Los Ranchos/Edna Village Plan

[Public Review Draft]

January 2013

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Chapter 1: Introduction

1.1 Purpose

The Los Ranchos/Edna 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 Los Ranchos/Edna 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 Los Ranchos/Edna village area. In accordance with the Framework for Planning, allowable densities (intensity of land use) are established. The San Luis Obispo Area Plan contains regional land use and circulation goals, policies, and programs that also apply to Los Ranchos/Edna.

The Land Use Ordinance contains development regulations that are applicable countywide, as well as standards and guidelines for local communities that may be different than the countywide regulations. The Los Ranchos/Edna Specific Plan establishes detailed guidelines for land use and development within the Los Ranchos/Edna village. It was adopted by the County Board of Supervisors on June 5, 1984 and is incorporated by reference into the Land Use Ordinance, Title 22 of the County Code.

1.3 Features of the Plan

This plan describes County land use and transportation programs for a 20-year timeframe in the Los Ranchos/Edna 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 former San Luis Obispo Area Plan, which was last updated on December 10, 1996. 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 Los Ranchos/Edna village.

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 December 1996) is the basis for many of the plan recommendations.

Policies, Programs and Standards

In addition to countywide policies in Framework for Planning, the San Luis Obispo Area Plan contains areawide land use and circulation policies affecting the Los Ranchos/Edna village area. These policies are implemented in Los Ranchos/Edna village through the recommended programs in Chapters 3, 5, and 6 of this plan and the standards in Article 9 (Chapter 22.98.040 – San Luis Obispo Sub-area Standards) and Article 10 (Chapter 22.106 – San Luis Obispo Area Communities and Villages) of the Land Use Ordinance.

Proposed programs listed at the end of Chapters 3, 5, and 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 San Luis Obispo Area Plan. Since many recommended programs involve public expenditures, their initiation depends upon availability of funding. Areawide programs listed in the San Luis Obispo Area Plan may also affect the Los Ranchos/Edna village area.

Specific, mandatory development standards are included in Article 10 of the Land Use Ordinance (Chapter 22.106 – San Luis Obispo Area Communities and Villages) that address special conditions in communities and neighborhoods and help implement the goals and policies of the San Luis Obispo 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 22.98.040 – San Luis Obispo Sub-area Standards) includes areawide and regional development standards that may also affect Los Ranchos/Edna village.

Resource Management

Chapter 3 describes the existing and future status of water supply, sewage disposal, schools, and other public services in the Los Ranchos/Edna village area. Chapter 6 includes descriptions of historic resources. While this plan focuses on public facilities, services, and resources within the village of Los Ranchos/Edna, the San Luis Obispo 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 and sensitive resources.
- **Circulation** – which consists of roads and pedestrian, bicycle, and equestrian facilities.

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

1.4 Setting

The Los Ranchos/Edna village area is located in the San Luis Obispo planning area, approximately 3 miles south of San Luis Obispo.

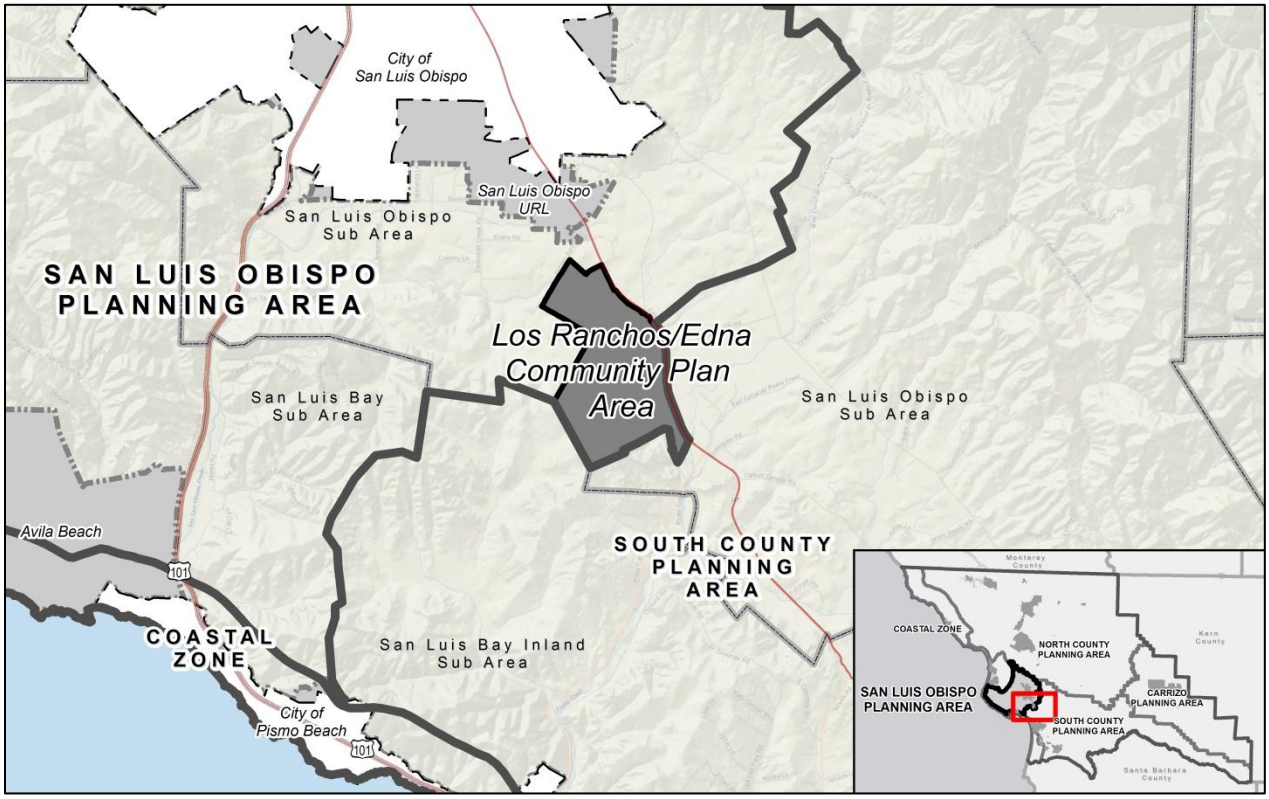

Figure 1-1: Regional Map

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Chapter 2: Population and Economy

This chapter focuses on the population and economy of Los Ranchos/Edna village. The discussion in this chapter is current as of 1996, the year of the last major update to the San Luis Obispo Area Plan.

2.1 Population

The Los Ranchos/Edna village reserve area is home to approximately 1,322 residents (1995).

2.2 Economy

Refer to the San Luis Obispo Area Plan for a discussion on regional population and economic trends that affect the Los Ranchos/Edna village area.

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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 Los Ranchos/Edna. It identifies capacities and compares them with current and projected demand levels, based on 1996 information. It then identifies appropriate program options that the County might use to deal with current and potential deficiencies.

> ***NOTE:*** This chapter describes service levels and available resource capacities as of the last major update to the San Luis Obispo Area Plan (December 1996). 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 the Los Ranchos/Edna village area 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 San Luis Obispo Area Plan describes regional facilities and services that are not necessarily based in Los Ranchos/Edna but are available to San Luis Obispo area residents. The Area Plan also describes natural resources and environmental characteristics in the larger San Luis Obispo area, including geological resources, groundwater, soils and agriculture, biological resources, visual resources, and air quality.

3.2 Status of Public Facilities, Services, and Resources

Water Supply

The water supply for the San Luis Obispo planning area, including the Los Ranchos/Edna village reserve area, is discussed in the San Luis Obispo Area Plan (LUCE Part II). The Los Ranchos/Edna Village area obtains water through a central system owned by the California Cities Water Company. Developed parcels within the remainder of the village area obtain water from individual wells or two small mutual water companies.

The San Luis Obispo Creek groundwater basin underlies the northwestern end of the Edna Valley and extends south along the creek to San Luis Bay. The Pismo Creek groundwater basin underlies the southeastern three-fourths of the Edna Valley. Figure 3-1 shows the general location of the groundwater basins. Currently published studies estimate the total combined safe annual yield of the San Luis Obispo Creek and Pismo Creek groundwater basins at 4,500 AFY.

Water demand is compared to water supply to help estimate the area's capacity to support additional land development. Supply and demand figures are summarized in Table 3-1.

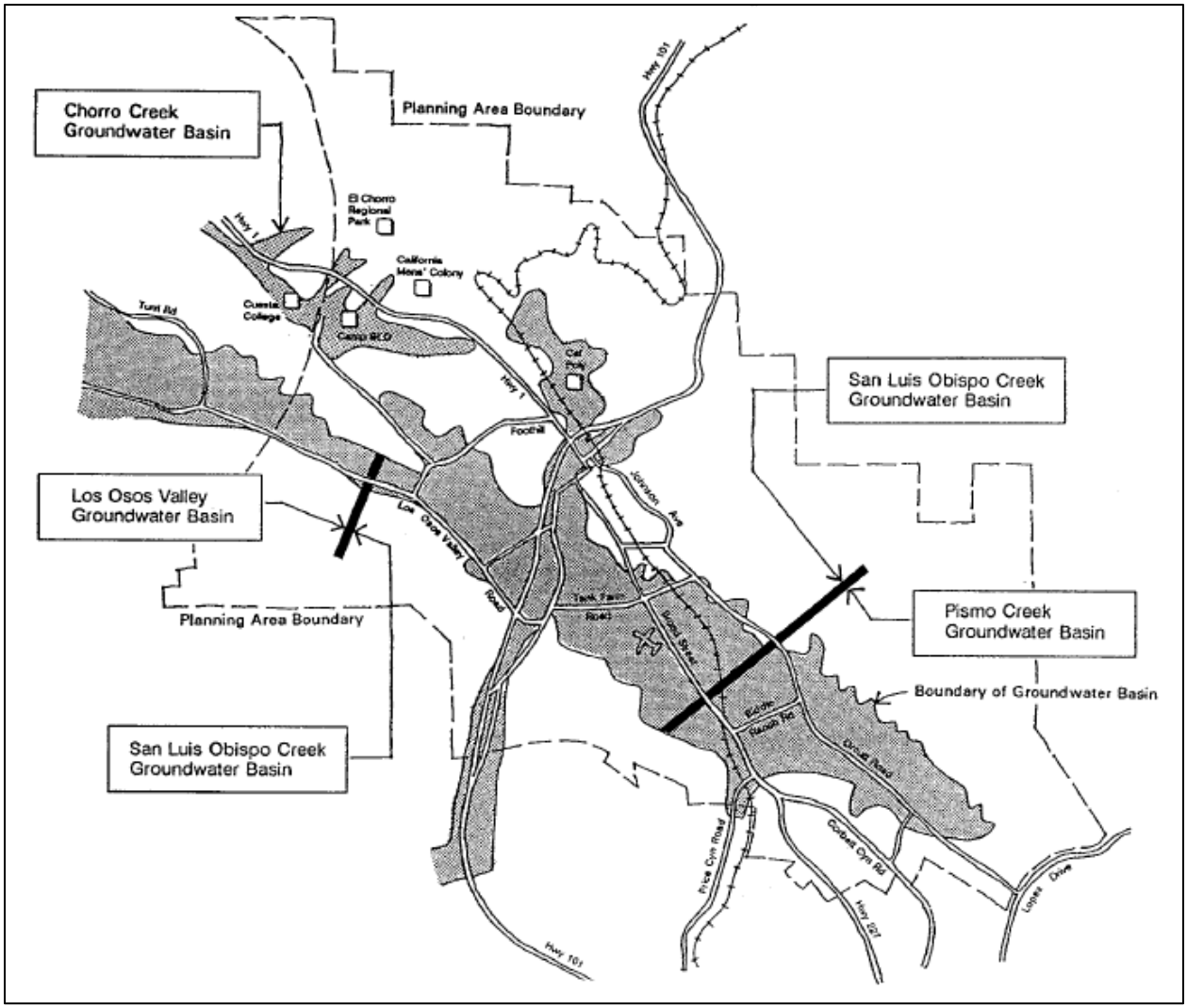

Figure 3-1: Groundwater Basins

Table 3-1: Water Supply and Demand - Los Ranchos/Edna Village (AFY)				
Supply			**Demand**	
Groundwater	Nacimiento Project	Total Supply	Current	Projected (Buildout)
---[1]	50	50[2]	471	606

[1]San Luis Obispo Creek groundwater basin: 2,250 AFY. SLO City policty limits groundwater use to 500 AFY.
[2]Assumes use of surface water replaces groundwater use. However, groundwater remains available to these users.

Sewage Disposal

Septic systems and a package treatment plant serve the Los Ranchos/Edna Village area.

The sewage treatment plant serving the Country Club area has the capacity to serve approximately 500 lots, and was operating at 61 percent capacity in 1995. Effluent from the treatment plant has experienced levels of salt and total dissolved solids (TDS) in excess of amounts allowed by permit. Discussions with the Regional Water Quality Control Board (RWQCB) have resulted in a revision of the allowable levels for TDS, sodium and chlorides and a change in sampling procedures which provides a more accurate assessment of effluent quality. As of 1995, the plant was in compliance with RWQCB regulations.

This sewage treatment plant is generating more sludge than was originally anticipated. There are no adverse impacts from this condition, other than the additional labor needed to remove and dispose of the sludge and the need for adequate disposal facilities. The plant operators are attempting to reduce the amount of sludge generated by adjusting the system's controls.

The Rolling Hills area has experienced a high rate of septic system failures during the rainy season in years of "normal" or greater rainfall. Failure rates were lower during the drought years of 1987-92. However, the potential exists for resumption of the problem. Consideration should be given to expansion of CSA #18 to include Rolling Hills and enable connection of that area to the sewer system.

Emergency Services

Ambulance service is provided through a contract with privately owned companies located in the city of San Luis Obispo, and service is expected to be adequate for anticipated growth in the planning area. The County General Hospital, French and Sierra Vista hospitals are located within the city of San Luis Obispo and provide emergency room treatment as well as major medical services. The California Highway Patrol (CHP) provides a helicopter service available for emergency transportation to local hospitals.

Fire Protection

Fire protection and emergency medical assistance are provided by the California Department of Forestry (CDF), which acts as the County Fire Department by contract with the County.

Police Service

Los Ranchos/Edna relies on the County Sheriff and the California Highway Patrol for police services. Response times for the Sheriff's Office vary based on allocated personnel, existing resources, time and day of week and prioritized calls for law enforcement services. The California Highway Patrol has an office in San Luis Obispo.

Human Services

All offices providing human services (i.e., counseling, mental health, welfare, family planning) to residents of the planning area are located in San Luis Obispo.

Schools

The County annually monitors the status of public school capacity through its Resource Management System program. The Los Ranchos/Edna village area is served by the San Luis Coastal Unified School District.

Library

The main public library for the area is the joint City/County library, located at the corner of Osos and Palm streets in the city of San Luis Obispo. Additional libraries are provided at Cal Poly and Cuesta College, primarily for students and faculty, but they are also open to the public.

Parks and Recreation

The San Luis Obispo Country Club (a private, for members only facility) with 18-hole golf course, swimming pool and tennis courts is the only designated recreation area within the Los Ranchos/Edna village area.

3.3 Community Service Programs

"Programs" are specific non-mandatory actions or policies recommended by the LUCE to achieve community or areawide 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.

> ***NOTE:*** In addition to the program listed here, the San Luis Obispo Area Plan contains regional programs that may also affect the Los Ranchos/Edna village.

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 program applies in the Los Ranchos/Edna village area. Table 3-2 identifies the responsible agencies, potential funding sources and the preferred time-frames for completion.

Water Supply

1. **Service District.** The County Public Works Department should encourage expansion of CSA #18 to include Rolling Hills and the portions of the Los Ranchos/Edna village area that have experienced septic system problems.

Table 3-2: Schedule for Completing Public Facilities, Services, and Resources Programs

Title	Responsible Agency	Potential Funding	Priority[1]	Timeframe[2] (years)
1. Expanded Sewer Service	County Public Works	CSA #18 Assessment District, Developer Fees	Moderate	3-5

Notes:

1. Priority listings are the relative importance within each timeframe: low, moderate, or high.
2. Timeframes are from the adoption date of the former San Luis Obispo Area Plan (1996).

Chapter 4: Land Use

4.1 Introduction

This chapter discusses land use issues affecting the Los Ranchos/Edna village area. No land use programs are established specifically for Los Ranchos/Edna; however, the San Luis Obispo Area Plan contains regional and areawide land use programs that may affect Los Ranchos/Edna village.

4.2 Distribution of Land Uses

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

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

Table 4-1 summarizes the acreage of each land use category in Los Ranchos/Edna village. Rural land use acreage is summarized in the San Luis Obispo Area Plan.

Table 4-1: Land Use Category Acreage

Land Use Categories	Acreage
Agriculture	0
Rural Lands	0
Recreation	235
Open Space	0
Residential Rural	394
Residential Suburban	259
Residential Single Family	59
Residential Multi-Family	0
Office and Professional	0
Commercial Retail	0
Commercial Service	0
Industrial	0
Public Facilities	10
Dalidio Ranch	0
Total	**957**

Los Ranchos/Edna village is approximately three miles south of the city of San Luis Obispo. Edna townsite has been a small farm community since first subdivision in the late 1800's. More recent development includes the San Luis Obispo Golf and Country Club, surrounding homesites and the Rolling Hills subdivision to the north. Additional subdivisions south of the Country Club area are developing for both suburban and rural residential homesites. Modest infill within the existing committed urban/suburban area is provided, and future expansion of the village reserve line may be appropriate to include an additional 300 acres of Residential Rural category located south of the Rolling Hills development (sometimes referred to as the "Jack Ranch"), if groundwater studies now being prepared determine that such an expansion would not threaten nearby agriculture operations.

The Los Ranchos/Edna Village Specific Plan was adopted by the Board of Supervisors in June, 1984 (see Chapter 7 of this plan). The specific plan covers approximately 1,170 acres located primarily within the village reserve line, but also includes secondary planning areas located outside of and adjacent to the village reserve line. The specific plan establishes a phasing plan

for additional development, including phased construction of necessary public services, and specifies development and design standards which address special characteristics of the Los Ranchos/Edna Village area.

The following section discusses land use within each land use category on the plan maps.

Recreation

The San Luis Obispo Country Club Golf Course is a private membership facility which has included suburban development. The higher southwest portion of the golf course should be treated sensitively as a visual backdrop to the village area.

Residential Rural

The steeper hillside areas and valley south of Country Club Estates are designated for residential rural uses. This area of 5- to 10-acre parcels serves as a transition to low density rural uses and provides for some small scale agriculture.

Due to the scenic backdrop created by higher elevations at the southwest portion of the village, residential densities could intrude on the visual quality of the natural terrain and vegetation. Sensitive siting and design of development should be subordinate to these features and visual impact on the surrounding areas should be considered.

One additional area is designated Residential Rural, located behind the Rolling Hills development. It includes some area that is not readily visible from major public roads. Any future residential parcels should be clustered in the less visible portions of the site, and the scenic higher elevations should be protected through a conservation or open space agreement.

Residential Suburban

The majority of the Los Ranchos/Edna village area is designated for suburban residential densities. Two areas southwest of Los Ranchos Road will increase in density. The first is an area between Rolling Hills subdivision and Los Ranchos Road; the second is between Country Club Estates and Los Ranchos Road. These areas provide a logical completion of development within their respective tracts.

The corridor bounded by Los Ranchos Road, the railroad and Highway 227 is also designated for suburban development. Due to existing smaller lot sizes, a minor amount of development will occur. Of particular concern is the presence of the highway and railroad. These two noise generators will require special attention in the design of new construction.

An area of about 13 acres is designated for suburban residential development above the golf course. This area should not be divided until a supplemental water supply can be provided.

Residential Single Family

Two areas are identified as Residential Single Family. Country Club Estates has lot sizes from 6,000 to 20,000 square feet. Minor expansion has been allowed adjacent to Lewis Lane on the south side of Madbury Court in order to complete the existing single family development on that street. The second area is in the Edna townsite, where development of the existing subdivision is substantially complete.

Commercial Retail

The only area designated commercial in the Edna townsite is the old Edna store. Retail commercial services are provided in San Luis Obispo, though this location could serve convenience, neighborhood shopping and traveler needs.

4.3 Land Use Programs

No land use programs have been established for Los Ranchos/Edna village. Refer to the San Luis Obispo Area Plan for a discussion of regional and areawide land use programs that could affect the Los Ranchos/Edna village area.

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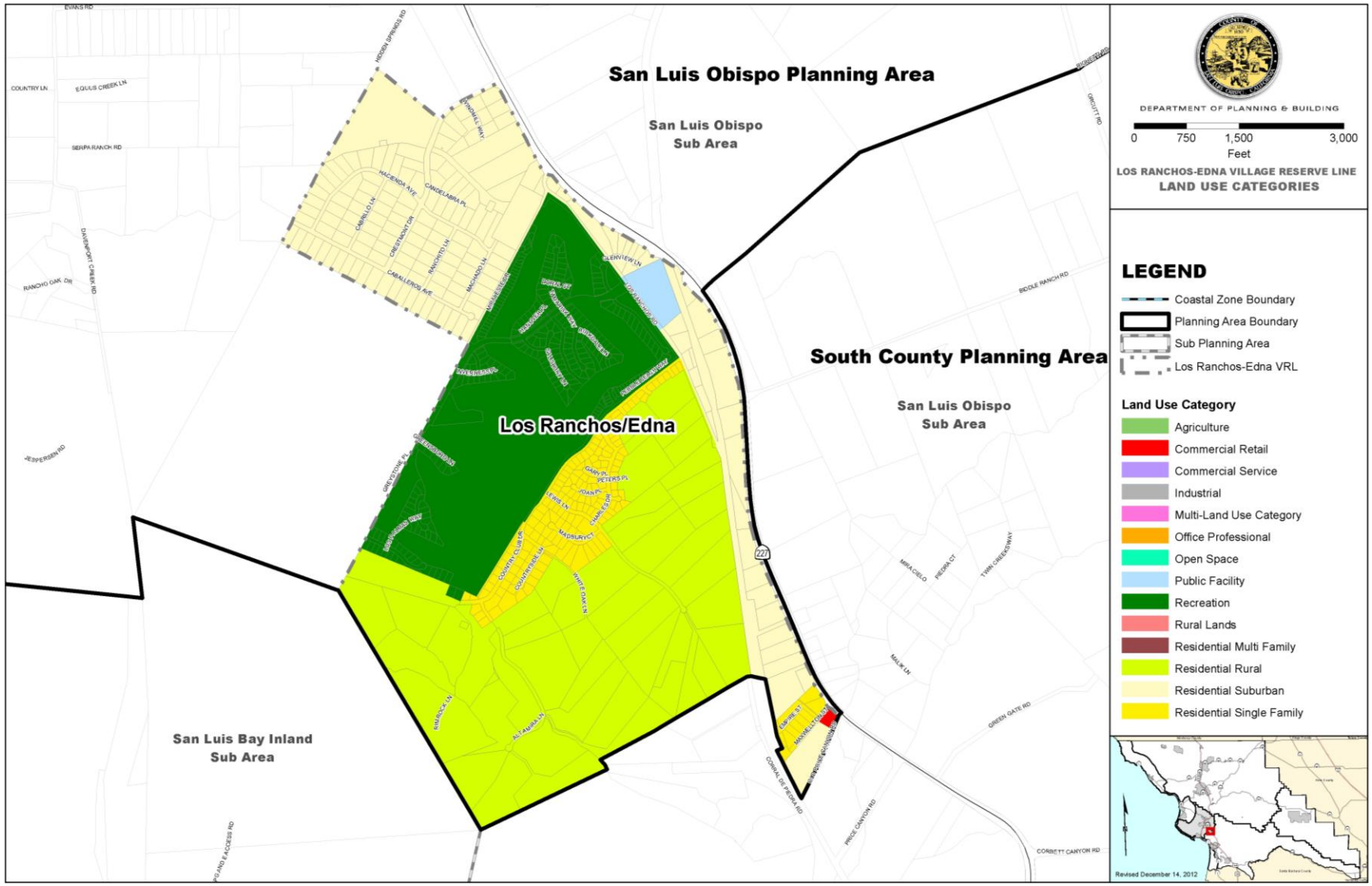
San Luis Obispo Planning Area
San Luis Obispo
Sub Area
South County Planning Area
San Luis Obispo
Sub Area
Los Ranchos/Edna
San Luis Bay Inland
Sub Area
DEPARTMENT OF PLANNING & BUILDING
0 750 1,500 3,000
Feet
LOS RANCHOS-EDNA VILLAGE RESERVE LINE
LAND USE CATEGORIES
LEGEND
Coastal Zone Boundary
Planning Area Boundary
Sub Planning Area
Los Ranchos-Edna VRL
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 the Los Ranchos/Edna village area. It reflects the countywide goals and policies in Framework for Planning (LUCE Part I) and regional goals and policies in the San Luis Obispo 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 Los Ranchos/Edna 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 San Luis Obispo Area Circulation Issues and Objectives

The San Luis Obispo Area Plan describes some key issues that affect the regional transportation system and establishes goals, policies and objectives in response to those issues.

5.2 Roads

Road Improvement Projects

The following is a listing of the significant roadways in or near the Los Ranchos/Edna village area, their classifications and major improvements needed to accommodate projected traffic levels.

Minor Arterials

1. **Route 227.** If transportation systems and demand management techniques cannot maintain acceptable service levels, this roadway may require widening, (1) to four travel lanes between Orcutt and Tank Farm Roads, and (2) to four travel lanes from Tank Farm Road to Price Canyon Road, with turn lanes or pockets at intersections with Airport Drive, Buckley Road, Crestmont Drive, Los Ranchos Road, Biddle Ranch Road and Price Canyon Road, and signalization at Los Ranchos Road. Between Capitolio Way and Aero Loop Drive a landscaped center median and turn pockets at limited intersections should be constructed, as illustrated in Figure 5-1. Separated sidewalks, parkway landscaping, street trees, bus turn-outs and shelters should also be provided in this corridor.

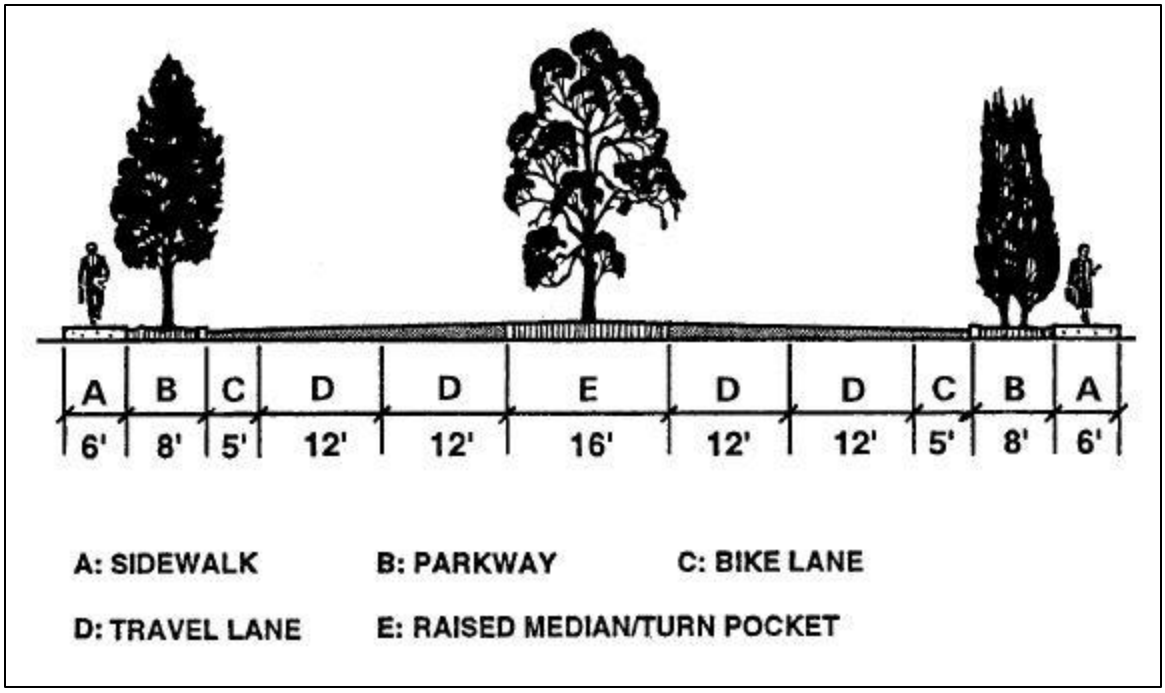

Figure 5-1: Illustration of Highway 227/Broad Street improvements

Urban/Rural Collectors

2. **Los Ranchos Road.** This street is to be as described in Chapter IV of the Los Ranchos/Edna Village Specific Plan.

Local Streets

Local roads and streets function to carry traffic and alternative transportation at low volumes within neighborhoods and non-residential areas. They also carry storm water run-off. No specific improvements are proposed within the larger scope of this plan. Road improvements, including walkways for pedestrians and traffic calming measures, will be determined at the project and subdivision review stage consistent with adopted plans and regulations.

Alleys

Alleys occur in older communities and offer both opportunities and problems. They provide utilitarian corridors for parking, trash collection, utilities, and informal access between houses within a block. They provide access for secondary dwellings located at the back of a lot. Greater alley usage can lessen street traffic by placing parking and garages at the rear of properties and can provide better views of the street from residences. Problems that are typically associated with alleys are security, garbage accumulation and lack of paving. Where alleys exist or are planned, minimal levels of improvement are necessary to attract and secure usage. Continuous pavement to driveways, at an adequate width for emergency vehicles, lighting and amenities such as fencing and landscaping are often needed to upgrade alleys.

5.3 Other Means of Transportation

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

Public Transit

The San Luis Obispo Area Plan describes the benefits of public transit and the current needs and planned improvements for San Luis Obispo's public transit system.

Carpooling - Park and Ride Lots

Park and ride lots are transfer areas where people may drive or carpool to the lot, park their vehicles and continue to travel via another carpool vehicle or transit service. This applies to vans as well as to small vehicles. This Clean Air Plan and the Regional Transportation Plan emphasize park and ride lots as transportation system management measures to encourage people to use transportation mode other than single-occupant vehicles. Park and ride lots within the San Luis Obispo planning area may be appropriate in the future.

Bikeways

A goal of this plan and the County Bikeway Plan is to provide a framework for establishing a safe and efficient bikeway system. Planned projects should not only include the construction of bikeways, but also consider the installation of facilities such as bike racks, bike lockers, bike and ride racks, signs, showers, the creation of bike maps and safety and education programs. The County Bikeways Plan lists and maps the bikeway system, and includes policies for integrating bike-related facilities within the transportation system. The San Luis Obispo Area Plan describes the regional bikeway objectives consistent with the County's Bikeways Plan.

Trails

The County Parks and Recreation Element provides a reference for the potential hiking and equestrian trails in the unincorporated area. The plan may be amended as new information about possible trails becomes available, so it should be reviewed for the most current and detailed information about trails.

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 San Luis Obispo Area Plan for a list of regional circulation programs.

> ***NOTE:*** In addition to the program listed here, the San Luis Obispo Area Plan contains regional programs that may also affect the Los Ranchos/Edna village area.

The following circulation program applies within the Los Ranchos/Edna village area:

1. **Secondary Access Options.** The County Public Works and Planning and Building Departments should immediately begin to research options for providing additional access into areas within the village area. Information about feasible alternative routes for vehicular, bicycle and pedestrian access into the Rolling Hills and Country Club areas should be prepared, including needed rights-of-way, cost estimates, and financing options, and then presented to the community for review, comment and participation in

identifying most appropriate options. Once the appropriate options are identified, they should be presented to the Board of Supervisors and implemented without delay.

Table 5-1: Schedule for Completing Circulation Programs

Title	Responsible Agency	Potential Funding	Priority[1]	Timeframe[2] (years)
1. Secondary Access	Co. Public Works, Planning	Fees, assessment district, Mello-Roos, Community facilities district	High	1-2

Notes:

1. Priority listings are the relative importance within each timeframe: low, moderate, or high.
2. Timeframes are from the adoption date of the former San Luis Obispo Area Plan (1996).

Carpenter Canyon - Highway 227
Los Ranchos/Edna
San Luis Obispo
Sub-Area
Geographic Technology & Design
0
750
1,500
3,000
Feet
San Luis Obispo Planning Area
Los Ranchos-Edna VRL
CIRCULATION MAP
LEGEND
Sub-Area Boundaries
Urban & Village Reserves
Circulation
Classifications
Principal Arterial
Arterial
Arterial - Proposed
Collector
Collector - Proposed
Arterials
Carpenter Canyon - Highway 227
NOTE: Designations are not shown within city corporate boundaries
December 18, 2012

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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 22.106 – San Luis Obispo 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 Los Ranchos/Edna Combining Designations

The Los Ranchos/Edna village includes the following combining designations, which are shown on the map at the end of this chapter:

1. **Irish and San Miguelito Hills – Sensitive Resources Area (SRA).** The SRA covers the area from the southern boundary of the planning area down to the 200 foot elevation. These areas are highly visible from Highways 101 and 227, Los Osos Valley Road, Foothill Boulevard and Prefumo Canyon Road.

2. **Tognazzini General Store – Historic Site (H).** Located at the Edna townsite, John Tognazzini built the store in 1900. After burning down in 1906, it was rebuilt in 1908.

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.

There are no public facility projects identified in the Los Ranchos/Edna village area. Refer to the San Luis Obispo Area Plan for a discussion of regional programs that could affect Los Ranchos/Edna.

6.4 Combining Designations Programs

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

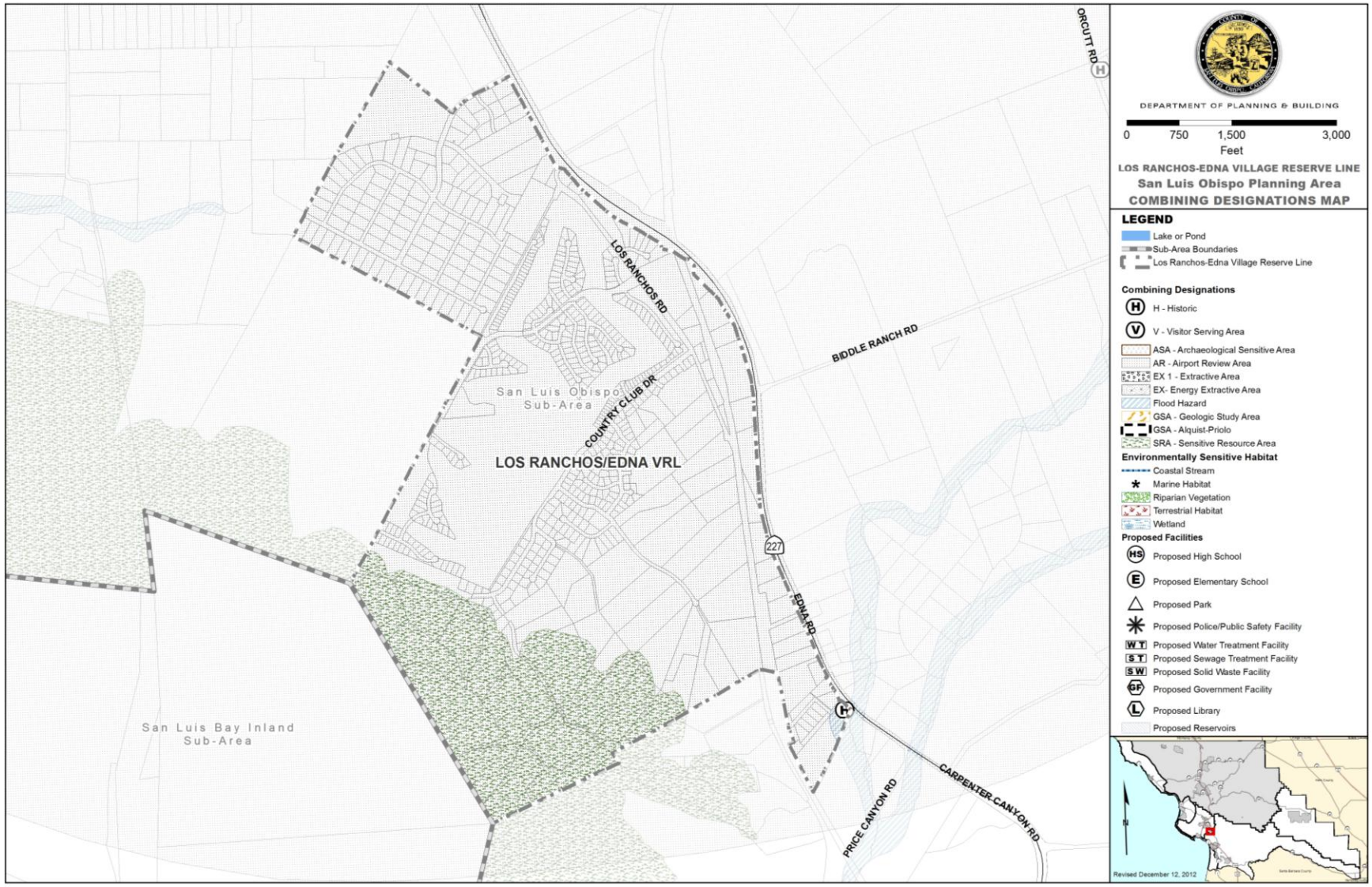
NOTE: In addition to the programs listed here, the San Luis Obispo Area Plan contains regional programs that may also affect the Los Ranchos/Edna village area.

Table 6-1: Schedule for Combining Designations Programs

Title	Responsible Agency	Potential Funding	Priority[1]	Timeframe[2] (years)
Historic Sites				
1. Preservation	Co. General Services, Planning, Engineering	Fees, assessment district, Mello-Roos, Community facilities district	High	1-2
2. Maintenance	County Planning	N/A, grants	High	Ongoing

Notes:

1. Priority listings are the relative importance within each timeframe: low, moderate, or high.
2. Timeframes are from the adoption date of the former San Luis Obispo Area Plan (1996).


DEPARTMENT OF PLANNING & BUILDING
0 750 1,500 3,000
Feet
LOS RANCHOS-EDNA VILLAGE RESERVE LINE
San Luis Obispo Planning Area
COMBINING DESIGNATIONS MAP
LEGEND
Lake or Pond
Sub-Area Boundaries
Los Ranchos-Edna 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 12, 2012
ORCUTT RD
LOS RANCHOS RD
BIDDLE RANCH RD
COUNTRY CLUB DR
San Luis Obispo Sub-Area
LOS RANCHOS/EDNA VRL
227
EDNA RD
San Luis Bay Inland Sub-Area
PRICE CANYON RD
CARPENTER CANYON RD

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Chapter 7: Los Ranchos/Edna Village Specific Plan

The Los Ranchos/Edna Village Specific Plan was adopted by the County Board of Supervisors on June 5, 1984. It establishes detailed guidelines for land use and development within the Los Ranchos/Edna village, an area located around the San Luis Obispo County Country Club and Golf Course, south of the city of San Luis Obispo. The plan will inform affected landowners how and when property included in the plan can be developed and what problems must be solved before such development. It establishes standards for basic site improvements and special requirements to resolve conditions that are unique to the village area.

NOTE: The Los Ranchos/Edna Village 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).

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