estrella Creek, on the west side of Whitley Gardens Drive north of Highway 46. This area contains a few existing 2.5 acre lots, but unsubdivided portions of this strip should be held to lower densities. The steepest slopes between the plateau and creek form the boundary between the village reserve area and adjacent agricultural lands.

Residential Suburban

Most of Whitley Gardens is divided into one to 10 acre lots, which characterized the village as a suburban residential area. Growth in the area will likely be slow. The area should be encouraged to continue in agriculture in appropriately suited locations. Land divisions to full suburban densities should be discouraged because there is an inadequate water supply system. Current development reflects its distant location, and there remains an adequate area for additional development at the proposed density.

D. 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 Shandon - Carrizo planning area are grouped under the names of communities or rural areas, and then under land use categories or other location headings to identify specific areas where they each apply.

RURAL AREA PROGRAMS

The following programs apply to the portions of the Shandon - Carrizo planning area outside of urban and village reserve lines, in the land use categories listed.

Areawide.

1. **Agricultural Preserves.** The county should continue to encourage owners of eligible lands to participate in the agricultural preserve program.

Recreation

2. **State Acquisition.** The county should work with affected state agencies and property owners toward state acquisition of the Hubbard Hill-Freeborn Mountain to provide recreational improvements for camping, hiking and riding, together with an adequate maintenance and security program.

Rural Lands

3. **Public Lands.** Lands in BLM ownership should be retained and administered by the federal government except where property trades are mutually beneficial for consolidating both public and private land holdings.

VILLAGE AREA PROGRAM

The following program applies to the California Valley village area, Residential Suburban land use category.

Residential Suburban

- 1. Review of development patterns.** The county should review development patterns in the community at the time the Shandon-Carrizo Area Plan is updated to determine whether planning area standard Nos. 2, 3 and 4 for the Residential Suburban land use category should be repealed. If the community is still largely undeveloped, then the standards should remain. [Amended 1987, Ord. 2321]

CHAPTER 6: COMBINING DESIGNATIONS AND 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 22.110 - Shandon/Carrizo Planning Area) and are applicable to development proposals in addition to the standards of Chapter 22.14 of the Land Use Ordinance.

Portions of the Temblor Range, Red Hills, Hubbard Hill-Freeborn Mountain and Caliente Mountain (GSA) - This designation includes lands with high landslide risk potential, as identified in the Seismic Safety Element.

Estrella River, San Juan Creek, Cammatti Creek, Cholame Creek and Cuyama River (FH) - As designated on the plan map, they are flood plains.

San Andreas Fault Zone (GS) (SRA) - Identified as a Special Studies Zone by the state Geologist under the provisions of the Public Resources Code, the San Andreas fault zone traverses the east county and is one of the most seismically active faults in North America. The fault zone is also important from a botanical and geological standpoint. The area near Poso Ortega Lake has particular interest, with a profusion of spring wildflowers and other plant species as well as several narrow endemics. Because of the scarcity of wetlands in this arid part of the county, the sag ponds along the fault have special ecological significance. The geological features along the fault have national significance due to the extraordinary preservation of the fault trace in the arid climate. Much of the fault zone already has been given agricultural preserve status. Voluntary measures should be taken to protect geological features and to prevent destruction of natural vegetation along the fault zone. The dry beds of the intermittent sag ponds have been cultivated in the past, and some of these small depressions should be set aside as natural areas.

Hubbard Hill Freeborn Mountain (SRA) - These ridges along the westerly border of the Carrizo Plains, include 7,000 acres under Bureau of Land Management control. Diverse native species are found in the area, with no single dominant plant association. The area should be reverted to state ownership, with designation as a state nature preserve. Acquisition of some areas along San Juan Creek by the state or BLM is desirable. BLM is conducting a Wilderness Review of the federally owned land in response to the Federal Land Policy and Management Act of 1976. Development should not interfere with the area's potential status as a wilderness.

Painted Rock (SRA) - Painted Rock is an isolated rock formation which Chumash Indians decorated with unique rock paintings ("pictographs") and "petroglyphs" (figures scratched into rocks). These magnificent rock paintings have almost been entirely vandalized.

Soda Lake (SRA) - This large ephemeral alkaline lake is one of the county's most unusual ecological areas. Filled with water in winter and spring, the lake serves as a key wintering area for sandhill cranes. The surrounding area is included in the general range of endangered wildlife species, the San Joaquin Kit Fox and Blunt Nosed Leopard Lizard. The alkaline conditions in the area support one of the most highly-localized plant species in the world, alkaline peppergrass (*Lepidium jaredii*). The lake covers about 13,000 acres, with the central portion administered by the Bureau of Land Management and the fringes in private ownership. Soda Lake should receive designation as a natural area along with appropriate protection.

Caliente National Cooperative Land and Wildlife Management Area (SRA) - The existing preserve includes 58,000 acres of Bureau of Land Management property. This range is considerably different than most areas in the county. There is very little tree cover (occurring primarily on northern slopes), yet this scenic backdrop is one of the most striking in the county. Caliente Mountain, the highest peak in the county at more than 5,100 feet, is located here and is the prominent peak in this outstanding scenic backdrop.

In addition to the rather unique natural values, this area is either partially or entirely within the general range of the California Condor and Blunt Nosed Leopard Lizard, both of which are listed as endangered species, and the San Joaquin Kit Fox, listed as a rare species.

The San Joaquin Kit Fox is naturally restricted to areas of native vegetation including rolling hills, canyons and arid flatland, unsuited to agriculture or urbanization. The California Condor is North America's largest land bird. It is threatened with extinction with about thirty birds remaining in existence.

The Bureau of Land Management is conducting a Wilderness Review of a large portion of the area in response to the Federal Land Policy and Management Act of 1976. BLM will recommend to Congress whether or not the area should be designated a wilderness area after studying it in relation to the Wilderness Act of 1964 and public opinion. Development should only be permitted in accordance with BLM standards authorized by the Federal Land Policy and Management Act.

Temblor Range (SRA) - The Temblor Range is the easternmost mountain range in the county, bordered on the west by the San Andres Fault. The Bureau of Land

Management is conducting a wilderness review of the federal lands which are designated as a Sensitive Resource Area. BLM will recommend to Congress whether or not the area should be designated a wilderness area after studying it in relation to the Wilderness Act of 1964 and public opinion. Development should only be permitted in accordance with BLM standards authorized by the Federal Land Policy and Management Act of 1976.

Navaho Creek (EX1) - This area consists of approximately 135 acres in and adjacent to the Navaho Creek channel, southeast of the intersection of Highway 58 and Red Hill Road, beginning one-and-one-half miles south of the Highway 58 crossing and extending for about two miles upstream. This area is included in the EX combining designation to reflect that it is classified by the State Department of Conservation's Division of Mines and Geology as containing or being highly likely to contain significant deposits of Portland cement concrete aggregate materials. As of 1989, one company was mining sand and gravel along Navaho Creek. [Amended 1991, Ord. 2498]

B. COMBINING DESIGNATION PROGRAMS

"Programs" are non-mandatory actions or policies recommended by the Land Use Element 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 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.

Combining designation programs for the Shandon - Carrizo planning area are grouped under other location headings to identify specific areas where they each apply.

Sensitive Resource Areas

1. **Caliente Wildlife Area.** The county should work with property owners and affected state and federal agencies to prohibit recreational off-road vehicles in the Caliente National Cooperative & Wildlife Management Area, except on Bureau of Land Management lands specifically designated for ORV use. Earth berms or other similar barriers in conjunction with drainage ditches should be placed adjacent to public roads to restrict access by off-road vehicles.
2. **Hubbard Hill - Freeborn Mountain.** At such time as Hubbard Hill and Freeborn Mountain are acquired by the state, the agency having jurisdiction should post adjacent private property and any public right-of-way leading to the area against trespassers.
3. **Painted Rock.** The county should work with the San Luis Obispo Archeological Society and the owners of Painted Rock to secure the area for prevention of further vandalism and preservation of remaining pictographs and petroglyphs, and to explore potential sources of funding and expertise to support future restoration.
4. **Soda Lake.** The county should work with property owners to initiate a program to restrict recreational off-road vehicles from the Soda Lake area by signing and physical barriers.

