Oceano Community Plan

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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 and Economy 2-1

2.1 Population 2-1

2.2 Economy 2-2

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

3.1 Introduction 3-1

3.2 Resource Management System 3-1

3.3 Status of Public Facilities, Services, and Resources 3-2

3.4 Community Service Programs 3-3

Chapter 4: Land Use 4-1

4.1 Introduction 4-1

4.2 Distribution of Land Uses 4-1

4.3 Land Use Programs 4-4

Chapter 5: Circulation Element 5-1

5.1 Roads 5-1

5.2 Other Means of Transportation 5-3

5.3 Circulation Programs 5-3

Chapter 6: Combining Designations 6-1

6.1 Introduction 6-1

6.2 Oceano Combining Designations 6-1

6.3 Proposed Public Facilities 6-1

6.4 Combining Designations and Proposed Public Facilities Programs 6-2

Chapter 7: Oceano Specific Plan 7-1

List of Figures

Figure 1-1: Regional Map 1-3

List of Tables

Table 2-1: Population Projections – Oceano 2-1

Table 2-2: Absorption Capacity – Oceano 2-1

Table 3-1: Resource Severity Levels and Population Thresholds - Oceano 3-2

Chapter 1: Introduction

1.1 Purpose

The Oceano Community 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 community 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 community of Oceano 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 community 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 this community. In accordance with the Framework for Planning, allowable densities (intensity of land use) are established. In addition to the Framework for Planning, the South County Area Plan contains regional land use and circulation goals, policies, and programs that apply to Oceano.

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 county-wide regulations. The Oceano Specific Plan was adopted by the County Board of Supervisors on April 2, 2002 and is incorporated by reference into the Land Use Ordinance, Title 22 of the County Code.

The Oceano urban area is split by the California Coastal Zone boundary. This plan addresses land use and circulation issues for the inland portion of the community outside of the coastal zone. The San Luis Bay Area Plan, Coastal (part of the Local Coastal Program) addresses these issues for the portion of Oceano within the coastal zone.

1.3 Features of the Plan

This plan describes County land use and transportation programs for a 20-year time frame in the community of Oceano, including regulations also adopted in the Land Use Ordinance and Land Use Element. All information contained in this plan is taken from the San Luis Bay Inland Area Plan, which was adopted on September 22, 1980. 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 Oceano.

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 1980) is the basis for many of the plan recommendations.

Policies, Programs and Standards

In addition to countywide policies in Framework for Planning, the South County Area Plan contains areawide land use and circulation policies affecting the community of Oceano. These policies are implemented in Oceano through the recommended programs in Chapters 3 through 6 of this plan and the standards in Article 10 of the Land Use Ordinance (Chapter 22.108 – South County Area Communities and Villages).

Proposed programs listed at the end of Chapters 3 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 South County Area Plan. Since many recommended programs involve public expenditures, their initiation depends upon availability of funding. Areawide programs listed in the South County Area Plan may also affect the community of Oceano.

Specific, mandatory development standards are included in Article 10 of the Land Use Ordinance (Chapter 22.108 – South County Area Communities and Villages) that address special conditions in communities and neighborhoods and help implement the goals and policies of the South County Area Plan. These standards address land use, public services, circulation, sensitive resources, and natural hazards (the latter two overlays are called "combining designations"). The standards provide criteria for detailed evaluation of development projects.

Chapter 7 provides reference information for the Oceano Specific Plan, which is incorporated by reference into the Land Use Ordinance, Title 22 of the County Code.

Resource Management

Chapter 3 describes the existing and future status of water supply, sewage disposal, schools, and other public services in Oceano. Included are estimates of population thresholds at which potential resource capacity problems may occur. Chapter 6 includes descriptions of the Airport Review Area and historic resources. While this plan focuses on public facilities, services, and resources within the Oceano urban area, the South County 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 hazards, sensitive resource areas, historic sites, energy and mineral resources, and public facilities.

- **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 (LUCE Part IV) are available at the County Department of Planning and Building.

1.4 Setting

The Oceano Urban Area is the unincorporated area lying south of the Pike and the cities of Grover Beach and Arroyo Grande. It extends east to Halcyon Road and is bordered on the south by Arroyo Grande Creek and on the west by the Coastal Zone, which is generally west of Highway 1. The urban area also includes the religious community of Halcyon. Oceano is expected to remain heavily dependent on the larger urban complex for commercial uses and employment opportunities. Much of Oceano is already subdivided into residential lots of various sizes. The community also has adequate existing water distribution and sewage collection systems serving the urban area, the most costly of urban services on the existing lots, as well as new subdivisions on some of the larger vacant parcels.

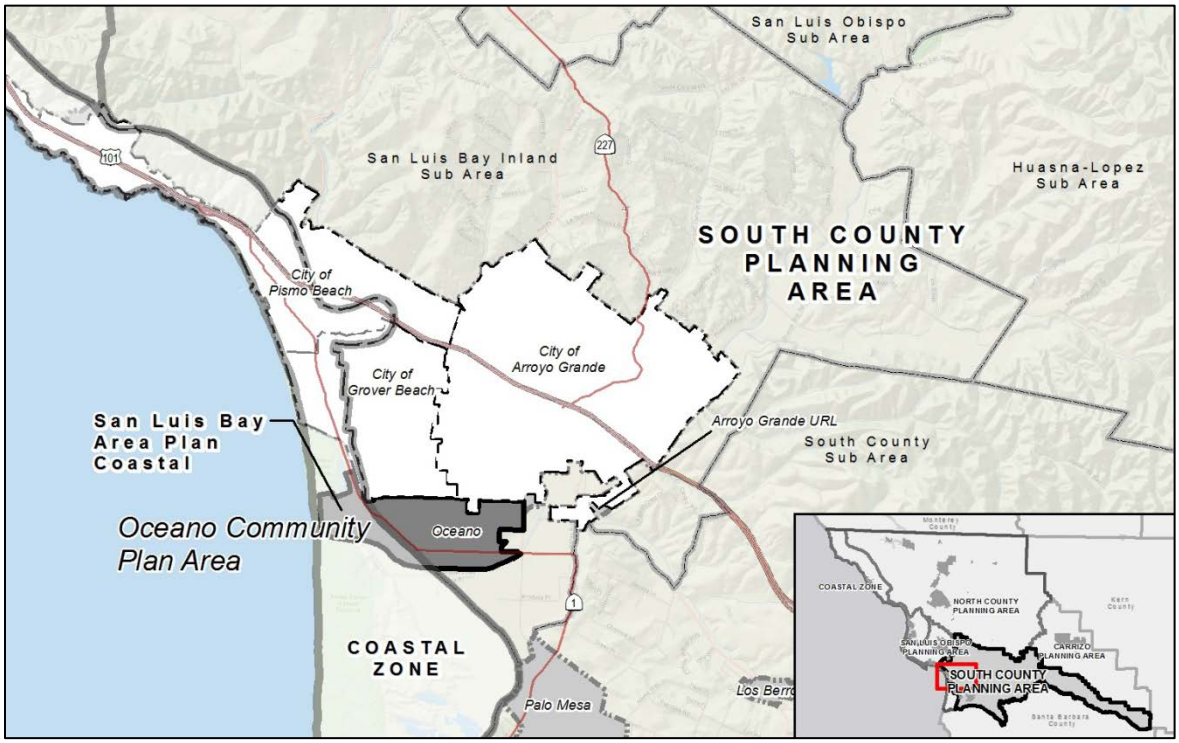

Figure 1-1: Regional Map

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Chapter 2: Population and Economy

This chapter focuses on the population and economy of Oceano. More detailed population information for the entire San Luis Bay sub-area is described in the South County Area Plan.

2.1 Population

The 1976 special census indicates population growth in Oceano from 2,564 people in 1970 to 3,434 people in 1976, is an increase of 33.9% (figures include areas within the coastal zone). This growth is expected to continue as already subdivided lots are built on and some new subdivisions are created. Based on an analysis of past trends, the projected population is 7,249 persons by the year 2000, compared to a 1989 population of 5,297.

Table 2-1: Population Projections – Oceano

1980	1985	1989	1990	1995	2000
4,126	4,657	5,297	5,595	6,486	7,249

An analysis of the special census data indicates that Oceano is attracting both the younger and older segments of the population. The data shows 31% of the population to be under 17 years of age and 13.0% of the residents are 65 or over, compared to 24.7% and 9.7% respectively for the unincorporated county. The young family orientation of the community is further reflected in the median age being 29 years. The average number of persons per household is 2.7 and has not been declining as rapidly as some other areas of the county.

Table 2-2: Absorption Capacity[1] – Oceano

Land Use Categories	Absorption Capacity
Agriculture	1
Rural Lands	0
Residential Rural	0
Residential Suburban	0
Residential Single Family	5,445
Residential Multi-Family	16,335
Maximum Absorption Capacity	**21,781**
1989 Population	5,297
Potential Added Population	**16,484**

Notes:
1. Theoretical maximum population at build-out, by land use category. Calculations are based on the following assumptions:
   a) Minimum parcel size is 80 acres for Agriculture and Rural Lands, 5 acres for Residential Rural, 1 acre for Residential Suburban.
   b) Density is 6 dwelling units per acre for Residential Single-Family and 26 per acre for Residential Multi-Family.
   c) 2.685 persons per household
2. Uses 1979 estimated population for unincorporated area within the Arroyo Grande urban reserve line.

2.2 Economy

The local economy is directly reflected in the median family income. It is $7,166, as compared to $11,262 for the unincorporated county. Over 57% of the households have incomes less than $8,000 per year, as compared to approximately 35% for the unincorporated county. The opportunities for employment in Oceano are confined to the few retail establishments in the downtown area. Other employment opportunities are located in the coastal zone: the produce packing sheds and related industries and the beach resort commercial area. The majority of residents, approximately 40%, are employed in agriculture, a direct reflection of the local orientation to the intensive farming occurring throughout the Arroyo Grande Valley. These socioeconomic characteristics are important in identifying the need and type of urban services to be provided in the future.

Chapter 3: Public Facilities, Services, and Resources

3.1 Introduction

Chapter 3 provides a description of public facilities, services and basic resources within Oceano. It identifies capacities and compares them with current and projected demand levels, based on 1980 information. It then identifies appropriate program options that the County might use to deal with current and potential deficiencies. In addition, this chapter identifies programs for improving our basic understanding of existing and potential resources.

> ***NOTE:*** This chapter describes service levels and available resource capacities as of the adoption of the San Luis Bay Inland Area Plan (1980). More recent data on resource and service levels is available in the County's Resource Summary Report, which is updated every two years.

Appropriate levels of service for urban, suburban and rural areas are discussed in Framework for Planning, LUCE Part I. Appropriate development levels within Oceano 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. In addition to the discussion in this chapter, the South County Area Plan describes regional facilities and services that are not necessarily based in Oceano but are available to residents in the San Luis Bay sub-area.

3.2 Resource Management System

The primary purpose of the Resource Management System is to provide an alert process for timely identification of potential resource deficiencies. Sufficient lead time can then be provided to allow for correcting or avoiding a problem without the necessity of resorting to development moratoria or other severe growth restrictions. This chapter initiates the RMS by summarizing assessments of the major resources of water supply, sewage disposal, schools, and road capacity. In conjunction with those assessments, population thresholds have been estimated for three levels of severity for each resource. Since population thresholds are estimates, however, changes in population growth, resource consumption or other factors may change the estimated thresholds. Data developed for this report will be reviewed and updated annually as part of the general plan review process.

The resources that appear to be experiencing deficiencies in Oceano are summarized in Table 3-1, below. Verification of the level of severity will occur after public hearings and Board of Supervisors action to certify the documentation on which these assessments are based. Resource capacity information is included in this area plan to support ongoing review of needs for capital programs and providing information to the public on the status of county resources. This information is not to be used for reviewing individual development proposals or their consistency with the general plan. The use of Land Use Element resource capacity information by the County to evaluate development proposals can only occur through separate hearings and enactment of ordinances outside of the general plan. An explanation of this procedure is in Framework for Planning (LUCE Part I).

Table 3-1: Resource Severity Levels and Population Thresholds - Oceano			
Resources	**Levels of Severity**		
	I	**II**	**III**
Water Resources	-	3,900	-
Sewage Treatment Plant[1]	-	19,662	28,089
Schools			
Elementary	-	3,900	4,160
Intermediate	-	-	3,900
High School	-	-	30,560
Roads/Circulation[2] State Highway 1	19,890	20,340	34,320

Notes:

[1]Population threshold is the projected combined population for Arroyo Grande, Grover Beach and Oceano.

[2]Population threshold is the projected combined population of Pismo Beach, Grover Beach, and Oceano.

3.3 Status of Public Facilities, Services, and Resources

The Oceano Community Services district provides sewage collection, water, fire, and street lighting within the community of Oceano and Halcyon.

Water Supply

Oceano relies on Lopez water and additional supplies from the groundwater basins, if needed.

The Oceano Community Service District provides water to the Oceano community. The district's Lopez allotment is 303 acre feet per year, supplemented with groundwater from wells. The CSD has recently installed new deeper wells that pump better quality water from deeper aquifers. If the water quality should deteriorate, the CSD could experience a resource deficiency. The present population is approximately 3,900 people and is projected to reach about 5,700 by the year 2000. Like the neighboring communities, Oceano's portion of the groundwater supplies needs to be adjudicated to determine population threshold levels, however, based on presently available data, Oceano (including areas within the Coastal Zone) is experiencing a Level of Severity II for water resources.

Sewage Disposal

The district treatment plant in Oceano provides secondary treatment for wastewater from Grover Beach, Arroyo Grande and Oceano (including areas within the Coastal Zone), for disposal via an ocean outfall line. The city of Pismo Beach will also be utilizing the outfall for disposal of their treated effluent in approximately 1981. Grover Beach and Arroyo Grande have their own sewage collection systems, while Oceano Community Services District collects sewage for the unincorporated Oceano area. Wastewater is transported to the district treatment plant for treatment and disposal through these agencies' sewage collection systems. The sewer lines are all of recent construction and no significant system problems are expected. The outfall line has previously been damaged by storms and is being replaced and extended and should have adequate capacity until about 2000. However, attention should be paid to the effects of adding

Pismo Beach effluent to the ocean outfall line. Modifications to the treatment plant are also being made to improve the quality of the treated effluent.

The treatment plant has a capacity of 2.5 million gallons per day (mgd), with current use at about 1.9 mgd or 76% of capacity. There are no current plans for plant expansion; however, the plant capacity can be doubled by installing parallel treatment units.

Flow rates exceeding 70% of system capacity thus require preliminary facility planning for possible plant expansion. This indicates that the treatment plant is experiencing a Level of Severity II for sewage treatment capacity.

Schools

Oceano is served by the Lucia Mar Unified School District. The district has been experiencing deficiencies for a number of years. The expanding population has led to overcrowding in some schools, while other facilities are deficient in meeting program needs. The district recently prepared a detailed evaluation of its facilities ("Lucia Mar Unified School District Long Range Development Plan 1977-90," Stuhr, Dodson, Foster & McClave, 1978) that indicates the problem is a serious one. The proposed major developments in the Five Cities area, especially in the city of Arroyo Grande, could further impact the situation.

A review of enrollment figures, enrollment projections and facility capacities indicates many of the schools serving the South County planning area are already experiencing a Level II deficiency. Detailed enrollment information for the San Luis Bay Sub-area is provided in the South County Area Plan.

Emergency and Social Services

Oceano is serviced by the San Luis Obispo County Sheriff and the California Highway Patrol. The South County Sheriff's Substation, located in Oceano, services the entire San Luis Bay Inland sub-area and the rest of the South County. Since the area is large, the response time in outlying areas can be quite long.

Fire Protection

The Oceano Community Services District has a volunteer force and provides services to the Oceano community, including Halcyon, from a station located at Paso Robles and 13th Street.

3.4 Community Service Programs

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

> ***NOTE:*** In addition to the programs listed here, the South County Area Plan contains regional programs for the San Luis Bay Inland sub-area that may also affect the community of Oceano.

The following public service programs apply within the Oceano Urban Reserve Line.

1. **Effluent Recycling**. Agencies planning expansion of treatment facilities should pursue re-use of treated effluent rather than continuing use of ocean outfalls.

2. **Sewage Disposal Agency Consolidation**. The County, the South San Luis Obispo County Sanitation District, and the cities of Pismo Beach, Arroyo Grande, and Grover Beach should jointly evaluate the feasibility of consolidating their sewage services into a single district using the existing South San Luis Obispo County Sanitation District treatment facilities.

Chapter 4: Land Use

4.1 Introduction

This chapter discusses land use issues affecting the community of Oceano and contains programs intended to achieve the community's vision consistent with the areawide land use goals and policies described in the South County Area Plan.

The Land Use Element official maps separate the community into land use categories, which define regulations for land uses, density and intensity of use. The programs at the end of this chapter recommend actions by the County to address land use and growth-related issues in the community of Oceano. Other programs are listed in the South County Area Plan for the rural portions of the San Luis Bay Inland sub-area.

The unincorporated community of Oceano occupies the lands bounded by Grover Beach and Arroyo Grande on the north, the Pacific Ocean on the west, Arroyo Grande Creek on the south and extends easterly to Halcyon Road including the religious community of Halcyon. The portion of the community located generally west of the Southern Pacific railroad is within the Coastal Zone. Oceano is the most southerly community in the Five Cities area, and while it has many special facilities (i.e., Oceano Airport, Pismo State Beach, which draws over one million visitors annually), the community is heavily dependent on many commercial uses and employment uses located within the larger urban complex.

Each of the communities in the "Five Cities" area take pride in their individual identity and Oceano is no exception. For Oceano, this identity was probably given its most recognized form through a 1974 proposal to incorporate Oceano as a city separate from either Grover Beach or Arroyo Grande. This request was denied by LAFCO for several reasons, including a projected increase in tax rates for the new city's residents and the lack of an adequate tax base available to support the new city. The LAFCO study further concluded that the proponents of incorporation "work with either of the two adjacent cities toward annexation to one or consolidation of the two cities with the Oceano community for local control and community benefit." This issue is still of great concern within the community and will remain a problem since LAFCO's state guidelines discourage formation of a new city against the boundaries of an existing city. This community plan concurs with the findings and recommendations of the 1974 Oceano Incorporation Study; it does not appear feasible for Oceano to incorporate.

An alternative to Oceano being annexed by either Grover Beach of Arroyo Grande was the recently created Oceano Community Services District, recently approved by LAFCO and a vote of the community. The district allows Oceano residents a more direct voice in community affairs and allows Oceano to retain its own identity, at least until a decision can be reached on the future of the larger urban area. The community service district boundary includes all of the area within the urban reserve line and includes two additional low density recreational areas and the Halcyon Agricultural Preserve at the corner of Highway 1 and Halcyon Road. The urban services line is coterminous with the Oceano urban reserve line and full urban services should be provided as the community grows.

4.2 Distribution of Land Uses

The primary method of allocating land uses within Oceano 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 Article 10 of the Land Use Ordinance (Chapter 22.108 – South County Area Communities and Villages).

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.

Residential Single Family

The residential areas of Oceano are a mixture of existing small lots and larger un-subdivided parcels. The main portion of town, east of Highway 1, was subdivided many years ago into lots of 3,500 square feet, but most have since been combined into multiple ownership patterns to create new housing areas in the community. The remaining un-subdivided properties around the community should be developed using full subdivision standards.

The Casitas Street area (Tract No. 12) bounded by Highway 1, 26th Street, Halcyon and Tierra Nueva Lane, has larger parcels that take on more of a suburban character where the parcels are nearing one acre in size. Many of the properties are developed with home sites that include corrals and stables for the keeping of horses and small animals. (Amended 1982, Ord. 2106)

Continued attention needs to be given to upgrading and improving the existing developed areas. There are still instances of junk accumulation and litter around many properties that detract from the overall community appearance. The appearance can also be improved by upgrading local streets with adequate paving and the installation of curbs, gutters and sidewalks.

The religious community of Halcyon is included within the Oceano urban reserve line, including lands designated Agriculture under preserve contract. A maximum of 36 dwelling units could be constructed in Halcyon. If the property is developed every effort should be made to retain the trees that give the area its secluded character.

Agriculture

Only the Halcyon property is covered by this land use category. The property is under an agricultural preserve contract and is expected to remain for many years.

Residential Multi-Family

Higher residential densities are proposed for two sections of the community. The first is the area lying east and north of Highway 1. It contains deteriorating housing and as these structures become obsolete they should be replaced with family units. Multiple units should be held to a minimum so as to not hinder traffic movements. The multiple-family proposed along the east side of 22nd Street and the north side of Highway 1 will provide a buffer to adjacent single family areas. However, future project approvals for multiple family units must include adequate screening, fencing, landscaping and lighting controls so as to not adversely affect the neighboring single family areas.

Since there is not an area in the community designated for office and professional uses, it is expected that these uses will be integrated into the multiple family area. They should be located close to the downtown retail commercial area, rather than at the periphery adjacent to single family residential areas.

The second area proposed for multiple family uses lies south of Highway 1, east of 22nd Street. In recent years this area has been committed to development of mobile home parks and one

recreational vehicle park. A planning area standard limits allowable uses to mobile home parks, except that on 1989 Assessor Parcel Number 75 032 05 located near the southwest corner of Highway 1 and Halcyon Road, allowable uses are limited to agricultural uses, one dwelling and accessory uses, churches, membership organization facilities, and other uses. The limitation on uses is intended to minimize potential land use conflicts with intensive agricultural operations in and adjacent to the western portion of this Residential Multi Family category. In no case, however, should these uses be allowed to expand beyond Arroyo Grande Creek. As future projects develop they should also not adversely affect the creek channel and dike area. Signing should be held to a minimum along the highway frontage and all projects should be thoroughly fenced, screened and landscaped. (Amended 1990, Ord. 2443).

Central Business District

The Central Business District (CBD) is located along the east and north side of Highway 1, from 13th Street to 22nd Street. The area is generally in poor physical condition and lacks any identity as a strong commercial core area. Physical problems confronting the CBD include: 1) angular street intersections with Highway 1; 2) small block size that could lead to circulation problems as the area grows; 3) the "strip" or linear configuration that tends to string uses out along Highway 1; 4) poor visual appearance of the CBD due to deteriorating and architecturally dissimilar buildings and inadequate street improvements and maintenance.

The Oceano CBD is expected to remain at a competitive disadvantage when compared to either Grover Beach or Arroyo Grande. However, its stature can be greatly improved by orienting goods and services to meeting the convenience needs of Oceano residents. The recent addition of a larger grocery store at the corner of Highway 1 and 21st Street will begin to meet such needs for nearby residents. As the CBD develops the businesses should be oriented towards Highway 1 with nearby off street parking provided. Emphasis should be on creating an informal shopping area that is accessible by both automobiles and pedestrians.

Commercial Service

Two areas are proposed for Commercial Service uses. The first lies south of Highway 1, east of the railroad. Existing uses include an automotive repair shop, some older housing, some small agricultural plots and vacant land. This should develop into heavier service uses but will need to be upgraded as it develops.

The second Commercial Service area lies west of The Pike/13th Street intersection. This area has recently begun developing into a light industrial park type setting. The uses include light manufacturing firms. Adequate street improvements have been installed and the area is expected to further develop with similar uses.

Industrial

Present industrial uses are confined to the area adjacent to the railroad where there are produce packing companies and supporting ice manufacturing, crate assembly and storage and railroad shipping facilities.

Industrial expansion can occur southerly to Arroyo Grande Creek. The area is largely undeveloped, but it is served with water and sewer facilities and is effectively separated from the residential portions of the community. Future uses in this area must not be in conflict with nearby Oceano Airport. Commercial Retail or Commercial Service uses should not be developed within the Industrial designation, as there is no other area in the community that is appropriate for establishing industrial uses.

Recreation

The Recreation category is applied to the existing recreational vehicle park and storage area located between Highway 1 and the railroad. This use needs to be more effectively screened from the highway and the railroad right-of-way. This use should not be further expanded beyond its present limits.

Public Facilities

This land use category is applied to the cemetery located at the southeast corner of The Pike and South Elm Street; Oceano Elementary School; the fire station at the corner of 13th Street and Highway 1; and other public facilities.

As noted previously, the Lucia Mar Unified School District is currently reevaluating its facilities and future district wide needs. In the past the district has recommended expanding Oceano Elementary School to a full grammar school. This would allow North Oceano School to be converted to a junior high school. These still appear to be appropriate recommendations.

4.3 Land Use Programs

The following programs apply within the Oceano Urban Reserve Line. They are grouped under land use categories or other headings to identify where they apply. The South County Area Plan should also be referenced for a list of areawide land use programs for the San Luis Bay Inland sub-area that may affect Oceano.

NOTE: In addition to the programs listed here, the South County Area Plan contains regional programs for the San Luis Bay Inland sub-area that may also affect the community of Oceano.

Communitywide

1. **Street Improvements**. The County Public Works Department should work with property owners and LAFCO to establish assessment districts for the installation of urban street improvements, including curbs, gutters, sidewalks and street trees, in residential areas.

2. **Community Improvement**. The County should work with property owners and community groups to seek grants and other funding sources to assist property owners in making needed improvements to their residences or place of business.

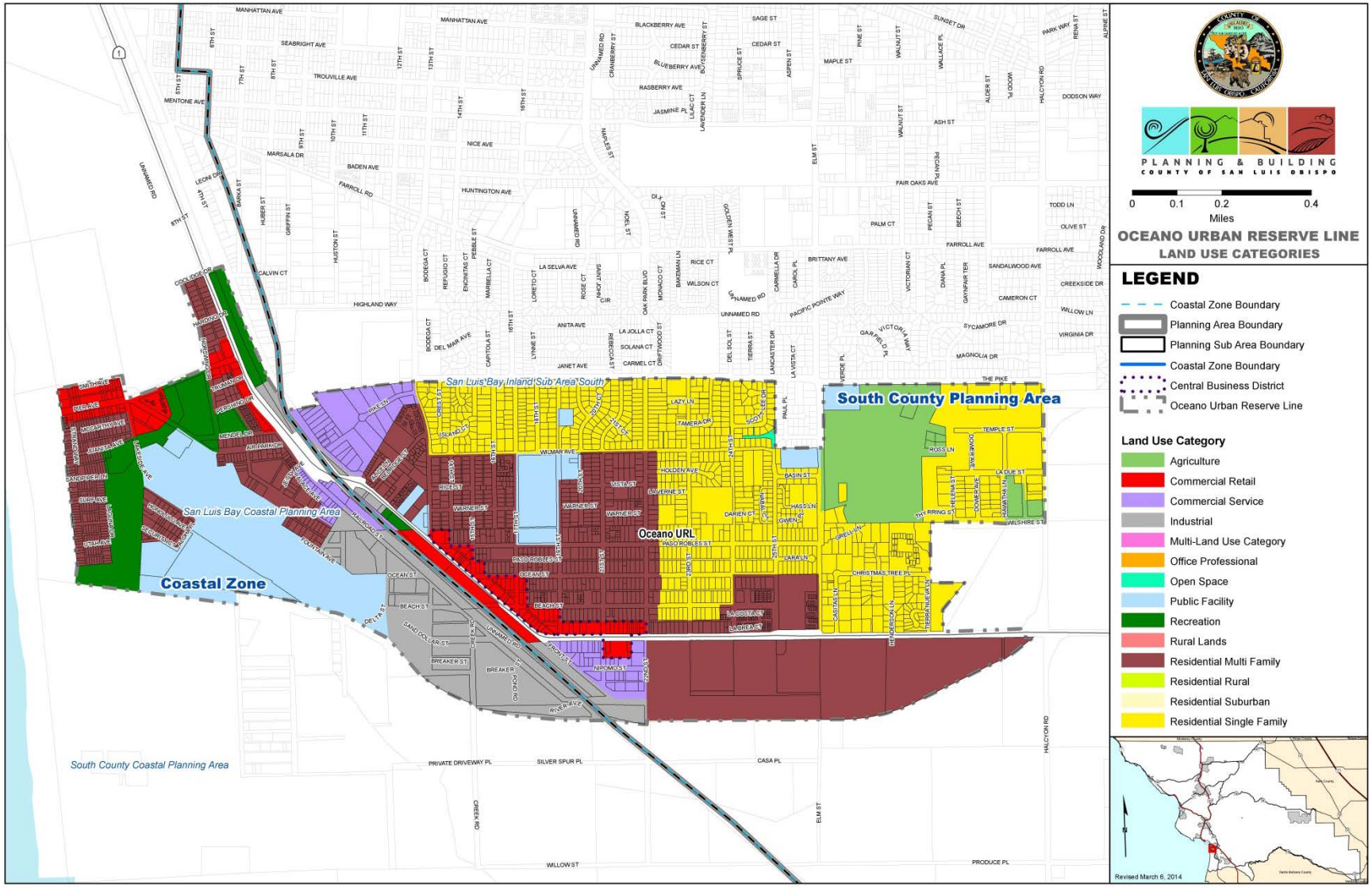
Commercial Retail

3. **Central Business District Plan**. The Planning Department should work with the community and individual property owners to prepare a CBD plan to establish improvement and development standards for the CBD. The plan should include specific criteria and recommended implementation procedures (including any necessary Land Use Element changes) for the following:

    a. Siting of structures, building materials, signing landscaping, parking and lighting.

    b. Rehabilitation of existing commercial uses and facades.

    c. Placement of utilities underground throughout the CBD.


PLANNING & BUILDING
COUNTY OF SAN LUIS OBISPO
0 0.1 0.2 0.4
Miles
OCEANO URBAN RESERVE LINE
LAND USE CATEGORIES
LEGEND
Coastal Zone Boundary
Planning Area Boundary
Planning Sub Area Boundary
Coastal Zone Boundary
Central Business District
Oceano Urban 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
Revised March 6, 2014
San Luis Bay Inland Sub Area South
South County Planning Area
San Luis Bay Coastal Planning Area
Oceano URL
Coastal Zone
South County Coastal Planning Area

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Chapter 5: Circulation Element

This chapter is the Circulation Element for Oceano. It reflects the countywide goals and policies in Framework for Planning (LUCE Part I) and regional goals and policies in the South County 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 Oceano urban 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.

The following sections describe transportation management programs, the major features of the circulation system, and alternative modes of travel to the private automobile. System improvements and a program are recommended to implement the circulation needs of the Land Use Element.

5.1 Roads

Issues

U.S. 101, state Highways 1 and 227 are major regional arterials providing access to and through the San Luis Bay Inland sub-area. As residential growth and development occurs in the urban areas these roads are expected to be impacted with additional traffic. Much of the development proposed in the cities of Pismo Beach and Arroyo Grande will have direct and substantial impacts on U.S. 101 since this highway is the main link to the employment centers.

Highway 1 experiences heavy tourist/recreation traffic and this is expected to increase as tourist facilities are expanded in the coastal area. Improvements to Highway 1 will be necessary to accommodate the increased traffic.

Road Improvement Projects

The circulation map at the end of this chapter shows the functional classification of major existing and proposed roads. Improvements will be required with proposed land divisions by the County Real Property Division Ordinance and planning area standards.

The following is a listing of the major proposals for the road system in and around Oceano. These and other improvements are shown on the plan map; the listed order does not imply any priority.

Principal Arterial

Principal arterials function to carry traffic between population centers. The following improvements are projected in the Oceano area.

U.S. Highway 101. This route should be maintained as a principal arterial and be the subject of a corridor study for designation as a scenic highway. A deficiency analysis has shown that the level of service for the highway will be in the marginal category by 1995, from Santa Margarita to Arroyo Grande. One critical area is in the vicinity of the Five Cities area. It is also recommended that a separate frontage road be constructed linking central Pismo Beach to the Five Cities Shopping Center by extending Price Street south to Five Cities Drive, thus keeping local traffic off the freeway entirely. Cal Trans is preparing special studies to develop an improvement plan for the highway.

Arterial

State Highway One. Improve to urban arterial (undivided) standards from just south of the Pismo Beach CBD, through Grover Beach and Oceano, to the intersection of Valley Road. This improvement will provide for better traffic movement between communities and the major beach recreational areas. Include street landscaping and provide a bicycle lane.

Collectors

Several roads shown as existing collectors are being used for this purpose but, in fact, are not adequately improved to county standards for a collector road. These conditions need to be corrected in addition to the proposed realignments and extensions shown on the plan map. The collector roads that occur within urban areas are discussed elsewhere within the appropriate portion of this text.

The Pike. Improve to urban collector standards, including bikeways. Initiate a street tree program. Extend the road westerly from 13th Street to intersect Pismo Road. There is to be no access from the Commercial Service area along the south side of the extension.

Farrol Road, 13th Street, 22nd Street, Paso Robles Street. Improve to urban collector standards. Initiate a street tree program and provide bikeways.

South Elm Street. Extend from the Arroyo Grande city limits to Highway 1 and improve to urban collector standards. Provide bikeways and initiate a street tree program.

Halcyon Road. Improve to urban collector standards from the existing Arroyo Grande city limits to the southerly limit of the proposed Arroyo Grande urban reserve line; improve the remainder of the road, to Highway 1, to suburban collector standards.

Front Street. Improve to urban collector standards from Highway 1 to the Grover Beach city limits.

Local Streets

The poor condition of streets in Oceano is one of the main community problems. Broken pavement, lack of paving in some areas, and a lack of curbs, gutters and sidewalks inconveniences residents and contributes to an overall poor appearance. Future off street parking needs to be provided in the CBD. Traffic and pedestrian safety problems needing attention include correction of poor sight distances at some intersections, inadequate traffic regulation devices, lack of marked crosswalks and inadequate traffic enforcement.

5.2 Other Means of Transportation

Both the South County Area Plan and Framework for Planning encourage alternatives to single occupancy vehicle travel. These alternatives are described below.

Public Transit

The Greyhound Bus Company presently provides several trips each day to San Luis Obispo and the South County area Transit system is scheduled to provide connection to the Greyhound system. For now this provides the intercommunity transit system for the entire South County area. As transit needs are further defined and funding sources can be made available to meet transit needs, consideration should be given to expansion.

Bikeways

Several roadways in the community should be improved to include Class II bike lanes as part of future improvement projects. A Class II bike lane is located within the right of way of the road at the edge of the vehicle lanes and the recommended width is 5 to 6 feet. On arterial highways bicycles should be separated as far as possible from motor vehicle traffic.

Rail

Passenger service is provided in San Luis Obispo by Southern Pacific Railroad under contract to Amtrak. Southern Pacific does not maintain a freight depot within the San Luis Bay Inland sub-area; however, arrangements can be made for carload operations at a privately owned spur in Pismo Beach and other locations in the central and north county. It is expected that further use of the railroad will be for industrial uses that may develop along the railroad right of way, or possible spur track service for future development.

5.3 Circulation Programs

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

> ***NOTE:*** In addition to the program listed here, the South County Area Plan contains regional programs for the San Luis Bay Inland sub-area that may also affect the community of Oceano.

The following circulation program applies within the Oceano Urban Reserve Line.

1. **A Road Plan Lines**. The County Public Works Department should establish plan lines for all streets proposed for widening and extension.

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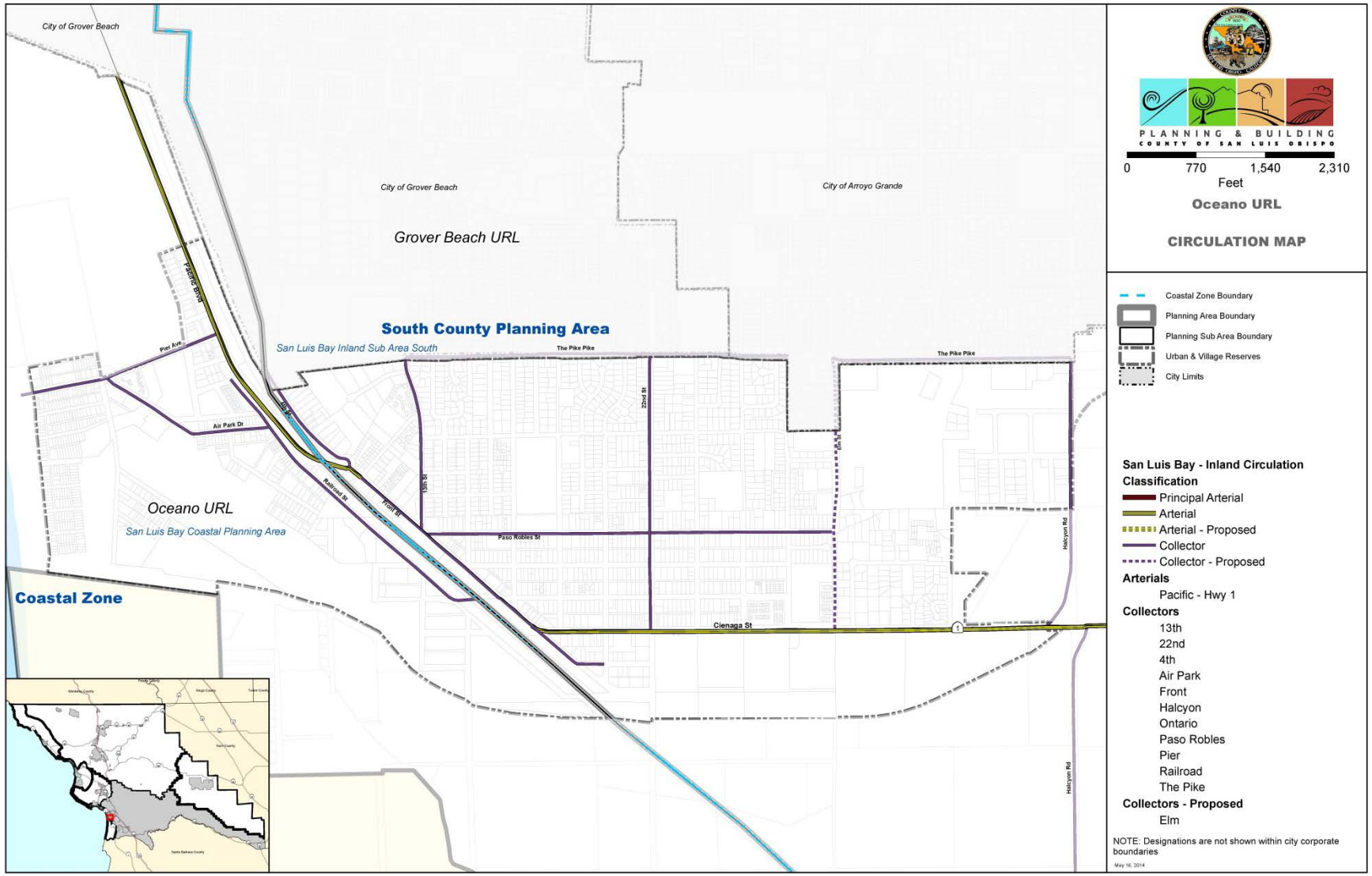
City of Grover Beach
City of Grover Beach
City of Arroyo Grande
Grover Beach URL
South County Planning Area
San Luis Bay Inland Sub Area South
Oceano URL
San Luis Bay Coastal Planning Area
Coastal Zone
Pacific Blvd
Pier Ave
Air Park Dr
Railroad St
Front St
The Pike Pike
22nd St
13th St
Elm St
Paso Robles St
Cienaga St
Halcyon Rd
PLANNING & BUILDING
COUNTY OF SAN LUIS OBISPO
0 770 1,540 2,310
Feet
Oceano URL
CIRCULATION MAP
Coastal Zone Boundary
Planning Area Boundary
Planning Sub Area Boundary
Urban & Village Reserves
City Limits
San Luis Bay - Inland Circulation
Classification
Principal Arterial
Arterial
Arterial - Proposed
Collector
Collector - Proposed
Arterials
Pacific - Hwy 1
Collectors
13th
22nd
4th
Air Park
Front
Halcyon
Ontario
Paso Robles
Pier
Railroad
The Pike
Collectors - Proposed
Elm
NOTE: Designations are not shown within city corporate boundaries
May 16, 2014

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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 22.108 – South County Area Communities and Villages) and apply to development proposals in addition to the standards of Chapter 22.14 of the Land Use Ordinance.

6.2 Oceano Combining Designations

The Oceano urban area includes the following combining designations, which are shown on the map at the end of this chapter:

1. **Oceano County Airport (AR).** The airport and its environs are under the jurisdictions of two separate series of regulations and accompanying review processes: The Federal Aviation Administration Part 77 regulations which, in part, address hazardous interference with air traffic by the height of buildings and structures, and electronic emissions which could impede aircraft communications and navigation; and the 1976 Oceano County Airport Land Use Plan, which defines compatible land uses and performance standards for six specific "zones" around the airport. The boundaries of those overlapping regulatory areas are shown in the Land Use Ordinance Chapter 22.106, and together they describe the total area of the Airport Review combining designation.

2. **Southern Pacific Railroad Depot – Historic Site (H).** This old railroad depot has been moved from its original location to a site adjacent to the railroad north of the intersection of Front and 13th streets. The structure is being renovated for use as a community building and museum.

3. **Temple of the People, Halcyon – Historic Site (H).** This is a religious structure built in 1903 by a utopian religious group. The building is three sided and curvilinear and the shape is a combination of a heart and a triangle. The architecture represents the group's belief everything is symbolic. The architecture is reminiscent of the early Greco Roman style.

6.3 Proposed Public Facilities

Development guidelines for proposed public facilities are found in Framework for Planning (Part I of the Land Use Element).

1. **Neighborhood Park.** A neighborhood park site should be reserved in the easterly portion of the community, to meet the needs of area residents. Future facilities might include a youth recreation center, a senior citizens center, and a public swimming pool.

6.4 Combining Designations and Proposed Public Facilities Programs

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

NOTE: In addition to the programs listed here, the South County Area Plan contains regional programs for the San Luis Bay Inland sub-area that may also affect the community of Oceano.

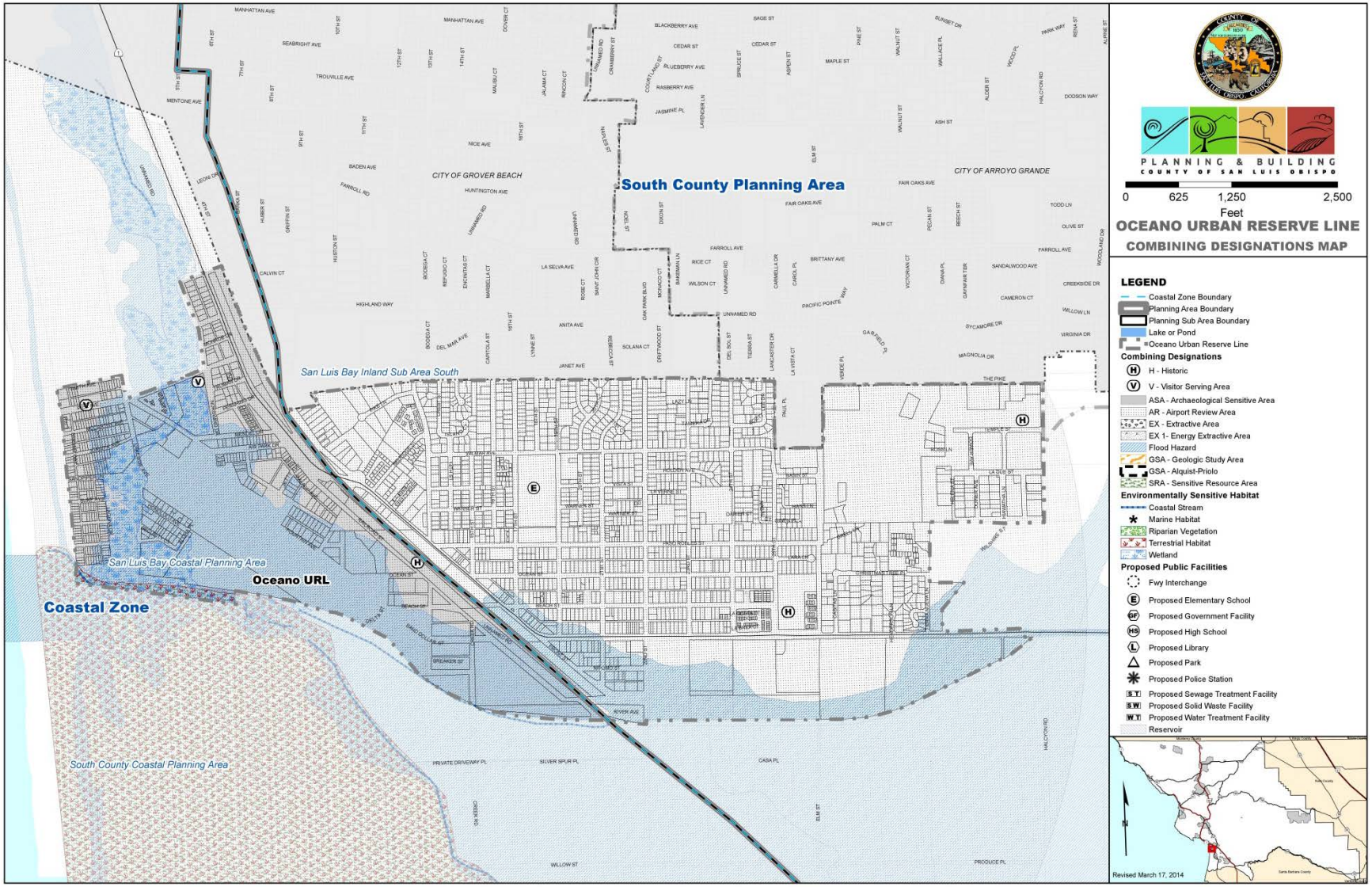
The following programs apply within the Oceano Urban Reserve Line:

Flood Hazard Areas (FH)

1. **Channel Maintenance Programs**. The County Flood Control District should undertake channel maintenance programs for San Luis Obispo, See Canyon, Pismo, Arroyo Grande and Los Berros Creeks to prevent erosion and preserve stream channels in their natural state. Maintenance should include only that which is required to ensure continued channel capacity.

Public Facilities

2. **East Oceano Neighborhood Park**. The County General Services Department should initiate a site selection study for a neighborhood park to serve residents of the easterly portion of Oceano. Facilities should include a youth/senior citizens' center and a public swimming pool.


South County Planning Area
CITY OF GROVER BEACH
CITY OF ARROYO GRANDE
San Luis Bay Inland Sub Area South
San Luis Bay Coastal Planning Area
Oceano URL
Coastal Zone
South County Coastal Planning Area
PLANNING & BUILDING
COUNTY OF SAN LUIS OBISPO
0 625 1,250 2,500
Feet
OCEANO URBAN RESERVE LINE
COMBINING DESIGNATIONS MAP
LEGEND
Coastal Zone Boundary
Planning Area Boundary
Planning Sub Area Boundary
Lake or Pond
Oceano Urban 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 17, 2014

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Chapter 7: Oceano Specific Plan

The Oceano Specific Plan was adopted by the County Board of Supervisors on April 2, 2002 and is incorporated by reference into Title 22 of the County Code.

NOTE: The Oceano Specific Plan is available in its entirety at the San Luis Obispo County Department of Planning and Building and on the Department's website: (www.sloplanning.org).

The Oceano Specific Plan provides an overall framework for translating broad community values and expectations into specific strategies for enhancing the community's quality of life. The specific plan is designed to provide county decision-makers with direction for improving the quality of the community, the infrastructure and the economy. The plan is also used as a yardstick by Oceano residents, the County Planning Commission and the Board of Supervisors by which to measure the appropriateness of development proposals.

The Oceano Specific Plan's planning area coincides with the Oceano Urban Reserve Line; however, Halcyon is not part of the plan, and the plan's standards, guidelines and programs do not apply to that area.

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