California Valley Village Plan

This page intentionally left blank.

Table of Contents

Chapter 1: Introduction 1-1

1.1 Purpose 1-1

1.2 Relationship to General Plan 1-1

1.3 Features of the Plan 1-1

1.4 Setting 1-3

Chapter 2: Population 2-1

2.1 Population 2-1

Chapter 3: Public Facilities, Services, and Resources 3-1

3.1 Introduction 3-1

3.2 Status of Public Facilities, Services, and Resources 3-1

3.3 Community Service Programs 3-2

Chapter 4: Land Use 4-1

4.1 Introduction 4-1

4.2 Distribution of Land Uses 4-1

4.3 Land Use Programs 4-2

Chapter 5: Circulation Element 5-1

5.1 Roads 5-1

5.2 Other Means of Transportation 5-2

5.3 Circulation Programs 5-2

Chapter 6: Combining Designations 6-1

6.1 Introduction 6-1

6.2 California Valley Combining Designations 6-1

6.3 Combining Designations Programs 6-1

List of Figures

Figure 1-1: Regional Map 1-3

List of Tables

Table 2-1: Population Projections – California Valley 2-1

Table 2-2: Absorption Capacity - California Valley 2-1

Table 4-1: Land Use Category Acreage 4-1

Chapter 1: Introduction

1.1 Purpose

The California Valley Village Plan establishes a vision for the future that will guide land use and transportation over the next 20 years.

1.2 Relationship to General Plan

This village plan is part of Part III of the Land Use and Circulation Elements (LUCE) of the County General Plan. This plan is consistent with the other elements of the County General Plan. All other County plans, policies and programs that involve the California Valley and are subject to the County General Plan are to be consistent with and implement this plan. In addition, where applicable, all public and private development is to be consistent with the LUCE, including this village plan. It should be recognized, however, that this plan is subject to higher legal authority; for example, federal and state statutes, case law, and regulations.

The Framework for Planning (LUCE Part I) is the central policy document, while this plan contains programs more specifically applicable to the California Valley village area. In accordance with the Framework for Planning, allowable densities (intensity of land use) are established. The Carrizo Area Plan contains regional land use and circulation goals, policies, and programs that also apply to the California Valley village reserve area.

The Land Use Ordinance contains development regulations that are applicable countywide, as well as standards and guidelines for local communities that may be different than the countywide regulations.

1.3 Features of the Plan

This plan describes County land use and transportation programs for a 20-year timeframe in the California Valley village area, including regulations also adopted in the Land Use Ordinance and Land Use Element. All information contained in this plan is taken from the Shandon-Carrizo Area Plan, which was originally adopted on September 22, 1980 and updated with 2010 population data when the Shandon Community Plan was separated from the Shandon-Carrizo area plan in 2012. Only non-substantive edits have been made to this text for consistent formatting and to reflect the new organization of the LUCE. No changes have been made to reflect current conditions in the California Valley village reserve area.

This plan includes the following major features:

Background Information

This plan provides information on land use, population, availability of resources and public services, and environmental characteristics. This information (current as of 2010 for population data and 1980 for all other data) is the basis for many of the plan recommendations.

Policies, Programs and Standards

In addition to countywide policies in Framework for Planning, the Carrizo Area Plan contains areawide land use and circulation policies affecting the California Valley village area. These policies are implemented in California Valley through the recommended programs in Chapters 4 through 6 of this plan and the standards in Article 10 (Chapter 22.102.010 – California Valley Standards).

Proposed programs listed at the end of Chapters 4 through 6 are non-mandatory actions that may be initiated by the County, communities, or other agencies to correct or improve local problems or conditions, and to otherwise help implement the goals and policies of the Carrizo Area Plan. Since many recommended programs involve public expenditures, their initiation depends upon availability of funding. Areawide programs listed in the Carrizo Area Plan may also affect the California Valley village area.

Specific, mandatory development standards are included in Article 10 of the Land Use Ordinance (Chapter 22.102.010 – California Valley Standards) that address special conditions in communities and neighborhoods and help implement the goals and policies of the Carrizo Area Plan. These standards address land use, public services, circulation, sensitive resources, and natural hazards (the latter two overlays are called "combining designations"). Article 9 of the Land Use Ordinance (Chapter 22.92 – Carrizo Planning Area Standards) includes areawide and regional development standards that may also affect the California Valley village area.

Resource Management

Chapter 3 describes the existing and future status of water supply, sewage disposal, schools, and other public services in the California Valley village area. Chapter 6 includes descriptions of sensitive resource areas. While this plan focuses on public facilities, services, and resources within the California Valley village area, the Carrizo Area Plan addresses these topics on a regional scale.

Area Plan Maps

Land use, circulation and combining designation maps are shown following Chapters 4, 5 and 6, respectively. They illustrate:

- **Land Use Categories** – which determine the uses that are allowable on a piece of property, including density and intensity of development.
- **Combining Designations** – which identify areas of flood hazards and sensitive resources.
- **Circulation** – which consists of roads and pedestrian, bicycle, and equestrian facilities.

Due to scale limitations, the maps in this plan are for reference purposes only. The official maps are available at the County Department of Planning and Building.

1.4 Setting

The California Valley village area is home to approximately 2,735 residents (2010) and is located in the Carrizo planning area. It 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.

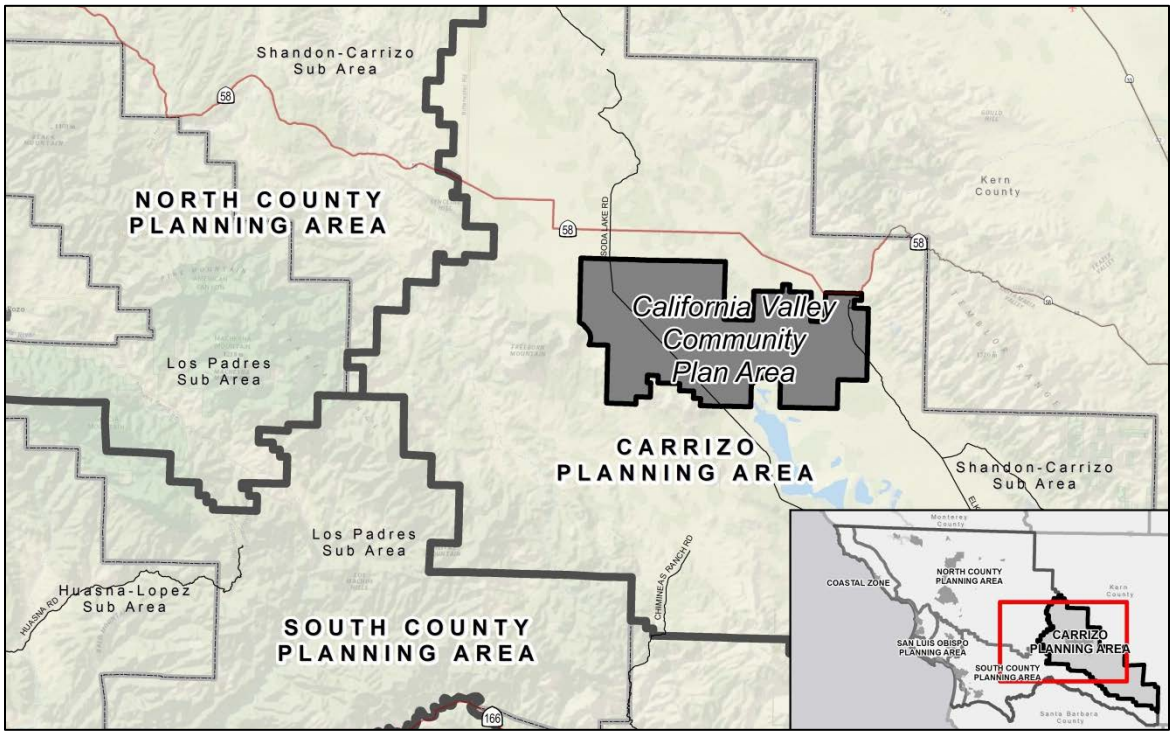


Figure 1-1: Regional Map

This page intentionally left blank.

Chapter 2: Population

This chapter focuses on the population of the California Valley village area. Table 2-1 uses 2010 population data; Table 2-2 is current as of the original adoption date of the former Shandon-Carrizo Area Plan.

2.1 Population

Table 2-1 contains population projections for the California Valley village area. Table 2-2 contains the projected absorption capacity of the California Valley village area.

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.

Table 2-1: Population Projections – California Valley

Year	Population	Percentage of Co. Population
2010	356	1.01
2015	2,846	1.03
2020	3,045	1.06
2025	3,722	1.25
2030	4,402	1.42
2035	5,237	1.90

Table 2-2: Absorption Capacity[1] - California Valley

Land Use Category	Population
Agriculture	150
Rural Lands	-
Residential Rural	223
Residential Suburban[2]	41,061
ABSORPTION CAPACITY	**41,434**
Existing Population	156
POTENTIAL ADDED POPULATION	**41,278**

Notes:

1. Potential population at build-out by land use category.
2. Based on net acreage, excludes roads.

This page intentionally left blank.

Chapter 3: Public Facilities, Services, and Resources

3.1 Introduction

Chapter 3 provides a description of public facilities, services and basic resources within the California Valley village area.

Appropriate levels of service for urban, suburban and rural areas are discussed in Framework for Planning (LUCE Part I). Appropriate development levels within the California Valley village are addressed in Chapter 4 of this plan. The intent of Chapter 3 is to provide the public and decision makers with basic information and a range of options to be considered when evaluating growth and development issues.

> ***NOTE:*** This chapter describes service levels and available resource capacities as of the last major update to the Shandon-Carrizo Area Plan. More recent data on resource and service levels is available in the County's Resource Summary Report, which is updated every two years.

In addition to the discussion in this chapter, the Carrizo Area Plan describes regional facilities and services that are not necessarily based in the California Valley but are present in the larger Carrizo Plain area.

3.2 Status of Public Facilities, Services, and Resources

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 red rock 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.

Water Supply

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 the LUCE 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 village area is served by septic tanks and other individual disposal systems. Soil conditions and large parcel sizes should permit their continued safe use.

Solid Waste Disposal

Residents in the California Valley have garbage pickup available. A small disposal site is operated by the California Valley Community Services District.

Police Service

The village 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 village 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).

Emergency Medical Service

Ambulance service is provided by a private ambulance service based in Arroyo Grande. Response time is poor.

Schools

Students in the Carrizo area attend Atascadero schools, with many of them rooming in Atascadero. There is also a junior college in Taft (Kern County), about 40 miles east of California Valley. Future development in California Valley and 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.

Human Services

All human services (mental health, welfare, etc.) are provided outside the village area.

3.3 Community Service Programs

No community service programs have been established for the California Valley village area.

Chapter 4: Land Use

4.1 Introduction

This chapter discusses land use issues affecting the California Valley village area and contains programs intended to achieve the community's vision consistent with the areawide land use goals and policies described in the Carrizo Area Plan.

4.2 Distribution of Land Uses

The primary method of allocating land uses within the California Valley is through the mapping of 14 land use categories. The uses that are allowed within each category are shown in Article 2 of the Land Use Ordinance. Further limitations on allowable uses may be imposed by standards located in Articles 9 and 10 of the Land Use Ordinance.

The location and distribution of the land use categories is shown in the official maps on file in the Department of Planning and Building and on the informational report map at the end of this chapter.

Table 4-1 summarizes the acreage of each land use category in the California Valley. Rural land use acreage is summarized in the Carrizo Area Plan.

The following sections discuss land use within each land use category on the plan maps.

Table 4-1: Land Use Category Acreage

Land Use Categories	Acreage
Agriculture	4,835
Rural Lands	820
Recreation	0
Open Space	0
Residential Rural	0
Residential Suburban	18,413
Residential Single Family	0
Residential Multi-Family	0
Office and Professional	0
Commercial Retail	14
Commercial Service	0
Industrial	0
Public Facilities	1
Dalidio Ranch	0
Total	**24,083**

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, fire station 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 fire station 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.

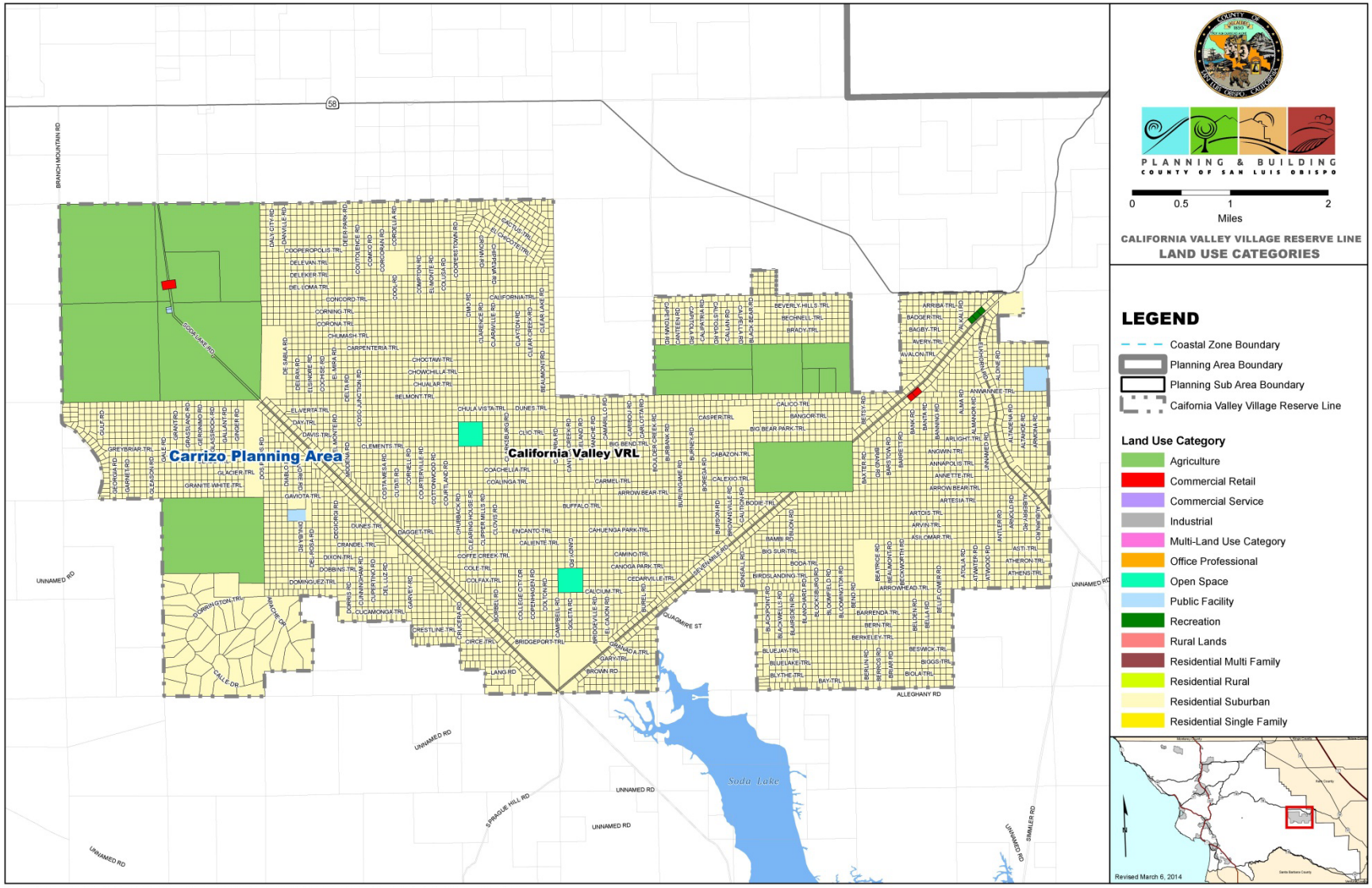
4.3 Land Use Programs

The following program applies within the California Valley Village Reserve Line. It is listed under the land use category to which it applies. The Carrizo Area Plan should also be referenced for a list of areawide land use programs that may affect the California Valley village area.

NOTE: In addition to the programs listed here, the Carrizo Area Plan contains regional programs that may also affect the California Valley village area.

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. These standards are found in Article 10 (Chapter 22.102.010 – California Valley Standards) of the Land Use Ordinance. If the community is still largely undeveloped, then the standards should remain. [Amended 1987, Ord. 2321]


PLANNING & BUILDING
COUNTY OF SAN LUIS OBISPO
0 0.5 1 2
Miles
CALIFORNIA VALLEY VILLAGE RESERVE LINE
LAND USE CATEGORIES
LEGEND
Coastal Zone Boundary
Planning Area Boundary
Planning Sub Area Boundary
Caifornia Valley Village Reserve Line
Land Use Category
Agriculture
Commercial Retail
Commercial Service
Industrial
Multi-Land Use Category
Office Professional
Open Space
Public Facility
Recreation
Rural Lands
Residential Multi Family
Residential Rural
Residential Suburban
Residential Single Family
Carrizo Planning Area
California Valley VRL
Soda Lake
Revised March 6, 2014

This page intentionally left blank.

Chapter 5: Circulation Element

This chapter is the Circulation Element for the California Valley. It reflects the countywide goals and policies in Framework for Planning (LUCE Part I) and regional goals and policies in the Carrizo Area Plan (LUCE Part II). The circulation map at the end of this chapter shows the existing road network and planned road improvements within the California Valley village area.

Land use and circulation planning should support each other so that the pattern of land development is supported by a well-defined system of transportation linkages. Roads, bikeways, airports, railroads and various modes of transportation make up the circulation system. Improvements occur by a combination of public and private measures, including the dedication of land to the public in proportion to the impacts created by development. It is understood that public dedications will be reviewed on a case-by-case basis to meet nexus and other legal requirements.

5.1 Roads

This chapter discusses the transportation network and anticipated road improvements within the California Valley village reserve area. System improvements and programs are recommended to implement the circulation needs of the Land Use Element. Refer to the Carrizo Area Plan for a discussion of regional circulation issues that extend beyond the California Valley village area.

The Circulation Element 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.

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.

5.2 Other Means of Transportation

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 2,500 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.

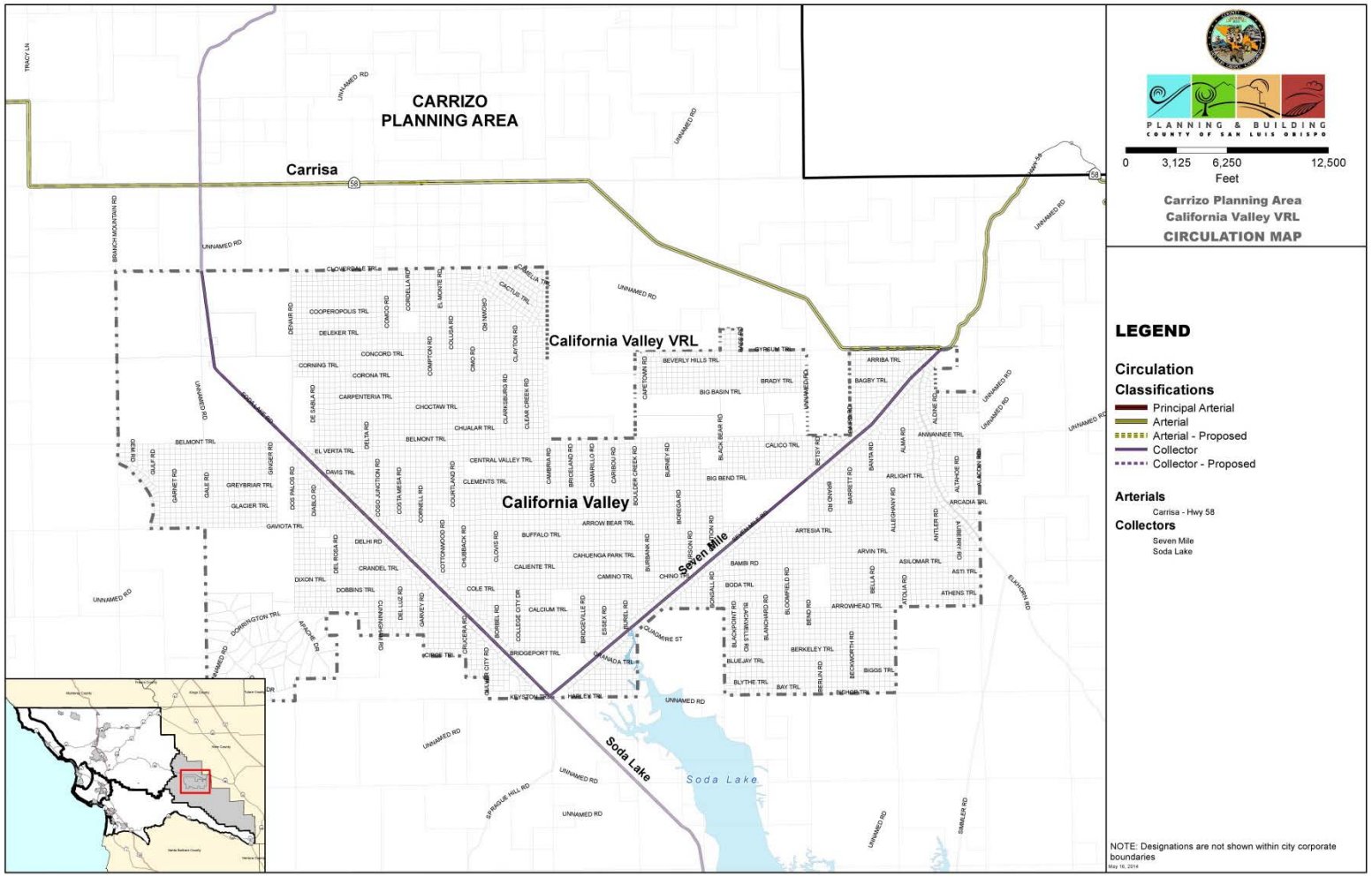
5.3 Circulation Programs

"Programs" are specific non-mandatory actions or policies recommended by the LUCE to achieve the goals and objectives identified in this community plan. The implementation of each LUCE 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 should be based on a consideration of community needs and substantial community support for the program and its related cost. Refer to the Carrizo Area Plan for a list of regional circulation programs.

NOTE: In addition to the programs listed here, the Carrizo Area Plan contains regional programs that may also affect the California Valley village area.

The following circulation program applies within the California Valley Village Reserve Line:

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


CARRIZO
PLANNING AREA
Carrisa
California Valley VRL
California Valley
Seven Mile
Soda Lake
Soda Lake
PLANNING & BUILDING
COUNTY OF SAN LUIS OBISPO
0 3,125 6,250 12,500
Feet
Carrizo Planning Area
California Valley VRL
CIRCULATION MAP
LEGEND
Circulation
Classifications
Principal Arterial
Arterial
Arterial - Proposed
Collector
Collector - Proposed
Arterials
Carrisa - Hwy 58
Collectors
Seven Mile
Soda Lake
NOTE: Designations are not shown within city corporate boundaries
May 16, 2014

This page intentionally left blank.

Chapter 6: Combining Designations

6.1 Introduction

Combining designations are special overlay maps and symbols applied in areas of the county with potentially hazardous conditions or special resources, where more detailed project review is needed to avoid or minimize adverse environmental impacts or effects of hazardous conditions on proposed projects. Symbols denote the vicinity of proposed public facilities such as government uses, parks and schools. 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 10 of the Land Use Ordinance (Chapter 22.102.010 – California Valley Standards) and apply to development proposals in addition to the standards of Chapter 22.14 of the Land Use Ordinance.

6.2 California Valley Combining Designations

The California Valley village includes the following combining designation, which is shown on the map at the end of this chapter:

1. **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.

6.3 Combining Designations Programs

"Programs" are specific non-mandatory actions or policies recommended by the Land Use Element to achieve the objectives of this village plan. The implementation of each LUCE 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 should be based on consideration of community needs and substantial community support for the program and its related cost.

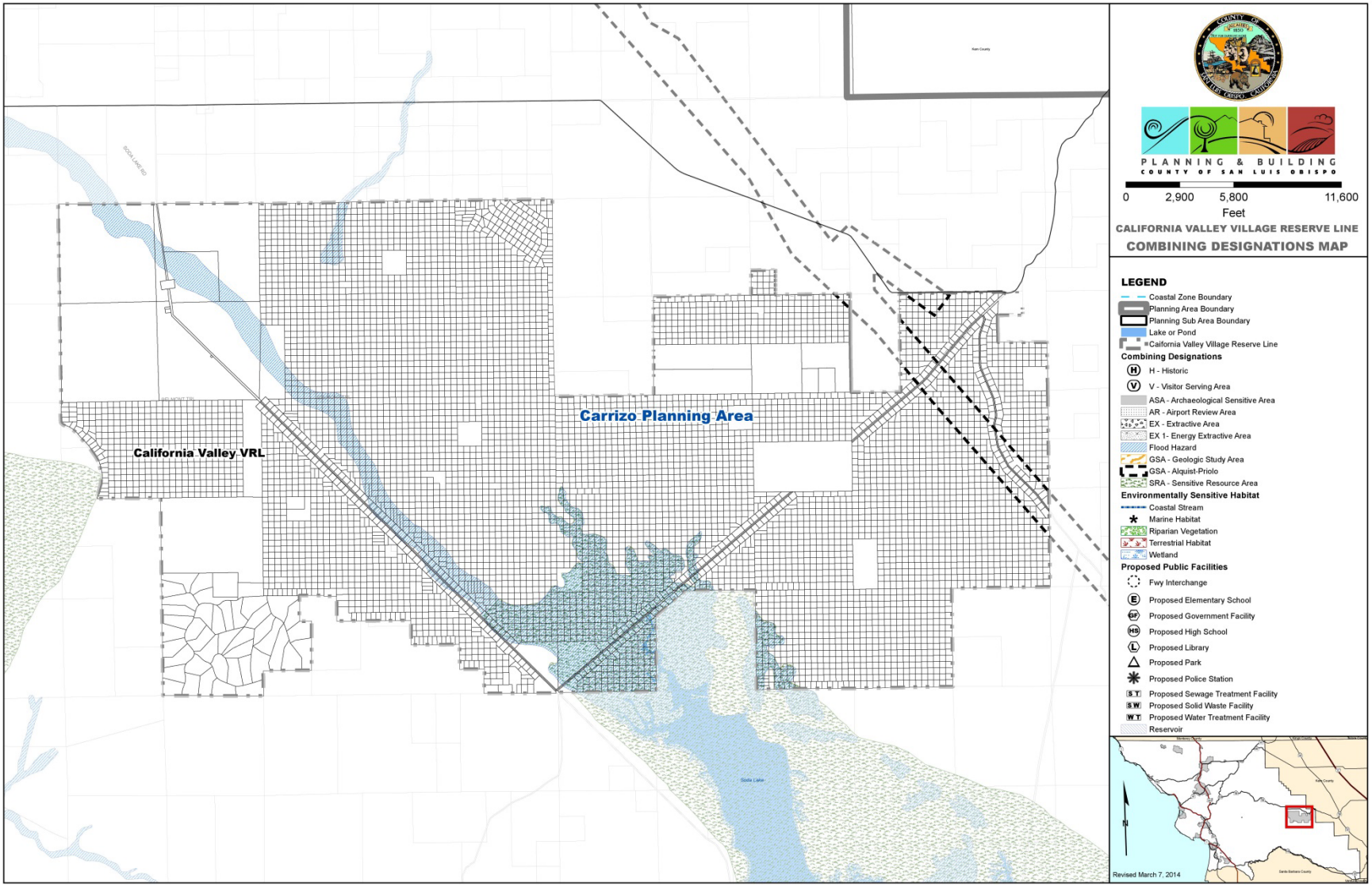
> ***NOTE:*** In addition to the program listed here, the Carrizo Area Plan contains regional programs that may affect the California Valley village area.

The following program applies within the California Valley Village Reserve Line:

Sensitive Resource Area (SRA)

1. **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.

This page intentionally left blank.


Carrizo Planning Area
California Valley VRL
Soda Lake
PLANNING & BUILDING
COUNTY OF SAN LUIS OBISPO
0 2,900 5,800 11,600
Feet
CALIFORNIA VALLEY VILLAGE RESERVE LINE
COMBINING DESIGNATIONS MAP
LEGEND
Coastal Zone Boundary
Planning Area Boundary
Planning Sub Area Boundary
Lake or Pond
Caifornia Valley Village Reserve Line
Combining Designations
H - Historic
V - Visitor Serving Area
ASA - Archaeological Sensitive Area
AR - Airport Review Area
EX - Extractive Area
EX 1- Energy Extractive Area
Flood Hazard
GSA - Geologic Study Area
GSA - Alquist-Priolo
SRA - Sensitive Resource Area
Environmentally Sensitive Habitat
Coastal Stream
Marine Habitat
Riparian Vegetation
Terrestrial Habitat
Wetland
Proposed Public Facilities
Fwy Interchange
Proposed Elementary School
Proposed Government Facility
Proposed High School
Proposed Library
Proposed Park
Proposed Police Station
Proposed Sewage Treatment Facility
Proposed Solid Waste Facility
Proposed Water Treatment Facility
Reservoir
Revised March 7, 2014

This page intentionally left blank.