Heritage Ranch Village Plan

[Public Review Draft]

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Chapter 1: Introduction

1.1 Purpose

The Heritage Ranch 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 community of Heritage Ranch 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 Heritage Ranch village area. In accordance with the Framework for Planning, allowable densities (intensity of land use) are established. The North County Area Plan contains regional land use and circulation goals, policies, and programs that also apply to Heritage Ranch.

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.

1.3 Features of the Plan

This plan describes County land use and transportation programs for a 20-year time frame in the Heritage Ranch 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 Nacimiento Area Plan, which was last updated 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 Heritage Ranch.

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 North County Area Plan contains areawide land use and circulation policies affecting the Heritage Ranch village area. These policies are implemented in Heritage Ranch through the recommended programs in Chapters 3 through 5 of this plan and the standards in Article 9 (Chapter 22.94.070 – Nacimiento Sub-area Standards) and Article 10 (Chapter 22.104 - North County Area Communities and Villages) of the Land Use Ordinance.

Proposed programs listed at the end of Chapters 3 through 5 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 North County Area Plan. Since many recommended programs involve public expenditures, their initiation depends upon availability of funding. Areawide programs listed in the North County Area Plan may also affect the village of Heritage Ranch.

Specific, mandatory development standards are included in Article 10 of the Land Use Ordinance (Chapter 22.104 - North County Area Communities and Villages) that address special conditions in communities and neighborhoods and help implement the goals and policies of the North County 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 22.94.070 – Nacimiento Sub-area Standards) includes areawide and regional development standards that may also affect Heritage Ranch.

Resource Management

Chapter 3 describes the existing and future status of water supply, sewage disposal, schools, and other public services in Heritage Ranch. Included are estimates of population thresholds at which potential resource capacity problems may occur. Chapter 6 includes descriptions of flood hazards and historic resources. While this plan focuses on public facilities, services, and resources within the village of Heritage Ranch, the North County 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 geologic and flood hazards, sensitive resource areas, 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 are available at the County Department of Planning and Building.

1.4 Setting

Heritage Ranch is located in the North County planning area in the Nacimiento sub-area. Heritage Ranch is one of two village reserve areas situated around Lake Nacimiento. Existing development at Lake Nacimiento includes three major residential/recreational projects in various stages of completion, and several smaller scale, private recreation clubs and residential developments. The major projects constitute the "villages" of the Nacimiento sub-area. Heritage Ranch Village includes both Heritage Ranch, a second home and recreation community originally planned for 6,800 dwelling units, and Lake Nacimiento Resort, a complete resort facility, with 1,500 campground spaces and day use facilities. The resort is located on land owned by the Monterey County Water and Flood Control District.

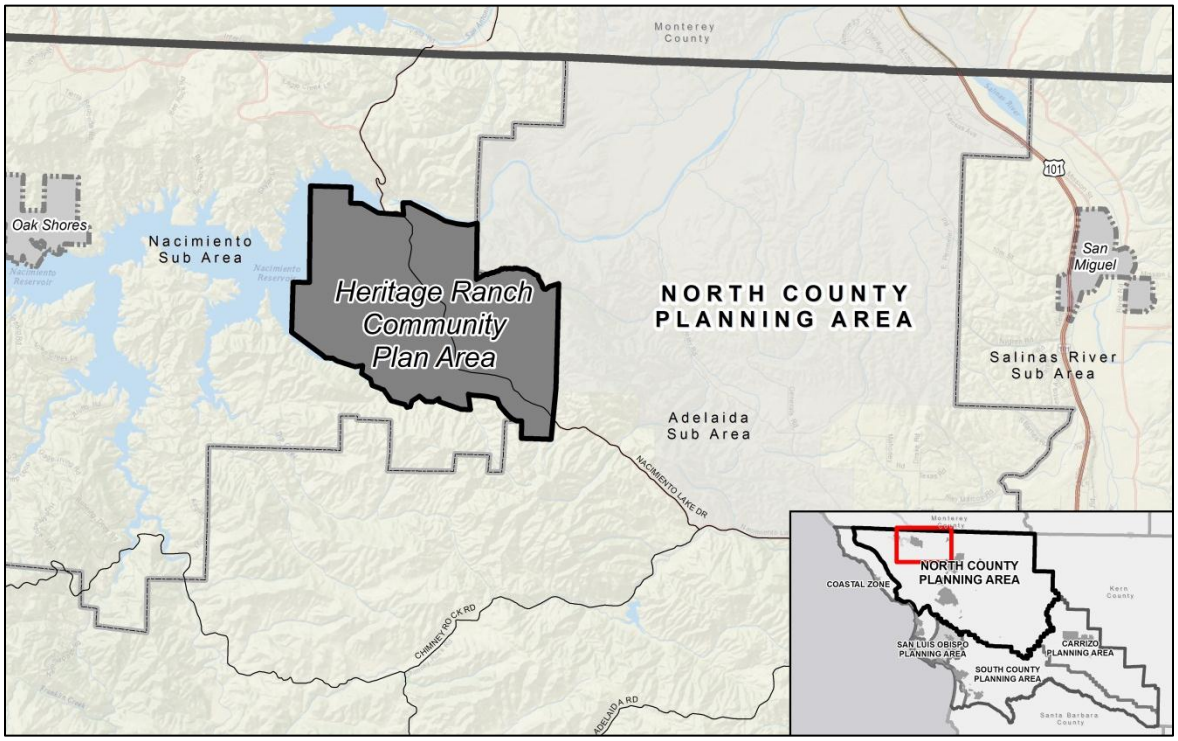

Figure 1-1: Regional Map

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Chapter 2: Population and Economy

Due to the small number of people and the seasonal nature of the populations, the former Nacimiento Area Plan did not include population and economic data for the Heritage Ranch village area. A more comprehensive discussion on regional economic and population trends affecting the Heritage Ranch is included in the North County Area Plan.

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Chapter 3: Public Facilities, Services, and Resources

3.1 Introduction

Chapter 3 provides a description of public facilities, services and basic resources within Heritage Ranch. 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 last major update to the Nacimiento 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 Heritage Ranch 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 North County Area Plan describes regional facilities and services that are not necessarily based in Heritage Ranch but are available to North County residents. The Area Plan also describes natural resources and environmental characteristics in the larger North County region, including geological resources, groundwater, soils and agriculture, biological resources, visual resources, and air quality.

3.2 Resource Management System

The primary purpose of the Resource Management System (RMS) is to provide an alert process for a timely identification of potential resource deficiencies so that sufficient lead time is allowed for correcting or avoiding a problem. 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.

Resource capacity information is included in this 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).

The resources that appear to be experiencing deficiencies are summarized in Table 3-1. 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. Further discussion about these resources is included in Section 3.3 below.

Table 3-1: Resource Severity Levels and Population Thresholds			
Affected Resources	**Level of Severity I**	**Level of Severity II**	**Level of Severity III**
Water Supply[2]	4,419	5,221	9,360
Sewer System	1,553	1,853	2,784
Sewer System Heritage Ranch Lake Nacimiento Resort	 2,813 -	 3,058 -	 4,640[7] -
Schools – Elementary[4] – Secondary[5]	705 -	833 -	1,264 604
Roads (L. Nacimiento Dr.)	-	-	604[6]
Roads (L. Nacimiento Dr.)	-	-	604[6]

Notes:

1. Based upon permanent occupancy at 8% annual growth. Population estimates based on 2.3 persons per household.
2. Does not include Lake Nacimiento Resort.
3. Lake Nacimiento Resort at Level III (approximately 180 campsites) until a system is constructed to meet Regional Water Quality Control Board requirements.
4. Estimated population of the Nacimiento planning area that could lead to full utilization of remaining classroom capacity in the San Miguel Elementary School District.
5. Level III is existing population until new high school facilities are completed in Paso Robles.
6. Estimated existing permanent population in the Nacimiento sub-area.
7. Existing treatment plant has capacity for approximately 2,000 dwelling units.
8. Existing water system has capacity for approximately 1,200 dwelling units.

3.3 Status of Public Facilities, Services, and Resources

Water Supply

The County of San Luis Obispo has an annual entitlement to 17,500 acre-feet of Nacimiento water from the Monterey County Flood Control and Water Conservation District, of which 2,500 acre-feet was reserved for use in the Lake Nacimiento area. The Board of Supervisors subsequently allotted 2,365 acre-feet to development around the lake. That allotment was further distributed by the policy decision to set aside 1,100 acre-feet each for Oak Shores and Heritage Ranch, with the remaining 165 acre-feet reserved for subsequent contracts with various boat clubs and other users. The reason for limiting total lake development allocations was to retain the remaining 15,000 acre-feet of the County entitlement as a supplemental water supply for other county communities. A bond measure for financing the Nacimiento Water Supply Project to convey water to many county communities was placed on the November 1974 election ballot and was defeated; however, that water entitlement remains available for future use outside the Nacimiento sub-area. At present, the Oak Shores and Heritage Ranch developments have contracted for 390 and 475 acre-feet of lake water, respectively. Water for Lake Nacimiento Resort is obtained from a well located below the dam and is not part of the San Luis Obispo County 17,500 acre foot entitlement, because the resort site is owned by the Monterey County Flood Control and Water Conservation District. Since the two villages and the boat clubs are the only areas of the lake with community water systems, continuing development of individual lots outside the villages depends upon new water systems being provided.

It is difficult to determine whether "second homes" at Lake Nacimiento will actually remain part time residences. For purposes of long range planning, these homes have been considered potential permanent residences. Based on a review of actual water consumption at Heritage

Ranch at the present time for a sample of occupied units, the County Public Works Department estimates that permanent residences could be expected to use 0.299 acre-feet of water per unit per year. A 15 percent safety factor would increase consumption to 0.344 acre-feet per unit per year.

A variety of residential types are proposed for residential development at Heritage Ranch. The Land Use Element uses 0.344 acre-feet per unit per year as the projected water consumption rate to determine the number of residential units that could be allowed at Heritage Ranch (a consumption rate of 0.029 acre-feet per unit per year is applied to recreational vehicle units at Heritage Ranch). Land uses and densities proposed at Heritage Ranch are based on these projected water consumption rates.

Further availability of water for private development depends mainly on the willingness of the County to contract additional portions of its water allocation, and the financial feasibility of constructing water delivery systems. If other reliable water sources are found, they could also support future development at Oak Shores, Heritage Ranch or other developments around the lake.

The 1,100 acre-feet allocated to Heritage Ranch would enable maximum development of 4,000 units including R.V. sites (existing), condominiums, mobile homes and single family residences. This would allow for an overall vacancy rate and seasonal occupancy of approximately 26 percent. In addition to residential uses, development will include a complete commercial village center, tourist facilities, dude ranch, and various recreational facilities. Water consumption by nonresidential uses will be determined on a case by case basis as the uses are developed and the water use measured. In any event, these uses are to be included in determining the total project water demand.

There remains concern about future water consumption as Heritage Ranch continues to develop. The existing water system can supply approximately 1,200 dwelling units. Before each new phase of Heritage Ranch is approved for construction, existing water use will be evaluated together with estimated use for each new phase, and cumulative effects on the total water allocation. Figures showing the total amount of water being used at Heritage Ranch should then be supplied to the County at the time the Land Use Element is to be reviewed each year. If actual use reaches 1,100 acre-feet per year, a moratorium would be placed on further Heritage Ranch development (regardless of how many units or other uses have actually been constructed), to remain effective until other water sources are developed to meet additional water needs. Conversely, if other water sources become available to Heritage Ranch, or it can be justified based on water allocation or actual historical consumption that additional units (over and above 4,000) can be supported by existing supplies, the 4,000 unit limitation should be reexamined.

Because of the limited County water entitlement for Lake Nacimiento it is essential that any development proposed on land owned by Monterey County be supplied water only from the Monterey County share of Nacimiento water. For this reason, previously discussed water consumption factors have not been applied to Lake Nacimiento Resort water for this project is supplied by Monterey County and is not included in San Luis Obispo County's allocation.

Sewage Disposal

The Heritage Ranch sewage treatment plant has a capacity of approximately 400,000 gallons per day. At present flow rates the plant has capacity for approximately 2,000 dwelling units or 4,640 people. Additional capacity will have to be provided in order to meet the needs of the potential 4,000 units in Heritage Ranch.

Lake Nacimiento Resort is included within the Heritage Ranch village area. The Lake Nacimiento Resort Specific Plan was approved with the requirement that a sewage treatment plant and disposal facilities be constructed. At build-out, Lake Nacimiento Resort would have 1,252 overnight units (including cabins, RV sites and tent camps) and 258 day use units. The overnight units are the major concern in relation to sewage disposal facilities. There are presently about 180 campsites developed and the sewage is collected in holding tanks for later disposal. For this reason, Lake Nacimiento Resort is considered to be at Level of Severity III for sewage disposal. No further development should be allowed until the project meets the requirements of the Regional Water Quality Control Board.

Solid Waste Disposal

Refuse disposal is provided by a private collection company based in San Miguel. The nearest disposal site is the Paso Robles Landfill, though a number of illegal dumps have been developed over the years at various locations in the Nacimiento sub-area, partly as a result of its remoteness. Inappropriate dumping of wastes in rural areas is a continuing problem. In order to avoid contamination of the lake, all illegal dumping should be abated and rural refuse container stations established.

A future landfill site has been reserved in the eastern portion of the Heritage Ranch development east of Lake Nacimiento Drive. The County owns the site. The previous Heritage Ranch Specific Plan called for the developers of Heritage Ranch to operate the facility; however, the previous conditional use permit expired without the site ever being utilized. The landfill site is not centrally located for the Nacimiento sub-area. An alternative site should be found and the Heritage Ranch site should then revert back to the developer. Operation of a landfill should be under the direction of a consolidated county service area.

Fire Protection

Because of the dry summer climate, highly flammable vegetation and rugged terrain, fire hazard in the lake area is high and fire control is difficult. Increasing recreation users will intensify that hazard in developed areas, as well as along the miles of shoreline accessible by boat.

Fire protection for the Heritage Ranch village area is provided by the California Department of Forestry. The CDF serves primarily from the station south of Paso Robles, from the Las Tablas station during the summer, from Lockwood (in Monterey County), and from Cambria in the western edge of the Nacimiento sub-area. Though the primary responsibility of the CDF in the Nacimiento area is the control of brush and forest fires, they are under contract with the County to also combat structural fires. The CDF air tanker squadron based at the Paso Robles airport responds to forest and brush fires in remote areas.

In addition to fire protection provided by the state and County, separate volunteer fire companies serve Heritage Ranch and Oak Shores. Approximately 15 state trained volunteers and two operating fire trucks based at each station. Area fire protection would be more efficient and responsive if the volunteer companies were organized into a unified area system administered by a County service area. A future fire station site has been reserved within the Oak Shores village reserve line (shown on the combining designations map in Chapter 7). Similarly, fire services would be included at the government and emergency services center proposed to be located near the intersection of Lake Nacimiento Drive and Heritage Road extension in Heritage Ranch.

Police Protection

The County Sheriff patrols the Nacimiento sub-area from the Atascadero substation. Response time in the area is inadequate because of the large service area and distance from the substation. Lake Nacimiento Drive is patrolled by the California Highway Patrol on holiday weekends; the CHP also responds to individual emergency calls. During the summer two Monterey County Parks Department rangers and two San Luis Obispo County Sheriff's Deputies patrol the lake by boat. One Monterey County ranger is on full-time duty at the lake during the winter.

Emergency Medical Service

Ambulance service is provided by a private firm located in Paso Robles, with the nearest hospital located in Templeton. Response time to the east side of the lake is 20 to 30 minutes. First aid is also provided by the Oak Shores and Heritage Ranch volunteer fire companies, and the lake patrol boat has first aid equipment and can assist in transporting injured. In addition, the western most portion of the Nacimiento sub-area is included in the Cambria Community Hospital District, which operates a clinic and provides ambulance service. The excessive response times and the need to administer to people injured on the lake are major concerns. An ambulance and emergency medical station should be located at Lake Nacimiento Resort with a staff member trained to give emergency medical care. Ambulance and emergency medical services should also be incorporated into the proposed government and emergency services center proposed in the Heritage village, to serve the Nacimiento and San Antonio areas. Such a facility is needed because of the extent of active recreation, as well as the large number of retired persons in the area.

Human Services

All offices providing human services (i.e., counseling, mental health, welfare, family planning) to residents in the Heritage Ranch village area are located either in Paso Robles, Atascadero or San Luis Obispo.

Schools

The Heritage Ranch village area is served primarily by both the San Miguel School District and Paso Robles Joint Unified School District. In addition, the western most portion of the planning area is included within the Coast Joint Union High School District. No schools presently exist in the Nacimiento sub-area. The San Miguel Joint Union School District has recently petitioned the County Board of Supervisors to transfer title for the school site in Heritage Ranch to the district. The County should also work with school districts serving the Nacimiento sub-area to adjust school district boundaries so that children residing in the area can attend local schools, rather than having to be transported to San Miguel or Paso Robles areas schools.

Library

The Heritage Ranch village area is served primarily by libraries in the nearest urban areas, though a small volunteer library exists in private facilities at Oak Shores. The city of Paso Robles has an independent library system and the nearest County libraries are located in Atascadero and San Miguel. Atascadero library is proposed to be expanded to serve the entire North County. The existing County bookmobile program should be expanded to serve the Nacimiento sub-area in the future.

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 LUCE program is the responsibility of the County or other public agency identified in the program itself.

> ***NOTE:*** In addition to the programs listed here, the North County Area Plan contains regional programs that may also affect the village of Heritage Ranch.

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.

The following public service programs apply in the Heritage Ranch village area.

1. **Consolidated Service Area.** The County should work with CSA 19, area property owners and LAFCO to establish a consolidated County service area to provide road construction and maintenance services, solid waste collection and disposal, septic tank maintenance, fire and police services.

2. **Fire Fighting System.** The County fire department should organize the Oak Shores, Heritage Ranch, and Lake Nacimiento Resort volunteer fire companies into a County service area unified system.

3. **Sanitary Landfill.** The County Health Department should work with the developer of Heritage Ranch to find a site more centrally located to the Nacimiento sub-area for development of a sanitary landfill. The existing County owned site east of Lake Nacimiento Drive should then revert back to the Heritage Ranch developer. Operation of a landfill should be administered by a consolidated County service area.

4. **County Service Area Expansion.** If needed services for Lake Nacimiento Resort and the South Shore area are not provided by developers, the County should work with affected property owners, developers and LAFCO to provide needed services through County Service Area 19.

5. **Water Use - Oak Shores and Heritage Ranch.** If total water use reaches 1,100 acre-feet per year, a moratorium should be placed on further development within the affected project (1,100 acre-feet is the entitlement to each development). The moratorium should be enacted regardless of how many units or other allowable uses have actually been developed, and should remain in effect until other suitable water supplies can be provided to meet the additional water needs.

Chapter 4: Land Use

4.1 Introduction

This chapter discusses land use issues affecting the Heritage Ranch village area. The Land Use Element official maps separate the village into land use categories, which define regulations for land uses, density and intensity of use. The program at the end of this chapter recommends actions by the County to address land use and growth-related issues in the village of Heritage Ranch. Other programs are listed in the North County Area Plan for the rural portions of the Nacimiento sub-area.

4.2 Distribution of Land Uses

The primary method of allocating land uses within Heritage Ranch 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 22.104 – North 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.

Table 4-1 summarizes the acreage of each land use category in Heritage Ranch. Rural land use acreage is summarized in the North County Area Plan.

Table 4-1: Land Use Category Acreage

Land Use Categories	Acreage
Agriculture	0
Rural Lands	0
Recreation	1,453
Open Space	3,520
Residential Rural	1,533
Residential Suburban	0
Residential Single Family	1,194
Residential Multi-Family	325
Office and Professional	0
Commercial Retail	71
Commercial Service	0
Industrial	0
Public Facilities	166
Dalidio Ranch	0
Total	**8,262**

The Heritage village area is at the eastern end of Lake Nacimiento, encompassing the Heritage Ranch development and the portions of Lake Nacimiento Resort located on the south shore of the lake. Area topography includes gently rolling terrain intermixed with moderate and steep slopes. Natural vegetation varies from open grassland to oak woodland with areas of dense chaparral and oak groves. The entire village boundary encompasses a land area of approximately 2,518 acres, which includes only the portions of the Heritage and Resort ownerships planned for intensive development.

Development of Heritage Ranch was commenced in 1971 as a vacation and retirement home community with recreational and commercial facilities provided for the residents. The Land Use Element provides for substantial reduction in the extent of development originally authorized by the specific plan. Reevaluation of County water allocations for development around Lake

Nacimiento resulted in a maximum of 1,100 acre-feet a year being set aside for development of Heritage Ranch.

This allocation was expected to support the development of a maximum 4,000 residential units and other nonresidential uses. (Amended 1986, Ord. 2270) In 1986, the developer reduced the number of potential dwelling units further to 2,900 to reflect a more realistic development capability within the intended semi-rural character of the ranch. As a result, both the physical area within the entire Heritage Ranch village reserve line (including Lake Nacimiento Resort) and the densities proposed for specific locations have been revised. The 1972 Heritage Ranch Specific Plan has been superseded by the adoption of this Land Use Element. This Land Use Element is now the specific plan for Heritage Ranch. (Amended 1986, Ord. 2270)

To date, 1,477 lots for single family residences, mobile homes, condominiums, recreational vehicles, and twenty acre lots have been created at Heritage Ranch. Also existing are limited commercial facilities, a marina/launch ramp area and campground, and dude ranch, recreation and equestrian centers, water supply system, sewage treatment facilities, a recreational vehicle storage area, a ball park, sales office, and fire station. (Amended 1986, Ord. 2270)

Lake Nacimiento Resort is a privately operated recreational development located in the northern portion of the village adjacent to Nacimiento Dam. The resort has been operated since 1963 under a lease with the Monterey County Flood Control and Water Conservation District, the owner of the site. The locations and types of uses in the development have been regulated by the Lake Nacimiento Resort Specific Plan, adopted by the county in 1976. While the resort lease totals 1,060 acres, only the 598 acres intended for intensive development on the south shore below the dam are included within the Heritage Ranch village reserve line. Lake Nacimiento Resort is envisioned as an intensive recreational area with a potential fully developed capacity of 1,252 overnight units and 268 day use units. Those sites will be included in such facilities as organizational camps, recreational vehicle sites, rental cabins, equestrian camps, mixed RV and tent camps, lodges, day use facilities, launch ramps, marinas, beaches, boat storage, trails and open space. Existing facilities include two campgrounds with a total of 180 campsites, a marina with boat services, a convenience store and bar, a service station, boat and trailer storage, employee housing, parking areas, and a gate house. The resort is heavily used on a seasonal basis and the existing facilities are inadequate for meeting present demand.

The land use categories within the Heritage Ranch village reserve line (and illustrated on the village map) are derived from the land use designations of the Lake Nacimiento Resort Specific Plan and the modifications to the previous Heritage Ranch Specific Plan. Land uses and densities have been modified within the revised water allocations for lakeside development.

While the following discussion of land use issues for Heritage Ranch village is divided into land use categories, it should be recognized that a multitude of interrelationships exist between the various use areas of the village, and that the organization of the discussion does not reflect isolation of land use concerns within specific land use categories.

4.3 Heritage Ranch Land Use Categories

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

Residential Rural

Areas with a density of 20 acres have been designated as Residential Rural for larger acreage parcels. The sales complex for Heritage Ranch is located in this area on Lakeview Drive. The use was intended to be temporary and the facilities will ultimately be removed or converted to another use.

Residential Single Family

This designation includes: the existing 750 single family residential lots created by Tracts 424, 446, 452, and 474; the 188 mobile home lots in Tract 475; as well as future mobile home tracts and single family residential tracts. Proposed Tracts 693 and 721, two single family residential subdivisions, are also included in this land use category. All future development of lots are to be in accordance with the original conditions of approval of the subdivisions and related conditional use permits.

Residential Suburban

An area of approximately 1,000 acres at the north portion of Heritage Ranch is designated for larger lot development of single family residences. Utilizing clustered land divisions, lot sizes may range as low as 10,000 square feet and high as to 2.5 acres, although an average parcel size of about 1 acre is intended. This area is designated to accommodate up to 400 dwelling units while retaining 60% of the acreage in open space use. (Amended 1986, Ord. 2270)

Residential Multi Family

Existing Tract 466 and Tentative Tract 720 are condominium projects which have been designated Residential Multi Family. Tract 466 and 720 contain 30 existing and 60 proposed units, respectively. There are also other condominium sites proposed in the village.

Recreation

This designation has been applied to all portions of Lake Nacimiento Resort located within the village area, reflecting the overall recreational orientation of the resort, and the wide range of recreational facilities and related commercial services intended to serve the public. When considering conditions needing improvement, a high priority should be assigned to expanding the existing entrance facility to the resort, to minimize the severe traffic congestion experienced at times of peak use on the entry road and Lake Nacimiento Drive.

The Recreation category is also applied to the recreational vehicle park and subdivisions, dude ranch, marina/launch ramp and campground areas, recreational vehicle storage area, the proposed organizational camps, the proposed tourist area and the various recreational facilities held in trust for operation by the Heritage Ranch Property Owner's Association. The latter include the equestrian center, three recreational centers, family and children's park, and ball park. Provision of proposed recreation areas are to be coordinated with the phasing of future development.

Open Space

Heritage Ranch developers have previously agreed with the county to retain approximately 5,100 acres in permanent open space. Recorded easements limit use of open space lands to grazing, agriculture, and passive recreation. The area within the village reserve line under the Open Space land use category is considerably less than the 5,100 acre total. The Open Space category is applied within the VRL to areas shown in the previous Heritage Ranch Specific Plan as open space or rangeland, as well as commonly held lots in existing and planned subdivisions.

Commercial Retail

This designation is applied to two locations. The first location is a site near the intersection of Lake Nacimiento Drive and the proposed extension of Heritage Road. That center will serve both tourists and residents of the lake area, and it is planned to include a restaurant, convenience stores, specialty shops, and offices and government and emergency services. The center will use an early California architectural theme. The second area designated Commercial Retail is the existing Heritage Ranch Village commercial center located along Heritage Road near the lakefront. The Heritage Ranch Volunteer Fire Company's station is presently located here but should ultimately be moved to the government and services center site on Lake Nacimiento Drive. In addition to these two areas designated as Commercial Retail, certain tourist oriented commercial uses such as a retail store, restaurant, and motel are also planned in Lake Nacimiento Resort in the Recreation land use category (Amended 1983, Ord. 2133).

Public Facilities

Four sites within Heritage Ranch village are in the Public Facilities land use category: the Heritage Ranch sewage treatment plant; the sewage effluent disposal area for Heritage Ranch (east of Lake Nacimiento Drive); the future Heritage Ranch school site; and the sanitary landfill site east of Lake Nacimiento Drive. Future public facilities not yet assigned specific sites are noted on the combining designations map.

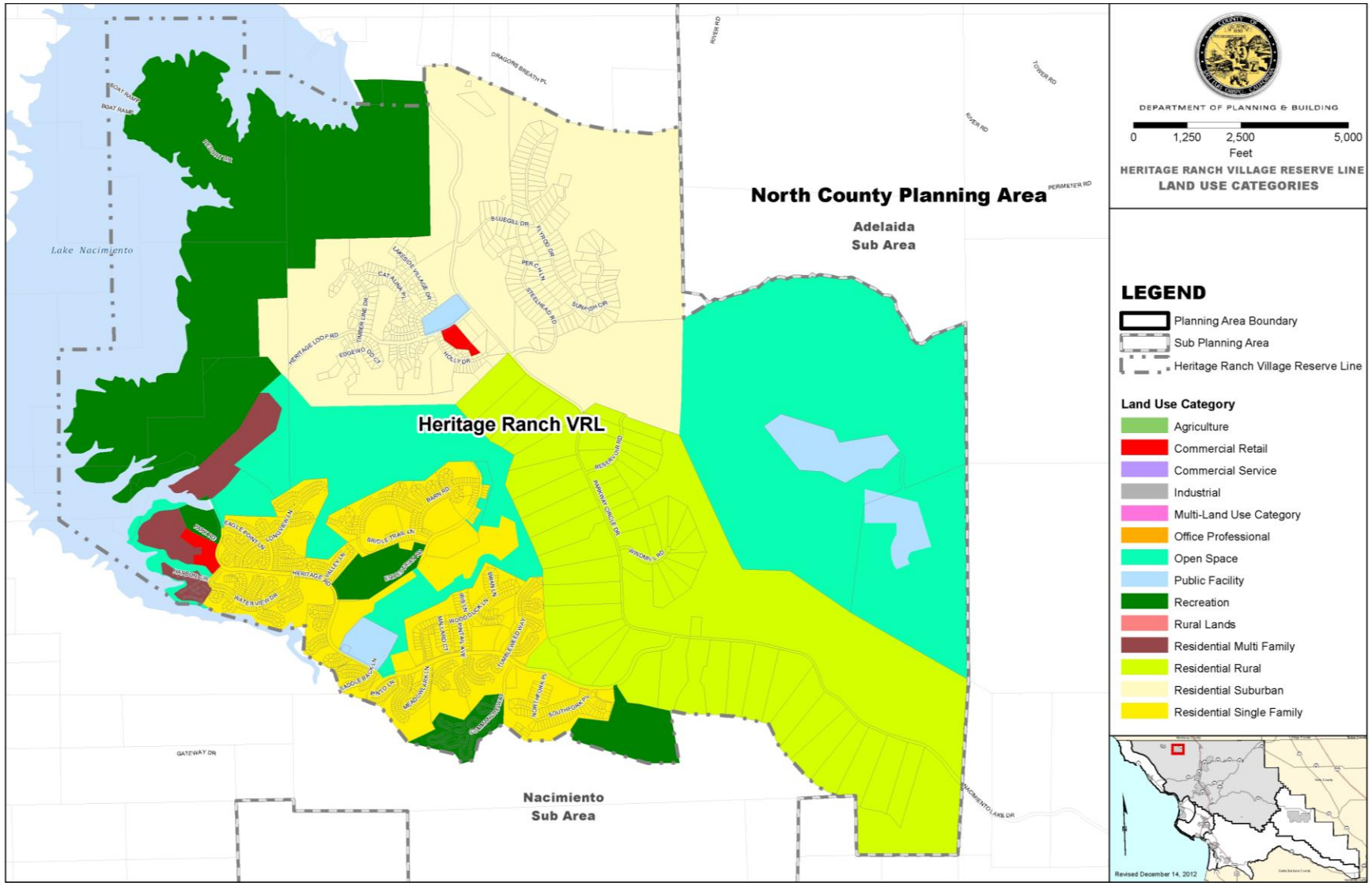
4.4 Land Use Programs

"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 a consideration of community needs and whether substantial community support exists for the program and its related cost.

NOTE: In addition to the programs listed here, the North County Area Plan contains regional programs that may also affect the village of Heritage Ranch.

The following program applies within the Heritage Ranch Village Reserve Line. The North County Area Plan should also be referenced for a list of areawide land use programs that may affect Heritage Ranch.

1. **Phasing Plans - Lake Nacimiento Resort.** The county should work with the developer and Monterey County to review and update the project phasing plan. The revised plans should then be included in the Land Use Element through the amendment process. (Amended 1982, Ord. 2112)


North County Planning Area
Adelaida
Sub Area
Heritage Ranch VRL
Nacimiento
Sub Area
Lake Nacimiento
DEPARTMENT OF PLANNING & BUILDING
0
1,250
2,500
5,000
Feet
HERITAGE RANCH VILLAGE RESERVE LINE
LAND USE CATEGORIES
LEGEND
Planning Area Boundary
Sub Planning Area
Heritage Ranch 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
Revised December 14, 2012

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Chapter 5: Circulation Element

This chapter is the Circulation Element for Heritage Ranch. It reflects the countywide goals and policies in Framework for Planning (LUCE Part I) and regional goals and policies in the North 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 Heritage Ranch 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.

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 programs are recommended to implement the circulation needs of the Land Use Element.

5.1 North County Circulation Issues and Objectives

The North County's various communities and rural areas are connected by a network of state highways and major arterial roadways. The North County Area Plan (LUCE Part II) describes some key issues that affect the regional transportation system and establishes policies and objectives in response to those issues.

If development occurs to the levels projected for Oak Shores, Heritage Ranch and Lake Nacimiento Resort, the traffic levels could reach as high as 70,000 ADT, far above the roadway capacity. Based on permanent residents, Lake Nacimiento Drive could be expected to reach maximum capacity when the planning area population reaches approximately 2,500. However, because of the peak seasonal population already experienced, the roadway is estimated to be at Level of Severity III.

5.2 Roads

The circulation element map at the end of this chapter shows functional classifications of major existing roads in the Nacimiento sub-area. Improvements will be required with proposed land divisions by the County Real Property Division Ordinance and by planning area standards. The following is a listing of the major proposals of the circulation plan. These and other improvements are shown on the plan map; the order does not imply any priority.

Arterials

Lake Nacimiento Drive and Interlake Road. These roads (portions of which are designated as State Scenic Highways) are intended to be upgraded to the Recreational Arterial standard to increase capacity for accommodating existing and future traffic volumes. Nacimiento Drive is scheduled to be improved from Paso Robles to the lake. Those roads should be improved to the recreation arterial standard, and where topography allows, they should be constructed as four lane parkways through the village areas. Financing improvement to these roads should be

based on user revenues obtained through an assessment district, of the consolidated County service area, or from a financial pool maintained by the developers, rather than being general County expense.

Collectors

Lakeview Drive. This proposed road would eventually encircle Lake Nacimiento, traversing Heritage Ranch, Oak Shores and the South Shore area on both existing and future alignments. Since completion of the route is not foreseen within the term of this plan, the proposed roadway is not shown on the maps in this plan (see previous Lake Nacimiento/San Antonio General Plan for general location). Present road alignments included in the route are Lake Nacimiento Drive, existing portions of Lakeview Drive, Running Deer Road, Oak Shores Drive and Bee Rock Road. Though Nacimiento sub-area growth rates indicate that the greatest needs for the entire Lakeview Drive loop system will not be experienced with the term of this plan, construction of this road should be based on a combination of user generated revenues and as requirements of developments. Maintenance responsibilities should be assumed by the County when the road is opened for through public circulation.

An issue relating to the construction of Lakeview Drive is the present status of that route as a private road within Heritage Ranch. In June, 1972, the original developer of Heritage Ranch executed an agreement with the County that designated Lakeview Drive a private road for a period of six years, at the end of which the road would become part of the County public road system. A gatehouse and guard which restricted entry for all but Heritage Ranch residents enforced the private road status for that six year period. On December 26, 1978, the Board of Supervisors allowed the gatehouse to be retained for an additional five years (until December 1983) or until the Board of Supervisors determines that the road is needed for circulation and accepts it into the County system under the presently existing offer of dedication.

A similar situation exists for Lakeview Drive through Oak Shores. This road will remain private until needed for areawide circulation, and accepted into the County system under the offers of dedication.

Heritage Ranch collectors. There are several collector roads, proposed and existing, which will be needed to provide access to the various development clusters. Heritage Ranch Road is a partially constructed connection between Lake Nacimiento Resort and Heritage Ranch.

Local Streets

Local streets will be installed as required by the Real Property Division Ordinance and the Land Use Ordinance. Local streets within the villages should be privately owned and maintained.

5.3 Other Means of Transportation

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

Bikeways

Lake Nacimiento Drive is a Class II Bikeway from Paso Robles to the dam. A Class II Bikeway is a "Bike Lane" located within the right-of-way of the road at the edge of the vehicle lanes. The recommended width of the bike lane is 5 to 6 feet, on both sides of Lake Nacimiento Drive.

Trails

Two major trail systems are identified in the Nacimiento sub-area: the state hiking and riding trail along the Santa Lucia range and a loop trail encircling Lake Nacimiento. Both trail systems are envisioned to include periodic trailside camps, lookout points, and staging areas. The lake loop trail system could be coordinated with the alignment of Lakeview Drive along much of its route. A network of local trails serving commercial, residential, and recreational areas both in rural areas and within the village areas should be established on public lands and within acquired easements. This local trail network should interconnect with the two major trail systems.

5.4 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 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 a consideration of community needs and substantial community support for the program and its related cost. Refer to the North County Area Plan for a list of regional circulation programs.

> ***NOTE:*** In addition to the programs listed here, the North County Area Plan contains regional programs that may also affect the Heritage Ranch village area.

The following circulation programs apply within the Heritage village area:

1. **Road Improvements - Lake Nacimiento Drive.** The County should improve Lake Nacimiento Drive from Paso Robles to Interlake Road to the arterial standard.

2. **Funding Road Improvements.** Improvements to Lake Nacimiento Drive and Interlake Road should be financed by user revenues obtained through an assessment district of the existing County service areas (or the consolidated County service area recommended under Planning Area Service Programs), or from a financial pool maintained by the developers.

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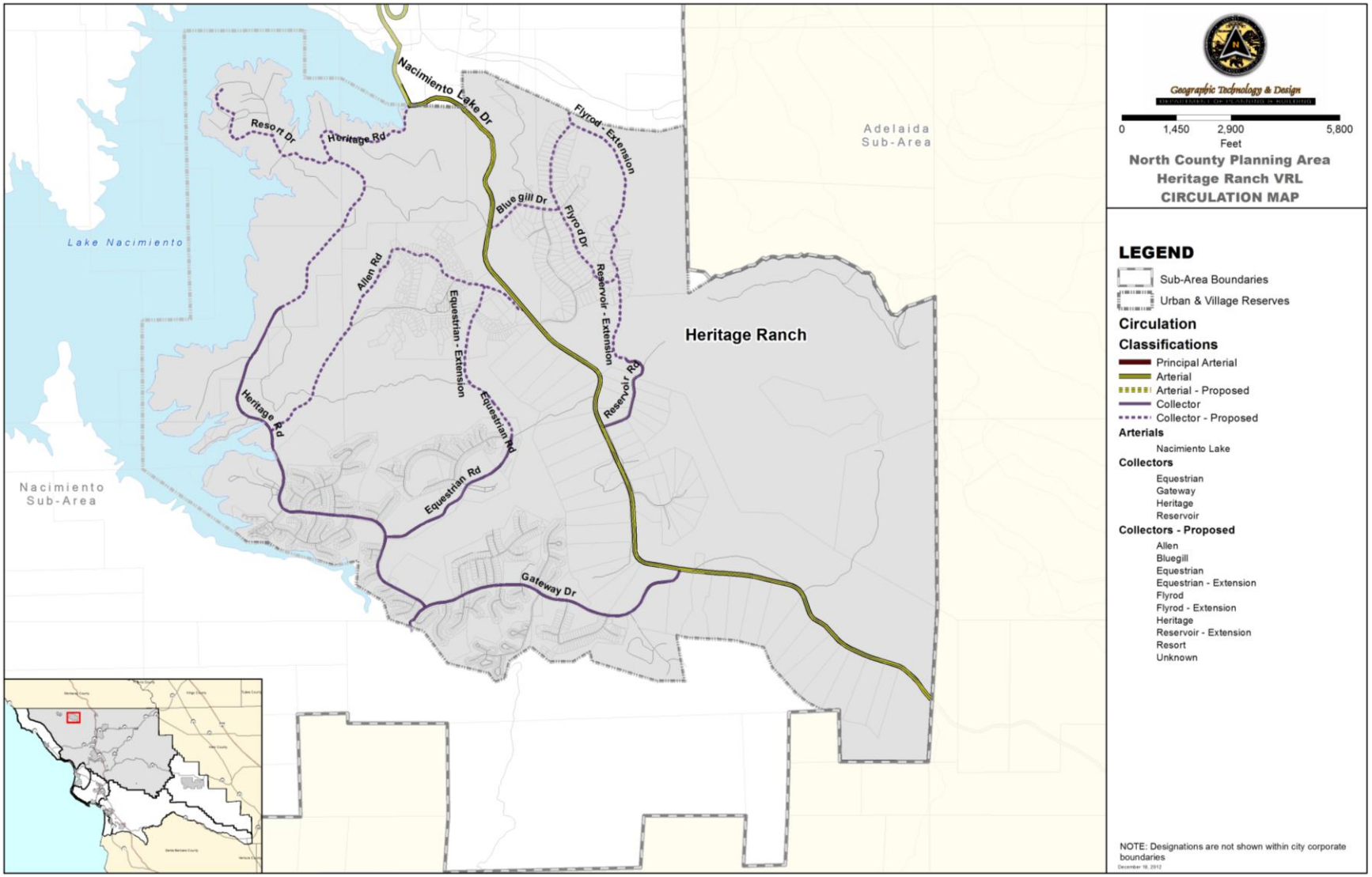
Geographic Technology & Design
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1,450
2,900
5,800
Feet
North County Planning Area
Heritage Ranch VRL
CIRCULATION MAP
LEGEND
Sub-Area Boundaries
Urban & Village Reserves
Circulation
Classifications
Principal Arterial
Arterial
Arterial - Proposed
Collector
Collector - Proposed
Arterials
Nacimiento Lake
Collectors
Equestrian
Gateway
Heritage
Reservoir
Collectors - Proposed
Allen
Bluegill
Equestrian
Equestrian - Extension
Flyrod
Flyrod - Extension
Heritage
Reservoir - Extension
Resort
Unknown
NOTE: Designations are not shown within city corporate boundaries
Lake Nacimiento
Nacimiento Sub-Area
Adelaida Sub-Area
Heritage Ranch
Nacimiento Lake Dr
Resort Dr
Heritage Rd
Flyrod Extension
Bluegill Dr
Flyrod Dr
Allen Rd
Equestrian - Extension
Reservoir - Extension
Reservoir Rd
Equestrian Rd
Gateway Dr

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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 22.104 – North 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 Heritage Ranch Combining Designations

The Heritage Ranch village includes the following combining designations, which are shown on the map at the end of this chapter:

1. **The Santa Lucia Range and Foothill Areas – Geologic Study Area (GSA**). Those lands having moderately high and high landslide risk potential are included in this designation. In the Rural portion of the Nacimiento sub-area, only those areas with high landslide risk are included. The western portion of the sub-area and all of the Village areas are encompassed by this designation.

2. **Nacimiento River and Canyon; Dip, Franklin, Las Tablas, Snake and Town Creeks; and Lake Nacimiento - Flood Hazard (FH).** These water courses are identified as having potential flood hazards and development proposals must incorporate mitigation measures. All are natural drainage courses which should be maintained in their natural state with native vegetation and habitats retained. At Lake Nacimiento, the 800 foot elevation constitutes the lake's high water level and no habitable structures are permitted below the 825 foot elevation.

3. **Lake Nacimiento Drive Interlake Road – Sensitive Resource Area (SRA).** The portion of this route from Chimney Rock Road northwest to the Monterey County line is an adopted State scenic highway route. All development in this corridor must be sited to minimize visual impacts.

6.3 Proposed Public Facilities

Only those public facilities that have a direct effect on land use and are publicly managed are considered. The public facilities needed for the community are determined by many public agencies. Development guidelines for proposed public facilities are contained in Framework for Planning.

The following public facility projects are proposed in Heritage Ranch:

1. **Sewage Treatment.** Sewage treatment plants are proposed to serve Lake Nacimiento Resort and Oak Shores.

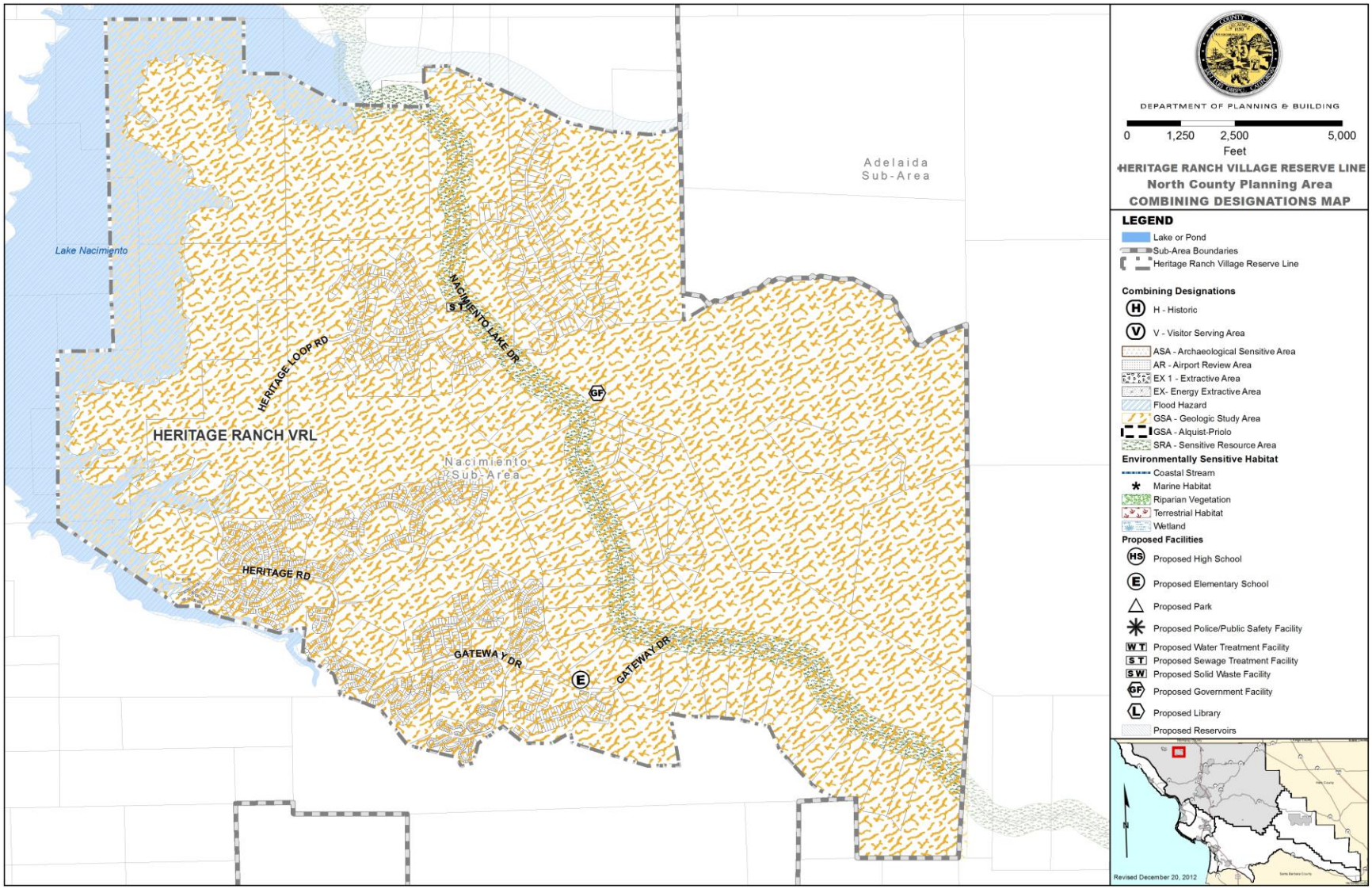
2. **Solid Waste.** A future landfill site has been reserved in the eastern portion of the Heritage Ranch development, east of Lake Nacimiento Drive. The county owns the site. The landfill site is not centrally located for the Nacimiento sub-area and an alternative site should be selected.

3. **Government and Emergency Services Center.** Proposed to be located near the intersection of Lake Nacimiento Drive and the future extension of Heritage Road within the Heritage village reserve line, this highly visible and accessible area would provide the visitor and residents with physical evidence of the availability of emergency services. The center would include fire, police and emergency medical services, as well as providing a central location for the administration and provision of other local government services throughout the Nacimiento sub-area (Amended 1983, Ord. 2133).

4. **Schools.** The county has already obtained a school site within Heritage Ranch. At present, there are no plans to build this school. However, the site at Heritage Ranch should be re-designated after a more developable location is chosen and agreed to by the developer and the San Miguel Joint Unified School District (Amended 1982, Ord. 2112).

6.4 Combining Designations and Proposed Public Facilities Programs

No combining designation and public facilities programs have been established for Heritage Ranch. Refer to the North County Area Plan for a list of regional and areawide combining designation programs that could affect Heritage Ranch.


DEPARTMENT OF PLANNING & BUILDING
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Feet
HERITAGE RANCH VILLAGE RESERVE LINE
North County Planning Area
COMBINING DESIGNATIONS MAP
LEGEND
Lake or Pond
Sub-Area Boundaries
Heritage Ranch Village Reserve Line
Combining Designations
H - Historic
V - Visitor Serving Area
ASA - Archaeological Sensitive Area
AR - Airport Review Area
EX 1 - Extractive Area
EX- 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 Facilities
Proposed High School
Proposed Elementary School
Proposed Park
Proposed Police/Public Safety Facility
Proposed Water Treatment Facility
Proposed Sewage Treatment Facility
Proposed Solid Waste Facility
Proposed Government Facility
Proposed Library
Proposed Reservoirs
Revised December 20, 2012
Lake Nacimiento
HERITAGE RANCH VRL
HERITAGE LOOP RD
NACIMIENTO LAKE DR
HERITAGE RD
GATEWAY DR
GATEWAY DR
Nacimiento Sub-Area
Adelaida Sub-Area

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Chapter 7: Lake Nacimiento Resort Specific Plan

The Lake Nacimiento Resort Specific Plan (1976) remains in effect in conjunction with adoption of the Land Use Element and will continue to be used to evaluate ongoing development with respect to the particular concerns addressed by the specific plan which are not covered by the Land Use Element. The Specific Plan is incorporated by reference into Title 22 of the County Code.

The specific plan for Lake Nacimiento Resort is a refinement and further implementation of the Nacimiento-San Antonio General Plan. The Nacimiento-San Antonio General Plan designates various uses, densities, and design criteria for the Lake Nacimiento area. The Lake Nacimiento Resort Specific Plan is in accordance with the basic intent and scope of the General Plan in regard to such uses. These include an existing commercial marina and service center, and additional recreation facilities.

NOTE: The Lake Nacimiento Resort 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 specific plan was prepared in response to a request by Water World Resorts, Inc., for an expansion of an existing recreational development in accordance with the provisions of a lease from Monterey County. The plan was prepared by the San Luis Obispo County Planning Department from a draft prepared by McCutchan and Associates for Water World Resorts. Lake Nacimiento Resort is proposed as a fully developed recreational area with a potential maximum overall use capacity of 1,252 overnight units and 268 day use units. Existing facilities in the area are inadequate to meet present day demand and the public is often turned away during the peak use period starting Spring vacation and running through Labor Day or one or two weeks thereafter. Due to lack of alternate facilities, people are faced with either returning home or locating in areas not designated for camping of picnic use.

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