REVISED DRAFT July 25, 2013

III. North County Area Plan

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Chapter 1: Introduction and Goals

1.1 Overview

This plan consolidates and reorganizes the former Adelaida, El Pomar-Estrella, Las Pilitas, Nacimiento, and Salinas River planning areas, and the northern portions of the Los Padres and Shandon-Carrizo planning areas, into a single watershed-based planning area called the North County planning area (refer to Figure 1-1) ~~: North County sub-areas)~~. The seven former planning areas are referred to throughout this document as "sub-areas". Encompassing 1,035,714 acres, the North County planning area is the largest of the County's four planning areas. It includes the unincorporated areas north of the Cuesta Ridge to Monterey County, and is bounded by the Coastal Zone to the west and Kern County to the east. It contains four~~three~~ unincorporated urban areas (Shandon, San Miguel, Templeton, and Santa Margarita), all located along Highway 101, and six village areas (Creston, Heritage Ranch, Oak Shores, Garden Farms, Whitley Gardens, and Pozo). Chapter 7 of this plan addresses planning issues in the unincorporated area within the Atascadero and Paso Robles URLs.

The North County planning area is experiencing diverse economic growth in all sectors, including agriculture, which traditionally has been the principal industry and the foundation of the rural lifestyle and image of the North County. Much of the new development is increasingly oriented to commuter and retirement living, light industry, service businesses and tourism.

The cities of Atascadero and El Paso de Robles (hereafter referred to as Paso Robles) generate growth in these sectors as the two regional population centers with full urban services. The unincorporated towns of Shandon, San Miguel, Templeton and Santa Margarita serve local residents with convenient services and some specialized regional facilities, such as the Twin Cities Hospital in Templeton. The planning area has been influenced economically by the city of San Luis Obispo in terms of regional shopping and employment, as well as the housing shortage that "spills over" into the North County.

1.2 Relationship to General Plan

This area plan is part of Part II 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 unincorporated portions of the North County planning area and are subject to the County General Plan are to be consistent with this plan. In addition, where applicable, all public and private development is to be consistent with this plan. It should be recognized, however, that this plan is subject to higher legal authority: for example, federal and state statues, case law, and regulations.

> ***Note:*** The terms "Land Use and Circulation Elements (LUCE)" and "Land Use Element (LUE)" are used interchangeably throughout this document and the County Land Use Ordinance.

This plan contains policies and programs for the rural portions of the North County planning area. It also contains regional policies and programs that affect both urban and rural areas. Policies, programs, text, maps, and other information specifically pertaining to the North County's four~~three~~ urban areas and six village areas are contained in the Community/Village Plans (LUCE Part III). The Community/Village Plans including any future amendments, are

hereby incorporated into the North County Area Plan by reference as though they were fully set forth here.

1.3 Content of the Plan

Note: Many of the goals, policies, and programs in this plan apply only within the former planning areas referred to as ~~certain~~ sub-areas~~ of the North County planning area~~. Figure 1-1 should be referenced to determine the applicability of a goal, policy, or program to a specific parcel or region in the

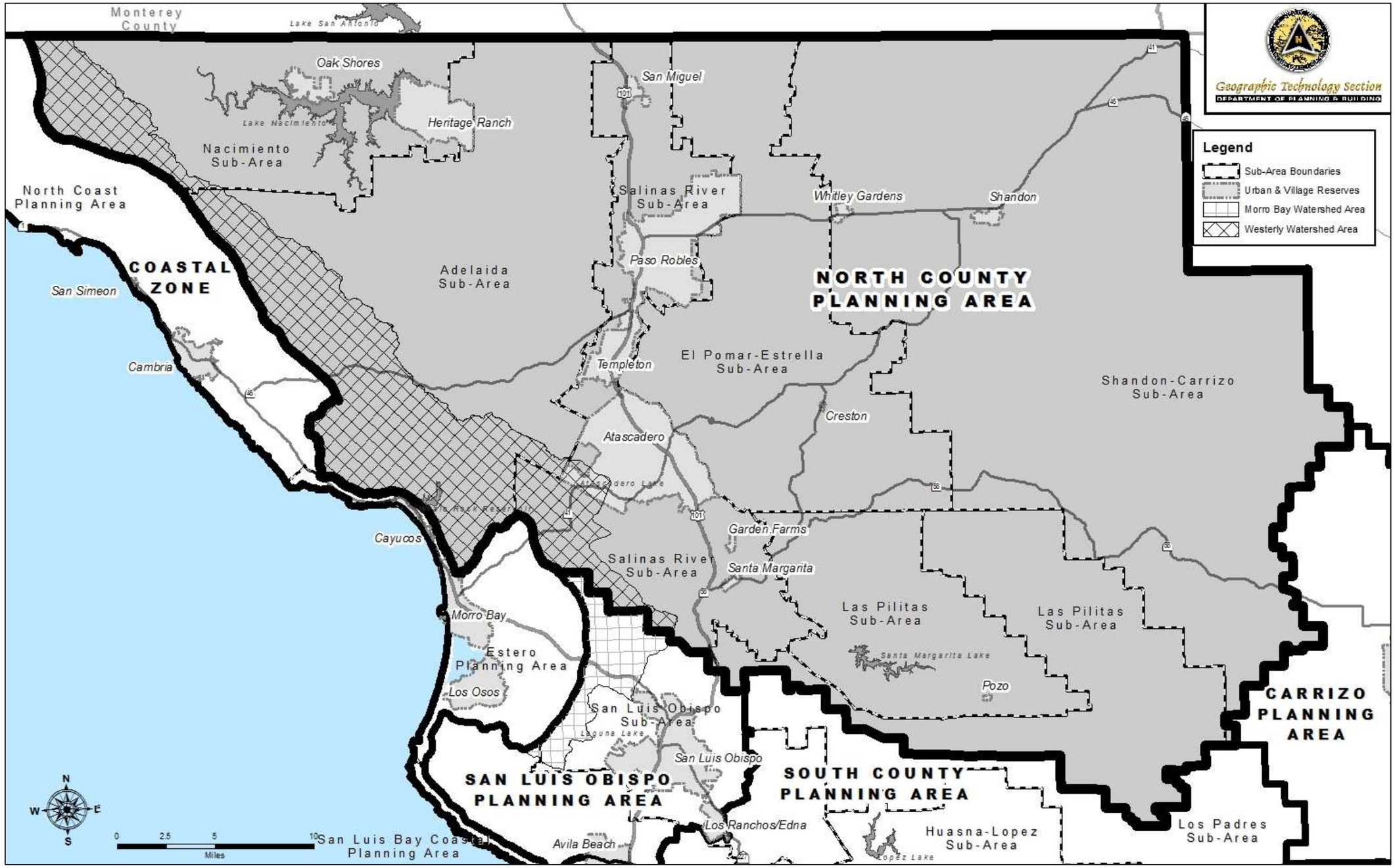
This plan describes population, housing, and economic trends for the North County planning area. It also establishes policies and programs for land use, circulation, public facilities, services, and resources for the rural portions of the planning area.

The information contained in this plan is taken from the former Adelaida, El Pomar-Estrella, Las Pilitas, Nacimiento, and Salinas River planning areas, and the northern portions of the Los Padres and Shandon-Carrizo planning areas and is current as of the last major update or original adoption date of each of those plans (refer to Table 1-1). Only non-substantive edits have been made to this text for consistent formatting and to reflect the new organization of the Land Use and Circulation Element. No changes have been made to reflect current conditions in the North County planning area. Specific time frames or horizons called out in the text (e.g. "…within the next 25 years.") begin at the dates specified in Table 1-1, not the adoption date of this plan.

Table 1-1: Former Area Plans - Date of Adoption or Major Update

Former Area Plan	Date of Adoption or Major Update
Adelaida	September 22, 1980~~August 14, 1990~~
El Pomar-Estrella	September 23, 2003
Las Pilitas	September 22, 1980
Los Padres	September 22, 1980~~August 14, 1990~~
Nacimiento	September 22, 1980
Salinas River	January 2, 1996
Shandon-Carrizo	September 22, 1980

Figure 1-1: North County Sub-areas



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1.4 Planning Area Watersheds

The boundaries of the North County planning area are intended to correspond generally with the inland watersheds located north of the Cuesta Ridge (refer to Figure 1-2: North County Water Planning Areas). The County Master Water Report organizes these watersheds into the following water planning areas (WPAs):

- **Santa Margarita (WPA 12).** This WPA includes Santa Margarita Ranch, County Service Area 23, and agricultural and rural users. Its primary sources of water supply are the Santa Margarita, Rinconda, and Pozo Valley Groundwater Basins, and the Santa Margarita Creek Alluvial Aquifer.

- **Atascadero/Templeton (WPA 13).** This WPA includes the Templeton Community Services District, Atascadero Mutual Water Company, Garden Farms Community Water District, and agricultural and rural users. Its primary sources of water supply are the Atascadero Sub-basin of the Paso Robles Groundwater Basin (Paso Robles Formation and Salinas River underflow), recycled water, and the Nacimiento Water Project.

- **Salinas/Estrella (WPA 14).** This WPA includes the San Miguel Community Services District, Camp Roberts, City of Paso Robles, County Service Area 16 (Shandon), and agricultural and rural users. Its primary sources of water supply are the Paso Robles Groundwater Basin (Paso Robles Formation and Salinas River underflow) and the Nacimiento Water Project.

- **Cholame (WPA 15).** This WPA includes agricultural and rural users only. Its primary groundwater supply is the Cholame Valley Groundwater Basin.

- **Nacimiento (WPA 16).** There are no significant groundwater basins in WPA. Public water systems such as Heritage Ranch Community Services District and the Nacimiento Water Company draw water from wells that rely on Nacimiento reservoir surface water or surface water releases.

Westerly Watershed Area

The five inland WPAs comprise the majority of the North County planning area; however, the western edge of the planning area, between the Coastal Zone and the ridge of the Santa Lucia Range, drains to the coast. Since this area is located outside of the Coastal Zone, it is not subject to the Coastal Act of 1976 or the County's Local Coastal Plan. This area is identified with cross-hatching in Figure 1-2 in order to recognize its unique hydrology.

The westerly watershed area includes many streams that lead from the western slopes of the Santa Lucia Mountains to the ocean. The most significant ones are Santa Rosa Creek and San Simeon Creek. These are anadromous fish streams primarily known for steelhead. Flood hazards exist during periods of intense or prolonged rainfall on portions of these watersheds. Precautions must be taken with development in minor tributaries and swales as well, for these areas also collect substantial runoff.

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Figure 1-2: North County Water Planning Areas

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1.5 Goals

Land use and circulation planning efforts in the inland area of the county are guided by planning principles, policies and implementing strategies, and by Circulation Element goals and objectives adopted by the Board of Supervisors and incorporated into Framework for Planning (LUCE Part I). In addition, the following goals apply to the El Pomar-Estrella and Salinas River sub-areas (refer to Figure 1-1):

El Pomar-Estrella Sub-area

1. Land use consistent with the area's heritage and historic rural character.
2. Agriculture as a primary focus of economic activity, with agricultural land uses maintained and protected.
3. Services consistent with each community's willingness and ability to support them.
4. A circulation system that includes a full range of transportation options for all persons in the area.
5. Natural resources that are protected and preserved.

Salinas River Sub-area

1. Encourage a strong, integrated north county economy that will support community service and environmental demands.
2. Increase employment opportunities for all north county residents.
3. Encourage commercial and industrial development in communities that have the potential to provide a full range of infrastructure and services.
4. Encourage land use that enhances individual community goals in a manner consistent with the heritage of the north county.
5. Encourage agriculture as an economic entity for its secondary benefit of maintenance of rural character.
6. Encourage the retention of historical character and heritage.
7. Provide for greater accessibility and the most responsive level of services, consistent with each community's willingness and ability to provide necessary resources.
8. Develop an infrastructure plan for the Salinas River sub-area that identifies the current cumulative demands on area resources and services, projects how those demands can be expected to grow over the life of this plan, and sets forth strategies needed to provide the tools necessary to accomplish the tasks and maintain these resources and services.
9. Provide for local circulation that supports transportation needs in the north county.
10. Capitalize on the significant transportation facilities already in place, including Highways 101, 46 and 41, the railroad and the Paso Robles Airport.

11. The amount and pace of growth should be moderated as needed to maintain a high quality environment by using the Resource Management System and a series of cooperative decisions among the County and the various cities.

12. Preserve or minimize impacts to important native habitats, such as significant stands of oak woodlands, riparian vegetation and important wildlife corridors.

13. Recognize the importance of the Salinas River as a natural and multi-use resource, and permit development that will minimize or avoid impacts to this resource.

Chapter 2: Population and Economy

The purpose of this chapter is to discuss the population and economy of the North County planning area. This discussion is grouped under headings for each of the seven North County sub-areas which are the former planning areas shown in Figure 1-1, and is current as of the dates specified in Table 1-1. Supporting data for this chapter is found in Appendix A.2: North County Population and Economy Data. A focused discussion on population and economy in each urban and village area is described in the Community/Village Plans (LUCE Part III).

Adelaida

Population in the Adelaida sub-area has been steadily increasing, but slower than the county as a whole. This pattern reflects the agricultural orientation of the area and will likely continue declining slightly as countywide growth also declines. The 1989 population is estimated at 3,342 persons, expected to increase to 4,053 by the year 2000. For more detailed information on population trends and projections in the Adelaida planning area can be found in Appendix A.2: North County Population and Economy Data.

It is anticipated that the Adelaida sub-area will remain predominantly agricultural due to existing land use, land capability and plentiful water in much of the sub-area, including many creeks and the Paso Robles groundwater basin. However, intrusion of rural residences that are not agriculturally related could preclude continuation and/or expansion of agriculture in some areas.

Factors that will contribute to potential future population and economic growth of the sub-area are:

1. Continued expansion of agriculture, especially conversion of small properties used for dry farming and grazing into more intensive, higher value uses such as vineyards, orchards, and animal husbandry specialties.

2. Continued use of the agricultural preserve program.

3. Containment of rural residential uses in appropriate areas to minimize conflicts with agriculture.

4. Increasing development of such agricultural processing uses as wineries, dairies, and crop service operations.

5. Limited development of low intensity recreational uses in areas where agricultural use is either inappropriate or would not be adversely affected or precluded.

6. Mining activity in the Santa Lucia Range.

7. The continued presence of the California National Guard installation at the Camp Roberts Military Reservation.

Most of the sub-area will continue to depend on the Salinas River communities (Paso Robles, Atascadero) for commercial services and non-agricultural employment.

El Pomar-Estrella

Population Trends

Population has increased steadily in the El Pomar-Estrella sub-area since 1980. As of the 2000 U.S. Census, the area's population was estimated to be 8,572. More detailed information on population trends and projections in the El Pomar-Estrella sub-area can be found in Appendix A.2: North County Population and Economy Data.

Economic Development

As of 2002, the economy of the El Pomar-Estrella sub-area is characterized primarily by an employee base that commutes out of the sub-area area to work, primarily to Paso Robles, Atascadero, San Luis Obispo and surrounding communities. The other major economic sector in the sub-area is agriculture, which provides jobs both to residents and commuters from surrounding areas. The majority of these jobs are related to wine production, including: vineyard planting, operation and maintenance, grape processing, and wineries.

Construction of grape processing, equipment storage, and winery facilities accounts for a significant portion of local economic activity but is secondary to residential construction activity – primarily development on existing parcels – which has increased steadily in the sub-area since 1980. Some of the new residential construction is oriented toward equestrian activities such as horse breeding, riding and related commercial operations, which are becoming more commonplace in the sub-area. Each of these major sectors of the local economy – agriculture (including vineyard installation), equestrian services, and residential construction – is expected to continue to expand as the population of the sub-area grows, and demand for such activities increases.

According to the County Agricultural Commissioner's office, most of the El Pomar-Estrella sub-area is expected to remain agriculturally viable because of the relative low-density of the existing land use pattern, suitability of soils, and availability of groundwater. However, expanding rural and suburban residential development may preclude continuation and/or expansion of agricultural uses in some areas, especially non-vineyard related operations on smaller parcels. Factors contributing to future population and economic growth potential include: continuation of agricultural uses (especially vineyards and wineries), the agricultural preserve program, and containment of rural residential uses to minimize conflicts with agriculture. Chapter 4 of this plan contains land use policies intended to protect agricultural land and uses. Land Use Program 6 calls for an in-depth study of the feasibility of maintaining and enhancing agricultural viability in the sub-area. The study may include specific recommendations for modifications to the land use review process.

Local residents will continue to depend on businesses outside the sub-area for goods and services, though existing commercial uses in Creston are expected to continue to provide some basic agricultural and daily convenience goods. With the expected population increase of almost 80 percent in the sub-area during the next 25 years, Creston may become more important as a base for providing goods and services. Additional commercial uses and services may also be needed, most likely in the northern portion of the sub-area.

Economic Development Issues

The economic development challenges facing El Pomar-Estrella sub-area residents include:

- High percentage of out-commuting by residents;
- Adequacy of water supply to sustain agricultural production and residential development;
- Viability of agricultural enterprises; and
- Expansion of residential development into agricultural lands.

This plan contains specific policies and programs (in Chapters 3 and 4) to address adequacy of public services (including water supply) and protection of agricultural lands and uses. The plan does not specifically address housing affordability and commuting issues, as it assumes continuation of the existing general land use pattern in the sub-area, which favors single family home development on relatively large parcels. Housing-related issues are addressed directly in the County Housing Element.

Las Pilitas

The Las Pilitas sub-area contains only a small percentage of the total county population. The present population is estimated to be 1,101. Since the sub-area contains no urban areas, a large population increase is not expected.

Population growth in the Las Pilitas sub-area has been slightly less than 2 percent per year and is expected to slowly decline as the countywide growth rate also declines. It is anticipated that the Las Pilitas sub-area will have a stable economic future, with small population growth. Factors that contribute to the future growth potential and economy of the area are: (1) retention of agricultural uses; (2) modest expansion of rural residential development; and (3) expansion of recreational activities related to Santa Margarita Lake. The sub-area will continue to be dependent on communities such as Atascadero, Santa Margarita and San Luis Obispo for commercial needs and employment opportunities.

Los Padres

The 1989 population is estimated to be approximately 244, with projected growth to only 295 persons by the year 2000. Approximately 80 percent of the sub-area is federally owned; the remainder is owned by State, County or private parties. A significant portion of the private land within the national forest boundaries is in the Williamson Act agricultural preserve program. The Los Padres sub-area will continue to provide for expanding recreational, wilderness, watershed and aesthetic needs demanded by an increasing population in other planning areas. As such, it will continue to develop into an even more valuable resource.

Nacimiento

Prior to the creation of Lake Nacimiento, the population of the sub-area was widely dispersed, with most residing and employed on farms and ranches. A special census in 1976 indicated that less than 1 percent of household heads in the sub-area were employed in agriculture. Though future residential development is anticipated to continue to be oriented primarily toward second homes, a modest continuing increase is expected in permanent residents; primarily the retired. Use of homes in the area for leisure activity is reflected in the 80 percent residential vacancy rate during the winter months.

Despite the rugged terrain of most of the sub-area and the concentration of recreational activities at the lake, the economy of the region surrounding Lake Nacimiento remains based

upon agriculture. Grazing is the primary agricultural pursuit, though some dry farming occurs in limited areas. Commercial activities around the lake are mostly visitor serving, and oriented toward peak use periods. While the role of recreational and visitor serving commercial activities will experience gradually increasing importance in the sub-area economy as development around the lake intensifies, the sub-area is unlikely to develop a discrete employment base within the term of this plan.

It is not possible to accurately project future population growth for the Nacimiento sub-area because of its small population and the seasonal or recreational nature of the population. Future growth in the area is based primarily on migration, which bears little relationship to local economic conditions.

Salinas River

The rate of population increase in the Salinas River sub-area averaged a rapid 6.9 percent per year from 1980 to 1990. Favorable economic conditions during the decade generated rapid migration to the sub-area. In contrast, the county experienced a 26 percent population increase between 1980 and 1990, or a 3.76 percent average annual growth rate. In 1990, approximately 77 percent of the population in the Salinas River sub-area lived in the two incorporated cities. From 1990 to 1995, population grew at a slower average annual rate of 2.1 percent.

Economy

The Salinas River sub-area serves as the regional hub of all of North County. Virtually all medical, educational, commercial and manufacturing activity takes place within five miles of the Highway 101 corridor. However, substantial numbers of people commute to San Luis Obispo to jobs and shopping, outside of the sub-area and North County. Job growth has lagged behind population growth, as workers have sought housing in the sub-area that is more affordable than is available within San Luis Obispo, creating what is termed a "jobs/housing imbalance." One sign of this is commuters' travel patterns. According to a 1993 study, 92 percent of the surveyed vehicle trips on Highway 101 that started within the Salinas River sub-area went to destinations outside the area. However, nearly half of the trips that started outside the area went to it.

The economic vitality of the Salinas River sub-area depends on continued agricultural production, industrial and commercial expansion, and the presence of major state government facilities. The desirability of the environment lends itself to the development of suburban living and contributes to the economic wellbeing of the entire north county. It is expected that these factors will continue to increase the population and enhance the economy of the area. Shopping and industrial areas should be located within the traditional urban centers to enhance the future commercial growth of business districts within communities.

The sub-area is becoming more economically independent from the city of San Luis Obispo. Due to time and distance factors, the trade and finance sectors of the economy of Paso Robles do not appear to suffer from the competition of the city of San Luis Obispo as much as closer communities. The growth of trade and finance and related economic activities outside Paso Robles will probably be somewhat limited by competition of that city and San Luis Obispo. Atascadero and Paso Robles will compete for regional shopping dollars and will likely remain independent regional economic competitors. Paso Robles and Templeton will probably remain important communities to the agriculture industry.

Economic Goals

1. Enable the creation of an adequate number of new jobs to offset the current jobs/housing imbalance and to provide employment for new residents, based on a projected 2.5 percent average annual employment rate.

2. Encourage increased development of visitor services along the Highway 101, 46, and 41 corridors, such as wine tasting rooms, lodging restaurants and recreation, by providing a sufficient amount properly zoned land and development standards.

3. Encourage expansion of agriculture and agricultural support industries, such as farm supplies, food processing and products, and wineries.

4. Support development standards for increased commercial and industrial development in communities that have the potential to provide a full range of services, such as in Templeton and San Miguel.

5. Encourage increased retail development, including regional and neighborhood facilities to ensure an adequate retail tax base.

6. Capitalize on the significant transportation systems already in place, including Highway 101, 46, and 41, and the railroad and the Paso Robles Airport by locating related industrial and commercial land uses adjacent to and within currently zoned lands.

7. Bring together business owners, property owners and community members to prepare local economic strategic plans that identify local business needs and opportunities for image enhancement, business retention and expansion, and attraction of selected new businesses.

8. Encourage economic development that is in balance with natural resources and that will enhance the natural beauty and character of the region and supports the social and environmental health of the north county.

9. Encourage participation in telecommunication technologies for expanding job opportunities and working at home.

The achievement of the above goals should produce the following results:

1. Reduce the number of residents commuting to San Luis Obispo for work and shopping, which could improve air quality by reducing traffic.

2. Increase revenues to public services and facilities to offset the potential impacts of increased population growth through encouraging strong and balanced growth.

3. Improve the quality of life for individuals and families by improving their standard of living, through:

    a. Increased local economic growth,

    b. Reduction of commute time outside north county,

    c. Enhancement of social opportunities, and

    d. Preservation and protection of important natural features.

Atascadero

The city of Atascadero was incorporated in 1979, and the 1980 census estimated the population at 16,232. By 1990 Atascadero's population had grown to 23,138, at an average annual growth rate of 4.3 percent.

Atascadero's growth has resulted primarily from the desirability of the area as a residential community, retirement area and the presence of the Atascadero State Hospital, the major single employer in the area. The hospital employs approximately 1,000 people. It is anticipated that Atascadero's economy will continue to be dependent on the economies of San Luis Obispo and Paso Robles.

Paso Robles

Paso Robles is a growing city that is seeking a balance of employment opportunities, housing, and retail services for both residents and visitors to the area. In 1995, the population is estimated at 21,539, or 15.9 percent above the population of 18,138 in 1990, increasing at an average annual growth rate of 3.1 percent. Between 1980 and 1990, the city population increased from 9,163 to 18,583, or a 10 percent average annual population growth.

Employment is relatively diversified, with some 7,000 jobs, including about 1,700 in the manufacturing sector. Paso Robles continues its historic role as a retail trade and services center for agriculture and outlying residential development.

Present city policy recommends that residential growth be managed toward a target population of 35,000 in 2010. The city's general plan calls for development of a resource management program to help contain growth within this target. Policies directed toward this goal may alter the historic growth rate. Most growth in the next 20 years is anticipated to occur within the existing city limits where services and public facilities are available. Additional growth is likely to occur in the urban area east of the Salinas River, but minor annexations to the city would be necessary in order to fully develop at the densities recommended in the plan.

Shandon-Carrizo

The Shandon-Carrizo sub-area will likely remain a viable agricultural area because of existing land uses and the prevailing agricultural dedication of the population. The area should experience limited population growth, related only to future increased demands for agricultural labor.

Factors that contribute to the viability of the sub-area include: (1) continuing agricultural uses; (2) the rural agricultural environment and large agricultural acreages that discourage suburban residential encroachment; and (3) remoteness from populated areas.

Chapter 3: Public Facilities, Services & Resources

3.1 Introduction

This chapter discusses service concerns that directly affect the North County planning area. It contains policies intended to achieve the community's vision and goals related to provision of services, plus programs designed to implement those policies. The discussion is grouped under headings for each of the seven sub-areas (the former planning areas shown in Figure 1-1), and is current as of the dates specified in Table 1-1.

The following discussion on services and facilities is limited to the rural portion of the planning area only, with a similar discussion provided in the Community/Village Plans (LUCE Part III) for the North County's unincorporated urban and village areas. Chapter 7 of this plan includes a discussion on services and facilities in the Atascadero and Paso Robles URLs. Since resource issues, such as water availability and air quality, are fundamentally regional in nature, this plan describes these issues for both the rural and urban/village areas. The policies and programs in this chapter apply either areawide or to the rural areas only.

Supporting data for this chapter is found in Appendix B.1: North County Public Facilities, Services, and Resources Data.

Resource Management System

In order to monitor the relationship between resources and demand levels, the County has developed the Resource Management System (RMS). This system monitors specified essential resources and reports on their current status in an Annual Resource Summary Report. The RMS report uses three levels of severity to inform decision makers of current and potential deficiencies. The Annual Report includes a variety of program options that are available to deal with specific concerns. The RMS is fully discussed in Framework for Planning, Inland Area (LUCE Part I).

Water supply, sewage disposal, schools, roads, parks and air quality are monitored by the Resource Management System. Resource information included in Chapter 3 is generally current through the end of 1993. The most recent data may be found in the latest edition of the Annual Resource Summary Report.

3.2 Natural Resources

Geological Resources and Groundwater

The geology of the North County is in one of the most complex formations in the state. Jurassic rocks, approximately 180 million years old, form the Franciscan complex, which is a mixture of igneous, metamorphic and sedimentary rocks. Alluvial soils occur along creeks and the Salinas River where intensive land uses have typically been located. Deeper rock formations contain groundwater, which provides the water supply for human development. The Paso Robles groundwater basin extends over 150 miles in length north to south, bounded generally by the Salinas River on its western edge. Local incidences of poor quality groundwater occur near Paso Robles due to natural impairment by hydrogen sulfide. Otherwise, groundwater quality is generally acceptable for both urban and rural uses.

Known mineral deposits of commercial importance provide aggregate material for a major quarry, small gravel pits and mining of the sandy river-bottom soil of the Salinas River flood plain. Commercially extractable petroleum resources have not been encountered or are not of a high enough quality to support their extraction.

Similar to much of California, the North County planning area is located within a seismically active region. The San Andreas Fault, which is the most likely source of a major earthquake in California, is located 40 miles east of the Salinas River. The Nacimiento Fault, which has recorded several recent moderate seismic events, is located approximately 20 miles west of Paso Robles in the Santa Lucia Range. The Rinconada Fault extends from the northwest to the southeast directly through the planning area. The fault lies within the city of Paso Robles and is close to other urban centers. It is the source of small to moderate earthquakes and is considered less of a hazard than the San Andreas and Nacimiento Faults.

Small to moderate earthquakes, with magnitudes less than 5.0 on the Richter scale, are common in San Luis Obispo County. However, there is a high probability that a major earthquake from the San Andreas Fault may occur within this plan's time frame of 20 years. Typical seismic hazards besides shaking include ground rupture, liquefaction of alluvial or sediment soils, and landslides on unstable slopes. Hilly portions of the planning area within the Santa Lucia Range southwest of Atascadero have the highest risk of landslides. General areas of known geologic hazards are shown in the combining designation maps to indicate that special studies, siting and construction may be necessary for safe development.

Soils and Agriculture

Soils in the planning area provide a relatively thin mantle over the rock formations, except where deeper soils occur in older alluvial plains and existing flood plains. The best, or prime, agricultural soils exist in these areas, comprising only about 2,300 acres of the planning area. Soils have a varying suitability for supporting native vegetation, agricultural crops and wildlife. Most of the planning area has soils with a moderate to high erosion potential, particularly in areas with slopes in excess of 15 percent. Within the urban areas, however, erosion potential is low to moderate due to relatively flat terrain. Agriculture utilizes soils resources on approximately 50,000 acres of the Salinas River sub-area, primarily in cattle grazing and dry farming. Irrigated agriculture occurs on 3,800 acres within the Salinas River sub-area. These irrigated soils support a variety of crops, including alfalfa, vineyards, orchards, pasture and vegetables. Maps of soil types are available for review at the County Department of Planning and Building.

Biological Resources

Several distinct major plant communities are present in the San Luis Obispo sub-area. Most prevalent in the sub-area is the non-native grassland community, which occurs in about 70 percent of the undeveloped, un-cultivated area. Coastal sage scrub communities, located primarily at low elevations and along steep slopes with shallow soil, account for about 10 percent of the area. Oak woodlands also occur in about ten percent of the undeveloped area. The riparian scrub/riparian woodland communities and the chaparral communities each represent about five percent of the area.

The San Luis Obispo sub-area is home to a wide variety of fish, amphibians, reptiles, birds, insects and mammals, including rainbow and steelhead trout; frogs, toads and salamanders; various lizards, snakes and turtles; hawks, owls, hummingbirds, herons, egrets and blackbirds; and opossums, rabbits, squirrels, coyotes, raccoons, mountain lions, deer, rodents and bats, to name a few. A more extensive listing may be found in the EIR for the San Luis Obispo Area Plan.

Several sensitive habitats, plant species and animal species are known to occur in the San Luis Obispo planning area. The term "sensitive species" includes plants and animals officially listed by a regulatory organization or agency such as the California Department of Fish and Game, and those considered to be of local concern by recognized monitoring agencies such as the California Native Plant Society or the Audubon Society.

The maintenance of wildlife migration corridors is an essential element in any program to protect endangered species. Migration corridors such as drainage courses and adjacent upland habitats provide critical linkages between islands of open space.

Visual Resources

The visual character of the planning area is a combination of its natural and built environment. The rural area is primarily intact visually as a natural or agricultural countryside. Most development is primarily located within urban areas along the Highway 101 and 41 corridors. Topography varies from relatively flat low-lying flood plain areas to rolling hills to steeply sloping foothills of the Santa Lucia Range, which forms the planning area's western boundary. On both sides of the Salinas River the terrain varies from gently rolling hills with oak savanna and open grassland (from San Miguel to Atascadero) to steeper hills of dense oak woodland (southern Atascadero and Santa Margarita). Oak woodlands are a prominent unifying feature through the planning area. The absence of significant urban development has allowed many areas to retain a rural character, providing a visual contrast to the urban centers located along Highway 101.

The flatter areas of the Salinas River flood plain are generally in cultivation. Agriculture provides a working landscape with rural development such as houses, barns and warehouses. From Highways 101 and 41 urbanized areas exhibit residential development except commercial areas are primarily in view in central Atascadero between Templeton and Paso Robles and within Paso Robles. Typical architectural styles in the planning area often connect to the historic settlements in the north county. Spanish mission, ranch and western styles of architecture are prevalent and reflect the region's historic link with farming and ranching.

Air Quality

San Luis Obispo County is designated a non-attainment area for the state ozone and PM10 (fine particulate matter 10 microns or less in diameter) air quality standards. In recognition of this, the Board of Supervisors certified a Resource Management System Level of Severity II for countywide air quality in November, 1989. Ozone concentrations measured throughout the county exceed the state standard an average of two to four days each year. Violations of the state PM10 standard are recorded an average of three to six days per year, countywide; since sampling for PM10 is conducted only once every 6 days, the Air Pollution Control District (APCD) estimates that levels exceeding the state standard may actually occur about 20 to 30 days per year. Ozone air quality appears to be improving countywide over the past 10 years, which suggests that ongoing industrial and vehicular pollution controls are accomplishing their intended goals. Ozone and PM10 levels in the San Luis Obispo sub-area are shown in Appendix B.1.

Ozone, the primary constituent of smog, is formed in the atmosphere through complex photochemical reactions involving reactive organic gases (ROG) and oxides of nitrogen (Nox) in the presence of sunlight. Short-term exposure to higher concentrations of ozone can cause or contribute to a variety of respiratory ailments, while long-term exposure to lower concentrations may result in permanent lung damage. In San Luis Obispo County, the primary sources of ROG are motor vehicles, organic solvents, the petroleum industry and pesticides.

The primary sources of NO_x are motor vehicles and fuel combustion by utilities, the petroleum industry and other sources.

PM10 is fine particulate matter 10 microns or less in diameter, and consists of many different types of particles which vary in their chemical activity and potential toxicity. It can be emitted directly to the air by man-made and natural sources or be formed in the atmosphere as a by-product of complex reactions between gaseous pollutants. PM10 is particularly important from a health standpoint due to its ability to bypass the body's air filtering system, traveling deep into the lungs where it can lodge for long periods. Major known sources of PM10 in San Luis Obispo County include vehicle travel on paved and unpaved roads, demolition and construction activities, agricultural operations, fires, mineral extraction and wind-blown dust.

State law requires that emissions of nonattainment pollutants and their precursors be reduced by at least 5 percent per year until the standards are attained. The 1991 Clean Air Plan (CAP) for San Luis Obispo County was developed and adopted by the Air Pollution Control District to meet that requirement. The CAP is a comprehensive planning document designed to reduce emissions from traditional industrial and commercial sources, as well as from motor vehicle use.

Motor vehicles account for about 40 percent of the precursor emissions responsible for ozone formation, and 50 percent of direct PM10 emissions. Thus, a major requirement in the CAP is the implementation of transportation control measures and land use planning strategies designed to reduce motor vehicle trips and miles traveled by local residents. All jurisdictions are expected to incorporate applicable strategies in their land use planning and project review process to ensure that motor vehicle use and emissions resulting from existing and new development are minimized to the maximum extent feasible. As described in the County's Resource Management System, the County will implement applicable transportation and land use planning strategies recommended in the CAP through incorporation of these strategies in the County general plan, focusing on the land use and circulation elements and updates of those elements for each of the County's planning areas.

The State health-based standards for ozone and PM10 (airborne particulate matter less than 10 microns in diameter) are commonly exceeded in the county. Between 1975 and 2000, the trend at the Paso Robles monitoring station has been towards fewer numbers of days exceeding the State ozone standard, even considering the relatively high number of days exceeding the standard in 1998, due largely to transport from the San Joaquin Valley. However, when measured in terms of the total number of hours per year in which ozone exceeds a level of 65 parts per billion (the State standard is an hourly average exposure of 90 parts per billion), ozone levels have generally increased somewhat at the Paso Robles monitoring station from 1992 to 2000. Re-entrained dust from vehicles on unpaved roads is the largest source of PM10 in the county. Data from the Paso Robles monitoring station indicate a trend toward decreasing PM10 concentrations between 1992 and 2000.

3.3 Public Facilities, Services, and Resources Policies

This section includes policies for public facilities, services and natural resources. These policies are derived from the former El Pomar-Estrella area plan and apply only within the boundaries of the El Pomar-Estrella sub-area (refer to Figure 1-1).

El Pomar-Estrella

Public Facilities and Services

1. Encourage service providers (such as CDF/County Fire and the Sheriff's Department) to share support facilities whenever feasible.

2. Help communities identify thresholds at which they should consider constructing community service facilities.

3. Assist communities in their efforts to achieve service levels consistent with their willingness and ability to support those services.

Natural Resources

Riparian, woodland and grassland habitats are primary resources of the planning area, especially due to their importance as wildlife movement corridors. Habitat in the planning area supports diverse flora and fauna, including endangered species such as the San Joaquin Kit Fox, the California Red-Legged Frog, and the Least Bell's Vireo. Areas around creeks also have a high potential for containing archaeological resources, especially where land slopes gently down to the creekbed.

In addition to countywide resource protection policies in the Conservation and Open Space Element of the County General Plan, the following policies apply within the boundaries of the El Pomar-Estrella sub-area (refer to Figure 1-1):

Habitat

1. Protect sensitive biological communities such as wetlands, riparian areas, oak woodlands, and foothill pine-oak woodlands; restore damaged habitat where feasible; and manage and sustain sensitive habitat.

Cultural and Archaeological Resources

1. Ensure that land uses respect and preserve archaeological resources.

Water Resources

1. Identify and protect water recharge areas.

2. Buffer riparian corridors and other sensitive wildlife habitat from encroachment by development.

3. Encourage best water management practices for agricultural and non-agricultural activities.

4. Balance the need for habitat protection with the need for adequate flood control measures.

5. To the extent feasible, implement the water conservation practices called for under Policy AGP 11 in the County Agriculture and Open Space Element.

6. The County should support, and where possible, provide assistance to voluntary water quality programs for agricultural operations such as those offered by the Upper Salinas/Las Tablas Resource Conservation District and the San Luis Obispo County Farm Bureau, in collaboration with the Monterey Bay National Marine Sanctuary's Agricultural and Rural Lands Plan.

3.4 Special Districts

This section describes the special districts providing services within the rural portion of the North County planning area. The Community/Village Plans (LUCE Part III) describes the special districts within the County's urban and village areas. Detailed information on these special districts is available in a 2012 report by the San Luis Obispo County Local Agency Formation Commission (LAFCO) entitled *Directory of Local Agencies.*

Community Services Districts

The following community services districts are located in the rural portion of the North County:

> ***Note:*** For information on the CSDs and CSAs within the planning area's urban and village areas, refer to the Community/Village Plans (LUCE Part III)

1. **Linne Community Services District.** The Linne Community Services District provides road improvements and maintenance, and is authorized to provide fire protection, in the town of Linne and the surrounding area. The district cannot expand its services without approval by LAFCO. CDF/County Fire is currently the fire and emergency medical first responder to this area. The CSD has not chosen to exercise its authority to provide those services. If the CSD chooses to exercise that authority, then it would become the Agency Having Jurisdiction (AHJ) for fire code enforcement and emergency response delivery.

2. **Independence Ranch Community Services District.** The Independence Ranch Community Service District funds and performs road maintenance in that subdivision.

3. **Creston Hills Ranch Community Services District.** The Creston Hills Ranch Community Service District improves and maintains roads within its boundaries near Creston.

Cemetery Districts

The Adelaida, Paso Robles, San Miguel, Templeton, Santa Margarita, and Estrella-Pleasant Valley public cemetery districts are all located within the North County planning area. The Cambria Public Cemetery District serves the entire northwestern portion of the county and includes the western-most portion of the planning area. The cemetery is located north of the community of Cambria. The Cayucos Morro Bay Public Cemetery District serves the southwestern-most portion of the planning area.

Resource Conservation Districts

The Upper Salinas/Las Tablas Resource Conservation District (RCD) is chartered by the State of California under Division 9 of the Public Resources Code to promote resource conservation at

the local level, the RCD works cooperatively with the USDA Natural Resources Conservation Service, providing landowners, groups and agencies, on a voluntary basis, with assistance in the prevention of erosion, and the enhancement of soil productivity, water quality and wildlife habitat. District programs include watershed planning, project implementation, and conservation measures associated with annual farm bills.

Hospital Districts

The Paso Robles War Memorial Hospital District was formed in 1946 to operate and maintain a hospital in the city of Paso Robles, and encompasses much of the Adelaida sub-area. Services were discontinued when the regional Twin Cities Hospital in Templeton began operations. The inactive district is to be dissolved in 1980.

The Cambria Community Hospital District serves much of the western portion of the Aledaida area. The district was formed in 1947 and since that time, has operated in and outpatient clinic facilities and provided ambulance service.

3.5 Water Supply

This section describes water resource issues throughout the North County planning area, including rural, agricultural, and urban areas. This discussion is separated with headings for each of the seven former North County planning areas (sub-areas) and is current as of the dates specified in Table 1-1. While this section addresses water resources on a regional level, the Community/Village Plans (LUCE Part III) provide more detailed water supply and demand figures for the North County's various urban and village areas.

Adelaida

The Adelaida sub-area encompasses extensive watershed lands on the eastern and western slopes of the Santa Lucia Range. Much of their runoff supplies the Salinas River and underlying Paso Robles groundwater basin to the east. Only the easterly edge of the planning area overlies the Paso Robles basin. The only significant portion of the planning area overlying the Paso Robles basin is within the Camp Roberts Military Reservation. Consequently, uncontrolled stream runoff primarily replenishes groundwater basins outside the planning area. Consumptive water demand is presently totally for agriculture and related accessory residences.

The bulk of sub-~~planning~~ area water demand is currently satisfied by localized sources such as springs, small runoff entrapments and minor restricted groundwater basins. In view of the relatively high amount of rainfall in the planning area (16 to 59 inches annually), it can be assumed that these extractions and entrapments will be annually recharged largely by stream flow and, to a much lesser extent, by irrigation return. Presently, very little of the planning area is irrigated; most agricultural activity consists of dry farm uses, including the majority of the existing orchards and vineyards. The relatively small size of many properties is not conducive to sustained dry farm use unless leased to nearby farmers. In view of their size, conversion of these smaller properties to more intensive agricultural uses, such as vineyards and orchards, would be desirable. However, uses such as vineyards and orchards are subject to low productivity if not provided supplemental irrigation.

El Pomar-Estrella

The water supply used in the El Pomar-Estrella sub-area~~planning area~~ comes from wells in the Paso Robles groundwater basin, which contains about 30.5 million acre-feet of groundwater in storage (according to the 2002 Paso Robles Groundwater Basin Study prepared for the County

by Fugro West, Inc. and Cleath and Associates; also see the County Annual Resource Summary Report). The Estrella area of the basin, which stretches from San Miguel to Paso Robles to Whitley Gardens, contained about 8.82 million acre-feet of groundwater in storage in 1997, down almost 1 percent since 1980. The Creston area of the basin, which underlies the southern portion of the planning area, contained about 2.02 million acre-feet of groundwater in storage in 1997, up more than 1 percent since 1980.

Groundwater is replenished in the ~~planning~~ sub-area primarily from recharge of surface runoff to several major and minor streams, notably the Estrella River and Huerhuero Creek, and to a lesser extent from direct infiltration of precipitation. The 2002 groundwater basin study estimates the annual practical rate of withdrawal, or "perennial yield," as 94,000 acre-feet per year for the entire basin. The study defines perennial yield of a basin as "the rate at which water can be pumped from wells without decreasing the water in storage to the point where a deleterious economic impact occurs." Basinwide pumpage in 2000 was 82,600 acre-feet, with agricultural pumpage comprising 69 percent of the basin total. The study concludes that, "it is likely that basin pumpage will approach or exceed the perennial yield in the near future."

Perennial yield is not necessarily equal to "sustainable yield," which refers to the amount of water that can be extracted annually without eventually depleting an aquifer. Perennial yield has not been calculated for the individual areas of the groundwater basin, nor has basinwide sustainable yield. Demand at build-out of the sub-~~planning~~ area is expected to exceed current demand due to additional residential and agricultural development. The 1998 County Water Master Plan Update prepared by EDAW projects that water demand for the planning area will be 120,620 acre-feet/year by 2020. Both increasing residential construction and large-scale application of irrigation to previously unirrigated agricultural land could significantly affect groundwater storage. For example, each new dwelling unit requires about 1.5 acre-feet of water per year and each acre of vineyard requires about 1 acre-foot of water annually.

A community water supply system would be appropriate to serve suburban densities in Creston. Rural residential growth in the older subdivisions within the sub-~~planning~~ area or intensified agricultural irrigation could have detrimental local effects on groundwater. The eastward urban expansion of Paso Robles could eventually conflict with rural use of groundwater unless the city were to utilize supplemental sources or groundwater withdrawals outside of the basin. Possible future water supply alternatives for the planning area could include:

1. Urban use of imported or reservoir water supplies by the adjacent urban areas, leaving a larger share for groundwater withdrawals for rural and agricultural uses;
2. Local impoundments to capture runoff or use of wastewater from adjacent urban areas for irrigation;
3. Widespread planting of crops having low irrigation requirements, and more efficient irrigation methods;
4. Increased pumping, where it can be shown that additional water is available.
5. Promote the use of native, drought-tolerant landscaping for non-agricultural development.
6. Groundwater recharge using imported water.

Las Pilitas

The Pozo basin is the only water bearing formation within the Las Pilitas sub-area. The basin is east of Santa Margarita along the Salinas River and Pozo Creek valley, and provides water primarily for agriculture and scattered residential users. The basin is shallow, with an estimated storage capacity of 2,000 acre-feet and an estimated safe yield of 1,000 acre-feet per

year. The basin also provides water for storage in Santa Margarita Lake for release into the Salinas River to supply urban areas in the Salinas River sub-area as well as the city of San Luis Obispo. The lake will not supply the Las Pilitas sub-area. Remaining portions of the planning area are mostly without water bearing geologic formations, and water availability will be a problem for future development. This problem has begun to be felt in the Park Hill area, where recently proposed 10 to 20 acre residential lots have highlighted the need for new development to recognize a limited water supply.

Los Padres

The sub-area encompasses several mountain ranges with steep and rugged terrain, which delineate several watershed and groundwater basins. These include the San Luis Obispo, Pismo Beach, Arroyo Grande, Santa Maria, Pozo, Paso Robles, Carrizo Plains and Cuyama water basins. Most of the land within the sub-area is undeveloped national forest, with some scattered ranching operations. The sub-area is a watershed resource, consuming water only to supply the recreational campground facilities and the limited agricultural uses. There are minor watershed basins and springs within the sub-area, which provide water supplies in some local situations. However, these water supplies have limited consumption and distribution capabilities, due to basin configurations, geographical and other similar physical limitations. Water extraction will be a function of economic pumping and will be recharged annually by rainfall or streamflow. While no safe yield information is available, it can be assumed that water supplies and individual wells are adequate to support future low intensity recreational demands, extremely limited residential uses, and any future intensified agricultural uses.

Nacimiento

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 planning 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.

> ***Note:*** The discussion of land use and circulation issues contained within this document is current as of the original adoption date or last major update of the seven former North County area plans. These dates are listed in Table 1-1.

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 AF 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.

The 1,100 acre-feet allocated to Oak Shores should be enough water to allow development of a maximum of 1,786 residential units and commercial and recreational amenities proposed in the plan. A more conservative water consumption rate of 0.61 acre-feet per unit per year is estimated to more correctly reflect potential full time residency rather than seasonal occupancy. Water lines are in place to serve the existing recorded lots. However, the local water company has been experiencing management difficulties that will need to be resolved if more units are to be served in the future. To assure that future development proceeds within the available water resources, the monitoring procedure described for Heritage Ranch will apply to Oak Shores as well; a development moratorium would be enacted if annual water use reaches 1,100 acre-feet.

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.

With the exception of the western most portion of the planning area located along the western slopes of the Santa Lucia Mountains, the planning area is located in the Lake Nacimiento watershed, which also extends north into Monterey County. The majority of the Nacimiento sub-area overlays non-water bearing geologic formations. Groundwater is generally of poor quality and is found in limited quantities in localized basins. Without adequate groundwater to support development, the lake must serve as the primary source. At the time of its construction, the lake was also envisioned as a potential source of domestic water for many communities in San Luis Obispo County.

Of the County's 17,500 acre-feet per year entitlement to Nacimiento water, the Board of Supervisors has reserved 2,365 acre-feet for use in the Lake Nacimiento sub-area, apportioned as follows:

- Oak Shores: 1,100 acre-feet/year
- Heritage Ranch: 1,100 acre-feet/year
- Miscellaneous Users: 165 acre-feet/year

As noted in Chapter 3, the Land Use Element uses 0.344 acre-feet/unit/ year as the projected water consumption rate to determine the number of potential residential units that could be developed at Heritage Ranch (0.029 acre-feet/unit/year for recreational vehicle units), and 0.61 acre-feet/unit/year for Oak Shores. These consumption rates would thus allow for a maximum of 4,000 units at Heritage Ranch and 1,786 units at Oak Shores. The 1,100 acre-feet of water allocated to each of those major projects would result in approximately 9,360 people at Heritage Ranch at full use of the water supply; 4,144 persons at Oak Shores (assuming 2.3 persons/unit).

Salinas River

The ability to supply water within the Salinas River sub-area depends on two independent factors. First is the capacity of the individual aquifers (sources) and the cumulative demands on them. Second is the capacity of the delivery systems (infra-structure) of the individual water providers (refer to Table B.1-3 in Appendix B.1).

Most water in the ~~planning~~sub-area is obtained from the Paso Robles groundwater basin. Some water is also obtained from the alluvial deposits within the Salinas River and its tributaries. The County Master Water Plan Update (1986) examines the cost and feasibility of other, but undeveloped, sources of water, including:

1. Participation in the Nacimiento Water Supply Project;
2. Participation in the coastal branch of the State Water Project;
3. Construction of Jack Creek Reservoir;
4. Construction of the Santa Rita Creek Reservoir; and
5. Greater use of water reclamation opportunities.

The 1986 Update does not list conservation as a potential source of additional supply. Instead, it assumes that water conservation goals outlined in the 1983 DWR report, Recommended Water Management Plan for San Luis Obispo County Flood Control and Water Conservation District, will be achieved.

The Paso Robles groundwater basin supplies water to the Salinas River, Shandon-Carrizo and El Pomar/Estrella planning areas as well as to the cities of Atascadero and Paso Robles. The Paso Robles basin underlies approximately 640 square miles in San Luis Obispo County and is estimated to have over 26 million acre-feet of water in storage. According to the 1986 County Master Water Plan Update, the annual safe yield from this basin is estimated at 47,000 acre-feet per year, however not all of this water may be available for extraction. Furthermore, water quality degrades in direct relationship to the extent of the overdraft. Figure 3-1 shows the geographical extent of this basin within San Luis Obispo County.

Currently, water demand by users of the entire Paso Robles basin totals approximately 94,000 acre-feet per year (afy), exceeding the safe annual yield by approximately 47,000 afy. Municipal demand within the Salinas River sub-area comprises about 12 percent of the total basin-wide demand; 88 percent of total demand is by agriculture and other rural uses. Municipal demand is projected to rise gradually with increases in the urban population. Figure 3-2 shows the water service districts within the Salinas River sub-area. Agricultural demand is expected to decline slightly until the year 2000 as conservation measures are implemented, and to increase gradually, thereafter.

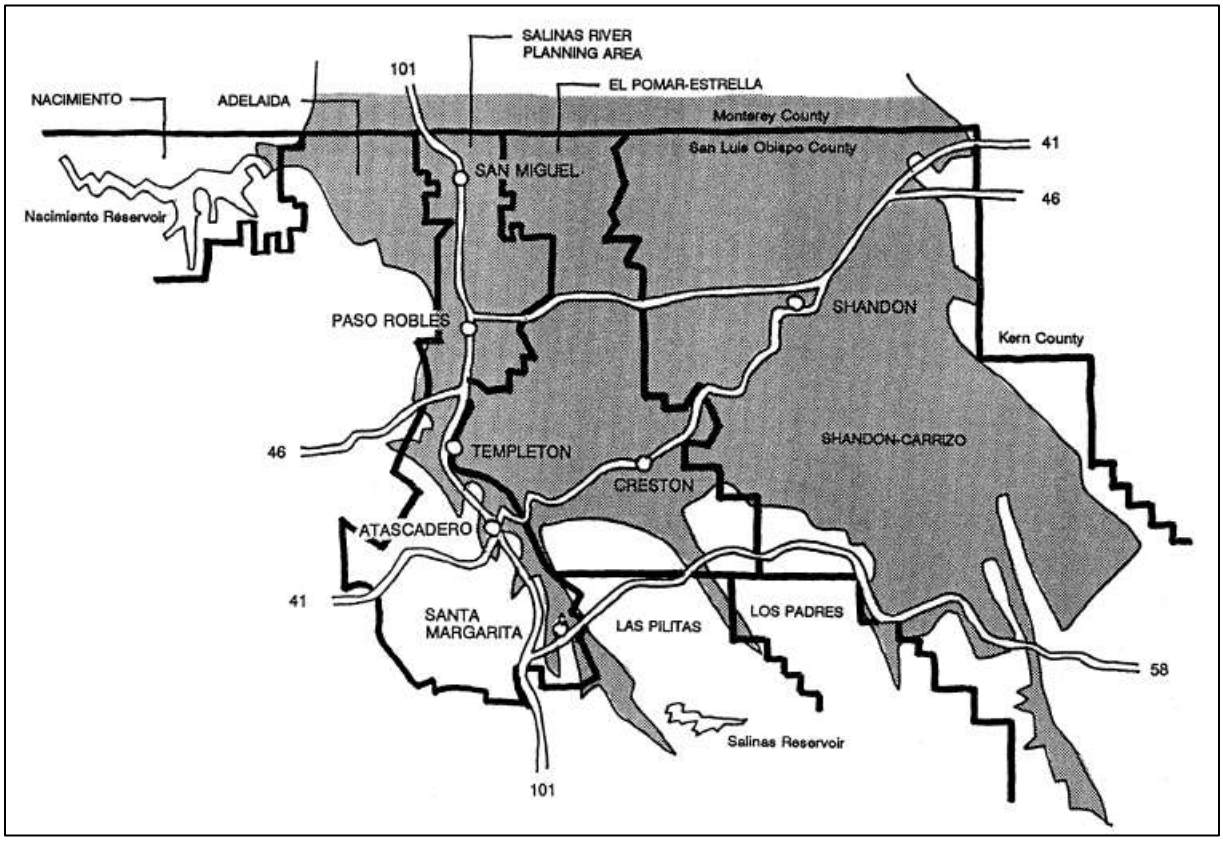

Figure 3-1: Paso Robles Groundwater Basin

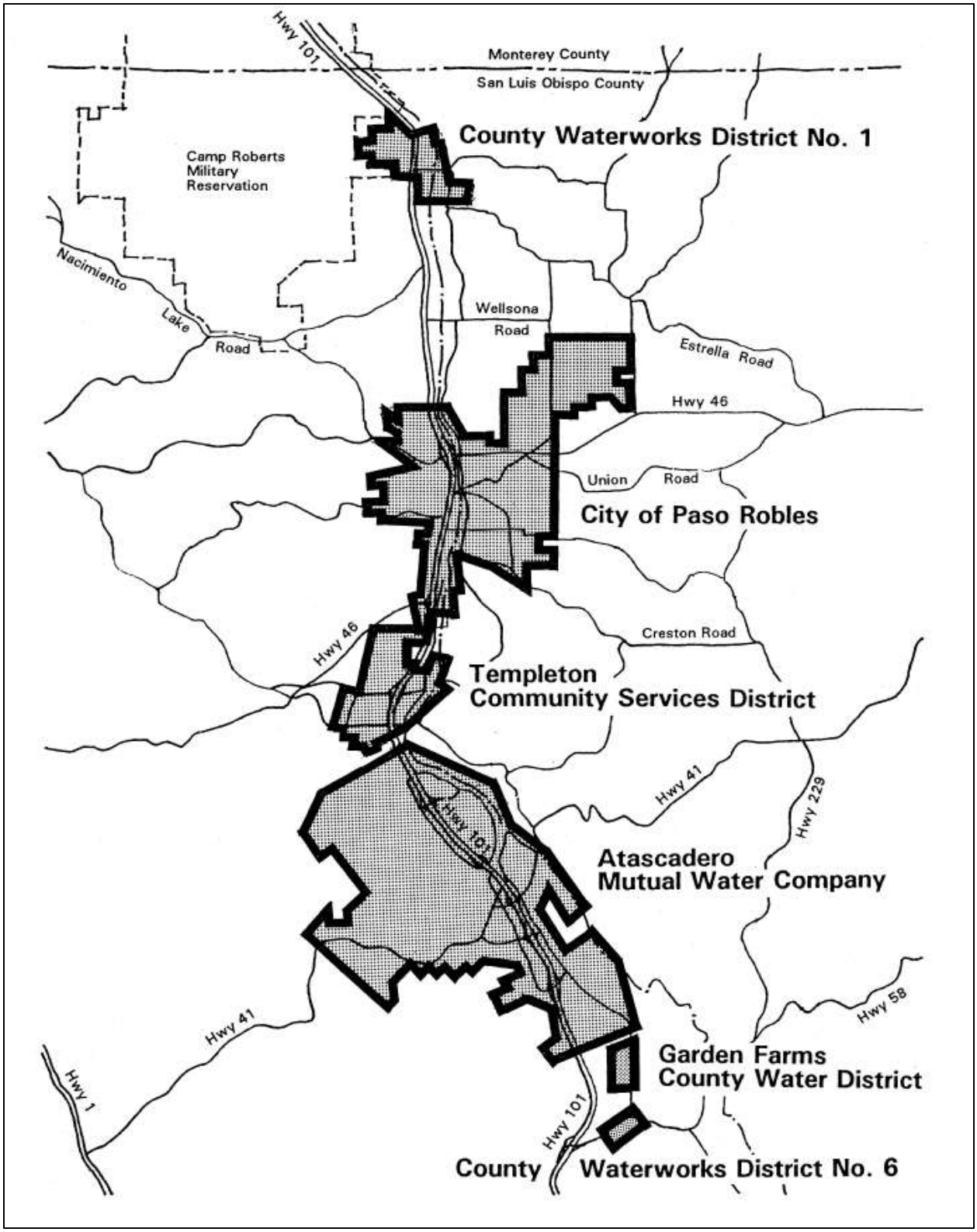

Figure 3-2: Water Service Districts in the Salinas River Sub-area

Shandon-Carrizo

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

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

3.6 Wastewater Disposal

The rural portion of the planning area (outside of urban areas) relies on septic systems for sewage disposal. The precautions of careful siting and periodic maintenance will prevent the most common septic system problems; however, the ownership patterns in some Residential Suburban areas and smaller-lot antiquated subdivisions could result in septic systems being too close to water wells. The location of development must conform to the density criteria recommended by the Central Coast Basin Water Quality Control Plan in order to protect the health and safety of area residents.

3.7 Schools

The North County planning area is served by the following school districts:

- Paso Robles Joint Union High School District
- Templeton Unified School District
- San Miguel Joint Union Elementary School
- Coast Joint Union High School
- Pleasant Valley Joint School District
- Shandon Unified School District

This section describes the service areas of these school districts. This discussion is organized by headings for each of the seven North County sub-areas shown in Figure 1-1, and is current as of the dates shown in Table 1-1. The Community/Village Plans (LUCE Part III) provide more detailed information, such as enrollment and capacity levels, for individual schools in the North County planning area.

Adelaida

Most of the Adelaida sub-area is served by two school districts, the Paso Robles Joint Union High School District and the Templeton Unified School District (the former includes the Paso Robles Joint Union Elementary School District and the San Miguel Joint Union Elementary School). The western portion of the sub-area is served by the Coast Joint Union High School District and a small area in the southwestern most portion of the sub-area is included in the San Luis Coastal Unified School District. All of these school districts also serve an area much larger than this sub-area. While no schools are presently operating in the sub-area, ownership of the old Lincoln School has been retained by the Paso Robles district and the building is now used for community meetings. Most elementary school students in the Adelaida sub-area attend school either in San Miguel, Paso Robles, Templeton, Cambria, or Cayucos, depending on where they reside. Most intermediate and high school students attend schools in Paso Robles or Cambria. Bus service is provided throughout most of the sub-area.

El Pomar-Estrella

The County annually monitors the status of public school capacity through its Resource Management System program. The El Pomar-Estrella sub-area is served by six school districts: the Atascadero Unified School District, the Paso Robles Public Schools, the Pleasant Valley Joint School District, the San Miguel Joint Union School District, the Shandon Unified School District, and the Templeton Unified School District. The students attend classes in Estrella, Creston, San Miguel, Paso Robles, Templeton, Atascadero or Santa Margarita, depending upon their location in the sub-area. No future schools are anticipated in the planning area at this time. The Planning Area is also served by the Cuesta College North County campus in Paso Robles. Schools in the planning area are relying on relocatable structures to meet existing demand (refer to Appendix B.1, Table B.1-1). Enrollment is expected to increase at build-out.

Las Pilitas

The entire sub-area is within the Atascadero Unified School District. Elementary students travel to Santa Margarita or Creston, and high school students travel to Atascadero.

Los Padres

The sub-area is served by schools of the Atascadero School District. Bus service is provided to most populated areas. Travel reimbursements are provided students who must be transported from outlying ranches to the rural bus stops.

Nacimiento

The Nacimiento sub-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 sub-area is included within the Coast Joint Union High School District. No schools presently exist in the 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.

The Nacimiento sub-area contributes only a very small portion of the total enrollment to the Paso Robles Joint High School District and the Coast Joint Union High School District. The more rapid growth rate in other portions of the district will have greater impact on the district

facilities; however, residents of the sub-area will also feel the effect of diminished school capacities. The data in the resource management chapter indicates that a Level III problem exists for all school levels in Paso Robles. Assuming completion of the new Paso Robles High School in the next 18 months, the district will no longer be experiencing any level of severity in the secondary grades. The new high school however, will not ease the Level III conditions in the elementary facilities.

Future growth in the Nacimiento Sub-area could have a more substantial effect on school facilities if residents become more permanent rather than seasonal. The San Miguel Unified School District has recently petitioned the Board of Supervisors to acquire title to the school site reserved in Heritage Ranch. The population threshold level for elementary schools is based on the assumption that 70 percent of future homesites will be permanent residences, with approximately 7 percent of the population being elementary school age (K - 8) and approximately 3.8 percent being secondary school age (9 - 12).

Salinas River

The Salinas River sub-area includes portions of four school districts; the San Miguel Joint Union School District, the Paso Robles Public Schools, the Templeton Unified School District, and the Atascadero Unified School District. Together, these districts accommodated 13,054 students in the 1993-94 school year: 6,922 in grades K-6, 2,618 in junior high or middle schools and 3,516 in high schools. In addition, for the same year, the sub-area had approximately 1,176 students attending 111 private schools, including home schools. School district boundaries are shown in Figure 3-3.

State regulations relating to the funding of school facilities create a situation in which classroom space is barely able to keep pace with increasing enrollment. Because of inadequate funding, most school districts can afford only to purchase or lease relocatable classrooms. Typically, construction of expanded core facilities lags far behind the need. School districts have differing attitudes regarding the use of relocatable classrooms. For example, Templeton emphasizes the use of these less expensive classrooms and allocates the bulk of its permanent construction funding to the improvement and expansion of core facilities. The Paso Robles district prefers to minimize the use of relocatable classrooms because of their lack of adequate storage facilities and poor maintenance record.

The County's role in dealing with the school financing issue is a limited one. The County can facilitate the dedication of school sites through the adoption of specific plans for new development and it can cooperate with school districts and developers toward the formation of community facilities districts. Such districts can finance school construction from additional developer fees which are offset by increases in the sale process of new homes located within the district boundaries. In cases of potentially severe overcrowding, where the provision of expanded school facilities is not possible, the County may deny a request for a general plan amendment which would worsen a school capacity problem.

In addition, County development procedures enable county school districts to collect applicable school impact fees. Overall enrollment projections are indicated in Appendix B.1, Figure B.1-7.

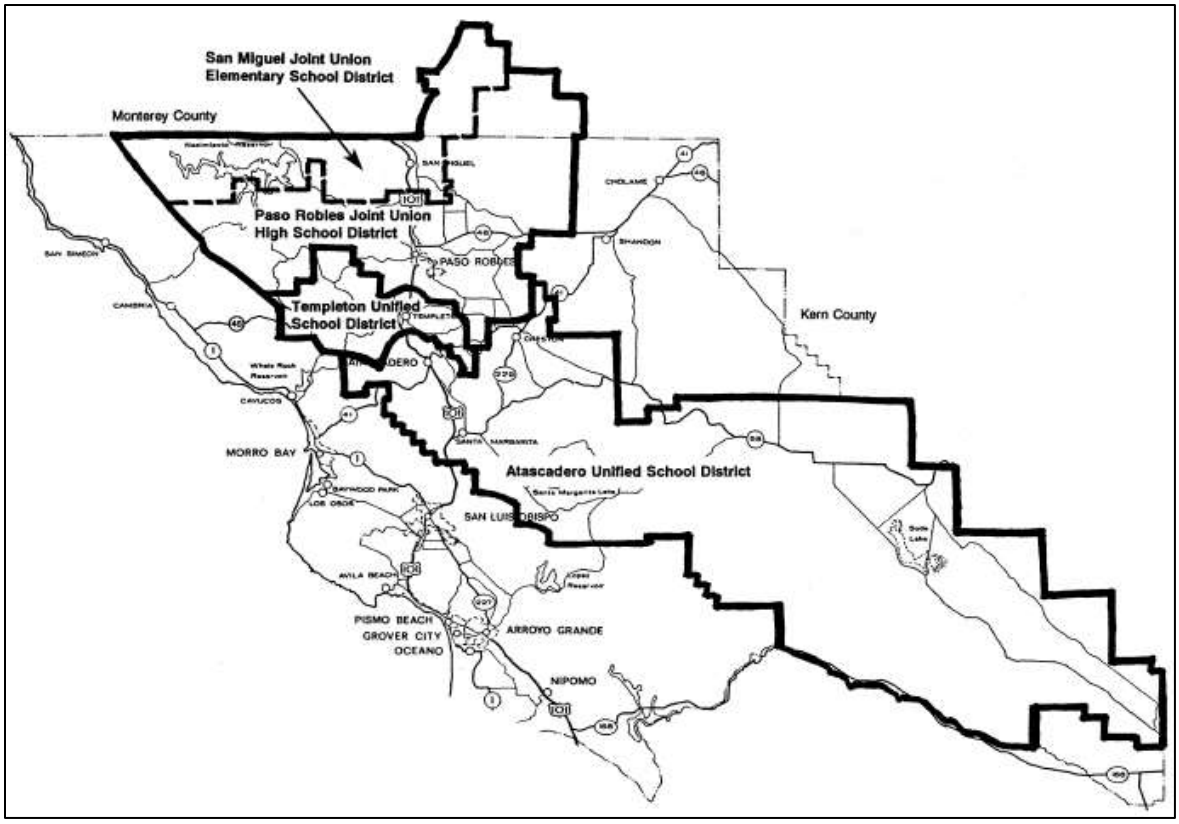

Figure 3-3: School District Boundaries

Shandon Carrizo

The sub-area is served by four unified school districts: Paso Robles Unified School District; Shandon Unified School District; and Atascadero Unified School District. There is an elementary school and a high school located in Shandon. An elementary school is also located in the Whitley Gardens village area. The schools are presently adequate to serve existing rural agricultural school populations. Future development in Shandon and the development of existing undeveloped rural subdivisions could lead to overburdened school facilities and require expansion.

3.8 Solid Waste Disposal

Solid waste disposal guidelines for San Luis Obispo County are established by the California Integrated Waste Management Act of 1989. The Act mandates that all jurisdictions are to adopt source reduction and recycling programs designed to reduce their rate of non-recycled solid waste to 75 percent of 1990 levels by 1995 and to 50 percent by the year 2000.

Refuse collection is provided by the following companies: Paso Robles Country Disposal, Paso Robles Roll-Off, Paso Robles Waste Disposal Company, San Miguel Garbage Company, San Miguel Roll-Off, and Mid-State Solid Waste and Recycling. There are two solid waste disposal sites in the planning area, one owned by the City of Paso Robles, and the Chicago Grade Landfill located near the Eureka Grade. Continued solid waste disposal problems are inevitable with rural and suburban residential development because of the low cost-effectiveness of collection.

Some communities in the planning area could benefit from a rural recycling container collection program.

Refuse collection in the national forest, including campgrounds and lookout stations, is provided by the U.S. Forest Service. They provide regular pickup service and dispose of refuse at the nearest disposal sites located in the adjacent planning areas. Other refuse disposal practices that are successfully used on private lands include disposal of waste on individual properties and direct haul by residents to disposal sites. These methods are presently adequate; however, if indiscriminant dumping becomes a problem, rural container stations should be established in appropriate locations.

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 planning 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.

Inappropriate dumping in rural areas is a continuing problem. Rural container stations have been proposed in various areas: at Pozo, the Santa Margarita Lake Recreation Area, and the intersection of Park Hill and Las Pilitas roads.

3.9 Emergency and Social Services

Fire Protection

CDF/County Fire provides fire protection for areas outside of established service districts in San Miguel, Templeton and Santa Margarita, and the two cities of Paso Robles and Atascadero. In addition, the department has automatic and mutual aid agreements with the cities and independent districts. CDF/County Fire stations in the North County are located south of the city of Paso Robles, at Las Tablas (the intersection of Chimney Rock Road and Cypress Mountain Drive), in Creston, on Highway 46 near Branch Road (Meridian) and on Park Hill Road east of Santa Margarita. CDF/County Fire has identified the potential need for a future station near the Creston Road/Neal Springs Road intersection or the Creston Road/Stage Coach Road intersection. The need now exists to staff the Creston station (#43) with permanent personnel 24 hours a day to provide emergency services to the increasing number of residents in the area. In addition to the North County stations, the Cambria and Cayucos CDF/County Fire stations serve the westerly edge of the planning area on a secondary basis.

Separate volunteer fire companies serve Heritage Ranch and Oak Shores. Approximately 15 state trained volunteers and two operating fire trucks are 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 6). 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.

Other fire protection resources available in the area include an air tanker squadron at Paso Robles Airport and a lookout base maintained on Rocky Butte in the extreme northwest corner of the Adelaida sub-area. Both the Las Tablas station and Rocky Butte lookout are manned on a

seasonal basis (generally May to October). A fire company is also maintained at Camp Roberts by the California National Guard and is available for additional cooperative assistance.

The U.S. Fire Service provides fire protection in the Los Padres National Forest. A primary function of the U.S. Forest Service is to prevent and suppress wildland fires on national forest lands and cooperate with the Department of Forestry and local firefighting agencies in combating fires on privately owned lands. This is accomplished through fuel and vegetative management programs and by response to wildland fires by operating lookout stations and equipment during high fire seasons. Lookout stations are at Hi and Branch mountains; fire stations are at Lopez, Pozo, La Panza, and a helicopter base east of Arroyo Grande. Fire prevention includes educational programs and coordination with other fire agencies.

The Lake Nacimiento sub-area faces unique fire protection challenges. 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. Though the primary responsibility of the CDF in the Lake Nacimiento sub-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.

Fire protection within the planning area's rural locations is particularly challenging. While many of the rural areas within closer proximity to primary CDF stations can be reached within 30 minutes, response times are slower in other, more remote locations.[1] The Adelaida and Las Pilitas sub-areas include remote locations where CDF's response times exceeded 15 minutes. The response time for the Santa Lucia Range along the westerly edge of the North County planning area ranges from 45 to more than 60 minutes. The rugged, remote areas north and east of Santa Margarita Lake have response times from 30 to 60 minutes. Response times exceeding 15 minutes for structure fires provide little possibility of saving the structure, and 60 minutes or more could mean fires approaching disaster levels in steep, chaparral covered, remote areas such as the Santa Lucia Range.

Police Service

Uniformed patrol of the entire planning area, outside the cities of Atascadero and Paso Robles, is provided by the San Luis Obispo County Sheriff's Department through the north county Station. The Sheriff's Department has informal mutual aid agreements with the incorporated cities. A site for a new substation has been acquired at Highway 101 and North Main Street in Templeton. However, as of the end of 1994, no date had been established for construction.

The California Highway Patrol is located in the Templeton urban area and patrols all of the major roads (County and State) outside the incorporated cities. The Highway Patrol will respond to calls for assistance relating to traffic in the planning area and, as resources permit, to major traffic problems on major rural roads. During emergencies, the Atascadero and Paso Robles Police Departments will assist Sheriff's Deputies in the north county, contingent on the availability of resources.

Staffing levels for a selected group of Sheriff's Department positions related to patrol services for the entire county, compared to the county's population growth, are shown in Appendix B.1.

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[1] Framework for Planning (LUCE Part I) indicates appropriate response times for fire protection services. Response times vary with the degree of urbanization.

Emergency Medical Services

Twin Cities Community Hospital in Templeton is centrally located and provides emergency medical service. An emergency heliport is located at the hospital. Hospital services are also available in San Luis Obispo. Private urgent care clinics are located in Atascadero and Paso Robles. Ambulance service is provided via contract with San Luis Ambulance. CDF is the emergency first responder in the planning area and maintains mutual/automatic aid agreements with the Paso Robles, Atascadero City, and Templeton Fire Departments. In addition, the western portion of the planning area is included in the Cambria Community Hospital District, which operates a clinic and provides ambulance service.

The California Highway Patrol operates a paramedic H-70 helicopter from the Paso Robles Airport that is utilized throughout the County. In addition, air ambulance service is available. Although response times via ground ambulance in the planning area exceed 10-20 minutes depending upon location, the helicopter has reduced response times significantly in a number of cases; however, helicopter use may be limited by topography, weather, or commitment to other incidents. The California Department of Forestry and Fire Protection/San Luis Obispo County Fire Department (CDF/County Fire) is exploring the use of fire engines to provide paramedic response.

In the Lake Nacimiento sub-area, 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. 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

The County Social Services Department offers various services in Atascadero and Paso Robles, including aid to families with dependent children, applications for food stamps, and medical assistance to youths, families, seniors, and disabled persons. The County Public Health Department has a satellite clinic in Atascadero, and the Medical Services Department (General Hospital) has a comprehensive primary care clinic in Atascadero. The County Health Department operates a clinic in Paso Robles providing family planning, prenatal and well child (traditional public health) services, and County Medical Services has a satellite office in Paso Robles. County Drug and Alcohol Services offers a range of services in Atascadero, and the County Mental Health agency provides individual and group counseling services in both Atascadero and Paso Robles.

Library

The residents of the planning area are served by the San Luis Obispo City-County and the Paso Robles Public library systems. The County library system has North County branches in San Miguel, Atascadero, Santa Margarita, Creston, and Shandon. A small volunteer library exists in private facilities at Oak Shores. Rural areas such as Adelaida and Nacimiento are served primarily by library facilities in adjacent urban areas. Atascadero library is proposed to be expanded to serve the entire North County.

The Cuesta College North County campus also provides additional library services. Increasing use of computers will provide greatly expanded opportunities for people to gain access to digitized information. Libraries can improve their level of service by providing patrons with links to the information network, in addition to increasing the amount of shelf space for book storage.

Government Center in Nacimiento Sub-area

Public facilities in the Nacimiento sub-area should be grouped together in a location which is central and accessible from all parts of the area. A centralized facility could serve as a focal point for the entire area and provide a high visibility governmental presence in an area of high visitor usage with its attendant potential for vandalism, criminal offenses, traffic and recreational accidents. An appropriate location for a government and emergency services center would be on the west side of Lake Nacimiento Drive, north of the proposed extension of Heritage Road. A consolidated center would include (Amended 1983, Ord. 2133):

1. Emergency medical services.

2. County service area administrative office.

3. Sheriff (on a seasonal basis)

4. Fire station.

5. Visitor information.

The permanent population of the sub-area is not likely to justify such a government center for at least five years. However, emergency response time problems suggest a clear need for a minimum facility in the short term, which could be later expanded. This interim facility should be located near the intersection of Lake Nacimiento Drive and the proposed extension of Heritage Road where the future government and emergency services center is proposed (Amended 1983, Ord. 2133).

3.10 Recreation Services

Park and recreation facilities are provided by the County and by incorporated cities within the planning area. Neighborhood and community parks serving more densely-populated areas are generally located within urban lines. Large regional parks are generally located in rural areas. The County's Parks and Recreation Element contains recommended standards for park acreage in relation to the size of the population.

Whale Rock Reservoir is used for limited public access for fishing. The area includes several Bureau of Land Management parcels being studied by BLM for wilderness status. Most are isolated from public access and are leased to ranches.

Recreation services are provided by the County on lands adjacent to Santa Margarita Lake leased from the U.S. government. Recreational facilities that will allow maximum use of the county lease area on the south shore of the lake should be developed. There are also private lands near the lake that are developed with a privately operated campground. Both the public and private facilities are discussed further in the Recreation land use category.

The Los Padres National Forest is a regional recreation area for the county as well as this planning area. Several roads and trails provide access to the public lands managed by the U.S.

Forest Service, and campsites interspersed throughout the forest provide a wilderness setting for campers desiring various levels of amenities. The Santa Lucia Wilderness is oriented to hikers. It has minimal improvements and no vehicle access except for emergencies.

Public land access and facility improvements are subject to Forest Service management policies. Continued maintenance and upgrading of recreational services is recommended to provide quality outdoor recreational experiences consistent with Forest Service policies for resource protection.

Lake Nacimiento

The Lake Nacimiento sub-area is unique in that recreational activities and continuing residential development in the lake vicinity are highly interrelated. This plan proposes a variety of recreational facilities and services. However, existing problems created by peak use (exceeding the safe capacity of the lake for mixed boating) necessitate orienting new recreation facilities toward resolving current problems rather than encouraging additional use.

Rural Areas and Lake Surface

Because of present recreation demands, facility management programs significantly more effective than present practices must be established in conjunction with any new recreational development. Additional over use resulting from ineffective management would only increase environmental deterioration through erosion, destruction of vegetation, inadequate treatment of sewage effluent and vandalism. Such problems have the potential to become particularly widespread because the period of greatest use of the lake is the dry summer, when vegetation is most fragile.

Two means of discouraging over use would be limiting the number of users, and the careful location of recreational facilities with respect to both their intensity and the sensitivity of proposed sites. Refer to Appendix B.1 for locations of proposed recreational facilities (Figure B.1-1) and the appropriate density and size of camping and picnic facilities (Table B.1-2).

Regarding numbers of Lake Nacimiento users, it appears that lake capacity is exceeded during peak use periods. The California Departments of Parks and Recreation and Navigation and Ocean Development recommend one boat per four to five acres of pool area as the optimum density for mixed use lakes. A mixed use lake is one where high speed boating, water skiing, fishing and sailing are all permitted. Therefore, the optimum number of boats simultaneously using Lake Nacimiento would be 1,080 at the maximum pool surface of 5,400 acres. The appropriate number of boats varies in proportion to the pool surface at different dates during the boating season.

Monterey County records suggest that state recommended boat capacities may have been exceeded on the lake in July and August 1978. It is apparent that continuing development around the lake will increase the need for a system for limiting the number of boats permitted on the lake to prevent injury and loss of life. While the improvement of emergency services in the planning area would greatly benefit lake users, accident prevention is a more desirable and less costly approach. While Monterey County owns the lake surface and presently collects boat fees, permits are sold without limitation, and permits purchased at San Antonio may be used at Lake Nacimiento. A permit system which would limit permits sold, and a rate structure requiring higher fees on heavy use days could be utilized to inhibit hazardous levels of use. The establishment of such a system would require the cooperation of both San Luis Obispo and Monterey Counties.

At present, boating fees collected at Nacimiento are placed in a combined budget for both San Antonio and Nacimiento Lakes. It is therefore not clear what proportion of fees collected at Nacimiento is returned in the form of services provided. A more specific budget should be prepared for the lake to cover administrative costs and other expenses shared by both lakes, with clear definition of how revenues and expenses are apportioned. Such a budget would support Nacimiento receiving an equitable share of revenues to provide services. Since the administration of the present fee system is by the Monterey County Parks Department, any changes to the system would require the concurrence of Monterey County.

3.11 Public Services and Resources Programs

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

Note: Many of the goals, policies, and programs in this plan apply only to the former planning areas referred to as sub-areas. ~~only within certain sub-areas of the North County planning area.~~ Figure 1-1 should be referenced to determine the applicability of a goal, policy, or program to a

The following policies and programs apply only to the rural portions of the North County planning area within the specified sub-areas. Policies and programs that apply to specific urban or village areas are found in the Community/Village Plans (LUCE Part III). Chapter 7 describes policies and programs that apply within the Atascadero and Paso Robles URLs. These policies and programs are current as of the dates shown in Table 1-1.

General

1. **Service Provider Information.** The Local Agency Formation Commission (LAFCO) and the County Planning and Building Department should update the list of existing service providers and the services they provide, and maintain an accurate map of their boundaries.

2. **Service Levels, El Pomar-Estrella.** The County Planning and Building and Public Works Departments should offer assistance toward providing adequate infrastructure (including operation and maintenance) needed by new development in the El Pomar-Estrella sub-area; for example, by encouraging or requiring formation of homeowner associations or community service districts.

3. **Service Levels – Public Safety, El Pomar-Estrella.** CDF/County Fire and the Sheriff's Department should maintain fire and law enforcement services at or above current levels in the El Pomar-Estrella sub-area, and should consider providing full-time staff at the Creston Fire Station.

4. **Administrative Agency, Nacimiento.** San Luis Obispo and Monterey counties should establish a joint powers administrative agency to provide public recreation services and facilities, lake use administration and budgeting, and flood control operations in the Nacimiento sub-area.

5. **Consolidated Service Area, Nacimiento.** The County should work with CSA 7 and 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 in the Nacimiento sub-area.

6. **Priority System, Nacimiento.** The Nacimiento consolidated service area should set priorities for administrative and implementation programs so that they may be operative and ready to carry out public service functions at critical development levels.

7. **Biological Inventory, Salinas River.** The Planning and Environmental Divisions should prepare a biological inventory of the Salinas River sub-area to map important native habitats and critical wildlife migration corridors.

Drainage

8. **Areawide Drainage Planning, Adelaida and Salinas River.** The County Public Works Department should work with the city of Paso Robles to prepare a master drainage plan for areas in the Residential Rural land use category in the Adelaida and Salinas River sub-areas (refer to Figure 1-1).

Solid Waste Disposal

9. **Rural Recycling Collection.** The County Public Works Department should work with solid waste collection providers to establish rural recyclable collection service where it does not already exist.

10. **Maximize Landfill Use.** The County Planning and Building and Public Works Departments should require solid waste collection providers to utilize existing solid waste disposal sites to their full potential before new sites are approved.

11. **Collection Station.** The County should establish rural refuse collection stations in the following locations:

    a. Lime Mountain Road near Franklin Creek

    b. South end of Bee Rock Road

    c. Pozo village area

    d. Santa Margarita Lake recreation area

    e. Intersection of Park Hill and Las Pilitas Roads

12. **Sanitary Landfill, Nacimiento.** 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.

13. **Rural Solid Waste Collection Stations, Salinas River.** The County should consider the feasibility of locating rural solid waste collection transfer stations in the larger suburban and rural residential areas of the Salinas River sub-area. A transfer station is a facility designed to accommodate the transfer of solid waste from the general public and refuse collection vehicles for transport to a relatively distant final point of disposal.

Water Supply

14. **Service District – Rural Areas, El Pomar-Estrella.** The County Public Works Department should be available to work with property owners in Tracts 3, 4, 16, 17, 18, 19, 20, 21 and/or 22 who desire to form an assessment district, service district or County service area to provide a community water supply system and septic tank maintenance service.

15. **Use of Lake Water, Nacimiento.** The County Health Department should identify properties taking water directly from Lake Nacimiento for domestic purposes without proper treatment. The practice should be terminated and water lines, pumps and other equipment for lake water use should be removed.

16. **Water Allocation, Nacimiento.** It is the policy of the County that water for development on land owned by Monterey County (including that provided to its concessionaires for recreational use) shall not be supplied from the San Luis Obispo County allocation of Lake Nacimiento water.

17. **Water Reclamation, Nacimiento.** If effluent reclamation meets state requirements for reclaimed water and returns water to the Nacimiento River, an arrangement may be negotiated to allow equivalent amounts of water to be taken from reservoir supplies.

18. **Basin Study.** The County Public Works Department should prepare a resource capacity study for the Paso Robles groundwater basin to further refine the information of the 1979 Basin Study prepared by the Department of Water Resources. The study should attempt to quantify groundwater supplies for each of the principal communities in the planning area, including Garden Farms and Santa Margarita.

Recreation Services

19. **Additional Parks, El Pomar-Estrella.** In the El Pomar-Estrella sub-area, the County Department of General Services should work with the community, willing sellers and developers, and school districts to provide mini, neighborhood and community parks in existing and new subdivisions and adjacent to schools to serve the local population.

20. **Estrella Regional Park.** The County Department of General Services should work with the community and willing sellers and developers to determine a location for, acquire, and develop an Estrella Regional Park as identified in the County Parks and Recreation Element.

21. **Joint Use of School Playfields, El Pomar-Estrella.** The County should develop joint powers agreements with the Atascadero Unified School District, the Pleasant Valley Joint School District, and other school districts that develop new schools, in order to provide for public use of school playfields.

22. **School Sites, El Pomar-Estrella.** The County Department of Planning and Building should work with applicable school districts to plan for new school sites, especially in connection with major new development projects.

23. **Boat Permit System, Nacimiento.** Monterey County should establish a new boat permit system to effectively control the number of boats on Lake Nacimiento to one boat to four acres of lake surface.

24. **Operational Budget, Nacimiento.** The County should work with the Monterey County Flood Control and Water Conservation District and Monterey County Parks Department

to establish a separate operational and administrative budget for Lake Nacimiento, to insure that the lake receives its share of revenues generated at the lake.

25. **Visitor Information Center, Nacimiento.** The consolidated County service area should develop a visitor information center along Lake Nacimiento Drive near the Nacimiento Dam. It could either be in conjunction with the service station proposed in Lake Nacimiento Resort, or with the proposed government and emergency services center on Lake Nacimiento Drive near the intersection of Lakeview Drive.

26. **Fire Fighting System, Nacimiento.** 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.

27. **Increased Protection, Nacimiento.** The County should work with the California Department of Forestry and South Shore area property owners to increase fire protection services from the existing CDF station at Chimney Rock. Consideration should be given to year round service, with additional equipment or a new volunteer fire company.

28. **Fire Protection.** Criteria included in the CDF/County Fire Protection Plan should be consulted to identify areas in need of a higher level of service. Costs and impacts of providing increased service levels should be evaluated, and a service enhancement program should be recommended for implementation.

Special Districts

29. **Zones of Benefit, Nacimiento.** The County should work with property owners and LAFCO to establish zones of benefit administered by a consolidated service area to provide road construction, septic tank maintenance, and solid waste disposal for the south shore of Lake Nacimiento, including:

    a. Properties designated Residential Rural;

    b. Properties designated Recreation.

30. **County Service Area Expansion, Nacimiento.** 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.

School Districts

31. **Boundary Adjustments, Nacimiento.** The County should work with the school districts serving the Nacimiento sub-area to adjust school district boundaries so children residing in the area can attend local schools.

Septage Disposal

32. **Septage Disposal, Salinas River.** The County should secure long-term locations for the safe disposal of septage in the Salinas River sub-area (refer to Figure 1-1).

Table 3-1: Schedule for Completing Public Facilities, Services, and Resources Programs				
Program Title	**Responsible Agencies**	**Potential Funding[1]**	**Priority[2]**	**Timeframe[3] (years)**
General				
1. Service Provider Information	LAFCO	County	Medium	On-going
2. Service Levels	Co. Planning, Public Works	Homeowners, districts	Medium	On-going
3. Service Levels – Public Safety	CDF/County Fire, Sheriff's Dept.	CDF/Co. Fire, Sheriff	High	On-going
4. Administrative Agency	County	Unspecified		
5. Consolidated Service Area	County, CSAs 7 and 19	Unspecified		
6. Priority System	Nacimiento consolidated service area	Unspecified		
7. Biological Inventory	Co. Planning	Grants, mitigation fees	High	1-3
Drainage				
8. Areawide Drainage Planning	Co. Planning, Public Works	County	N/A	N/A
Solid Waste Disposal				
9. Rural Recycling Collection	Co. Public Works, providers	County, providers	Low	Mid-term (2010)
10. Maximize Landfill Use	Co. Planning, Public Works	Landfill owners	Medium	On-going
11. Collection Station	Co. Planning, Public Works	Unspecified		
12. Sanitary Landfill	Co. Planning, Planning and Building, Public Works	Unspecified		
13. Rural Solid Waste Collection Stations	Co. Public Works	User fees, grant	Moderate	3-5
Water Supply				
14. Service District- Rural Areas	Co. Planning, Public Works	District	Low	Long-term (2015)
15. Use of Lake Water	Co. Planning, Health Department	District	Low to medium	Varies (2005-2015)
16. Water Allocation	County, Monterey County	Unspecified		
17. Water Reclamation	County	Unspecified		
18. Basin Study	Co. Public Works; Department of Water Resources	Flood Control District	High	1-3

Table 3-1: Schedule for Completing Public Facilities, Services, and Resources Programs				
Program Title	**Responsible Agencies**	**Potential Funding[1]**	**Priority[2]**	**Timeframe[3] (years)**
Recreation Services				
19. Additional Parks	Co. General Services	County, grants, new development	Medium	On-going
20. Estrella Regional Park	Co. General Services	County, grants, new development	Medium	Mid-term (2010)
21. Joint Use of School Playfield	Co. General Service	County, school districts	Medium	Short-term (2005)
22. School Sites	Co. Planning and Building	Unspecified		
23. Boat Permit System	Monterey County	Unspecified		
24. Operational Budget	County, Monterey Co. Parks, Flood Control & Water Conservation District	Unspecified		
25. Visitor Information Center	Co. Planning	Unspecified		
26. Fire Fighting System	Co. Fire Department	Unspecified		
27. Increased Protection	County, California Forestry South Shore Area	Unspecified		
28. Fire Protection	CDF/County Fire	N/A	Moderate	3-5
Special Districts				
29. Zones of Benefit	County, LAFCO	Unspecified		
30. County Service Area Expansion	County, LAFCO	Unspecified		
School Districts				
31. Boundary Adjustments	Co. Planning	County	Medium	On-going
Septage Disposal				
32. Septage Disposal	Co. Public Works, Env. Health	N/A	Moderate	3-5

Notes:

1. N/A in "Potential Funding" column means that the work would be performed by County staff as a part of the normal operations of the County department. No special funding is required.
2. Priority listings are the relative importance within each timeframe: low, moderate, or high.
3. For Salinas River sub-area programs, timeframes are from the date of adoption of the Salinas River Area Plan Update (1/2/96).

Chapter 4: Land Use

4.1 Introduction

This chapter discusses land use issues affecting only the rural portions of the North County planning area. It contains policies intended to achieve the community's vision and land use goals, and programs designed to implement those policies in the rural area. The Community/Village Plans (LUCE Part III) cover these topics for the planning area's urban and village areas, except that Chapter 7 discusses land use issues within the unincorporated areas of the Atascadero and Paso Robles URLs.

The Land Use Element official maps separate the planning area into land use categories, which define regulations for land uses, density and intensity of use. The programs at the end of this chapter recommend actions by the County to address land use and growth-related issues in the rural portions of the North County planning area. Article 9 of the Land Use Ordinance (Chapter 22.92) contains development standards related to the land use categories to assist in guiding planning area development.

4.2 Rural Area Distribution of Land Use

The primary method of allocating land uses within the planning area 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 9 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 maps at the end of this document.

Table 4-1 summarizes the acreage in the rural portions of each of the North County's seven sub-areas. Chapter 7 of this plan provides these quantities for the Atascadero and Paso Robles URLs.

As shown in Table 4-1, the rural portions of the North County planning area consist of 993,491acres of land, approximately 95 percent of which is designated Agriculture, Rural Lands, and Open Space. Low density residential development and agriculture are the primary land uses allowed in these areas. The rural portions of the North County planning area also include areas that allow for more intensive development. An example is the Wellsona Area, which consists of 107 acres of land designated Commercial Service and Industrial.

The Camp Roberts Military Reservation, which occupies 26,146 acres, is designated Public Facilities. If any portion of Camp Roberts reverts to private ownership in the future, an LUE amendment will be required to remove the Public Facilities category and designate the property Agriculture, in recognition of the land's potential for sustaining grazing and other more intensive agricultural uses.

Table 4-1: Rural North County Planning Area Land Use by Sub-area (acres)[1]								
Land Use Category	**Adelaida**	**El Pomar-Estrella**	**Las Pilitas**	**Los Padres (North)**	**Nacimiento**	**Salinas River**	**Shandon[2]**	**Total**
Agriculture	152,715	104,762	21,270	11,613	36,049	52,954	348,569	**727,932**
Rural Lands	26,711	14,613	3,528	21,133	31,334	7,945	3,941	**109,205**
Recreation	277	0	460	0	2,725	664	0	**4,126**
Open Space	1,352	0	3,520	74,943	9,954	13,630	1,421	**104,820**
Residential Rural	77	11,816	625	0	2,363	5,530	170	**20,581**
Residential Suburban	0	363	0	0	0	82	0	**445**
Residential Single Family	0	0	0	0	0	22	0	**22**
Residential Multi-Family	0	0	0	0	0	0	0	**0**
Commercial Retail	0	0	8	0	0	5	3	**16**
Commercial Service	0	0	0	0	0	87	3	**90**
Industrial	0	0	0	0	0	20	0	**20**
Public Facilities	26,146	2	0	0	0	86	0	**26,234**
Dalidio Ranch	0	0	0	0	0	0	0	**0**
Total	**207,278**	**131,556**	**29,411**	**107,689**	**82,425**	**81,025**	**354,107**	**993,491**

[1]Acreage quantities are current as of the last major update to each of the former North County area plans (refer to Table 1-1).
[2]Northern half of the former Shandon-Carrizo planning area.

4.3 Rural Area Land Use Issues

Antiquated Subdivisions in the El Pomar-Estrella Sub-area

The El Pomar-Estrella sub-area includes at least 55 nonconforming, or "antiquated," subdivisions with as many as 3,600 potentially legal parcels in the Agriculture, Residential Rural and Residential Suburban land use categories. About 22 percent of the El Pomar-Estrella sub-area (29,000 acres) consists of parcels less than 40 acres, including about 16,000 acres in the Agriculture category. Almost all of these subdivisions were created prior to 1935 for land speculation purposes when the County had not yet adopted minimum lot size requirements.

These nonconforming subdivisions generally consist of legal lots that can be developed at urban and suburban densities if minimum requirements such as access, water supply and sewage disposal (through individual well and septic systems) are provided in accordance with the Land Use Ordinance. These land divisions could not be approved under current regulations because they do not conform to existing County policies and standards to protect agricultural

lands; prevent extension of residential uses into remote yet agriculturally productive areas; and provide adequate roads, services and other improvements.

The El Pomar-Estrella sub-area contains about half of the antiquated subdivisions in the county. These subdivisions are generally characterized by:

- Lots created for speculation rather than an immediate market;
- Parcels of various sizes from 1 acre to 20 acres;
- Agricultural capability varying with soils, topography, water availability, parcel size and ownership patterns;
- Access varying from direct access to County-maintained roads, to secondary access over roads on private property, to no vehicular access; and
- Few adequate internal roads, other improvements or services.

Roughly 40 percent of the properties in the nonconforming subdivisions in the sub-area already have been developed with at least one dwelling unit, many of which were constructed between 1980 and 2000. Under existing zoning, further division and development of parcels within antiquated subdivisions could result, in a worst-case scenario, in as many as 634 additional parcels, 3,510 total primary dwelling units, and about 9,900 total residents at build-out (refer to Appendix A.2, Table A.2-5).

Note: The discussion of land use and circulation issues contained within this document is current as of the original adoption date or last major update of the seven former North County area plans. These dates are listed in Table 1-1.

Such development could significantly increase the need for infrastructure and services, and impact resources such as agricultural land, sensitive habitat and water supply. It also could foster urban sprawl and increase commuting to distant employment centers, resulting in increased traffic, energy use and air quality impacts. In addition, further division of nonconforming subdivisions could lead to concentrations of development that lack a mix and balance of the various residential, commercial and other land uses found in most communities.

Although most of the antiquated-subdivision lots in the Agriculture land use category are now separately owned, they have been retained in the Agriculture category to reflect historic zoning and preclude additional land division potential. In addition to this disincentive to further subdivision, a number of incentives should be considered to encourage voluntary merger and consolidation of lots into fewer building sites, including:

- Use of transferable development credits to shift development potential from areas with agricultural potential and/or sensitive habitat to areas more suitable for residential rural and suburban development; and
- Acquisition of development rights via purchase, conservation easements, tax incentives and other mechanisms.

Jobs/Housing Balance in the Salinas River Sub-area

The Salinas River sub-area includes land from the Monterey county line on the north to Cuesta Grade on the south, three to five miles wide extending along Highway 101 and the Salinas River. Highway 101 has replaced the historical impetus that the Southern Pacific Railroad gave toward the development of the five urban areas. Although they are a series of individual communities, the five urban areas are linked economically as a region that continues to become more interdependent.

However, the economic influence of San Luis Obispo from outside the Salinas River sub-area has grown to become a major issue. Developing as the primary employment center in the county, San Luis Obispo has not provided adequate housing opportunities. The sub-area, as well as other areas around San Luis Obispo, has absorbed some of this unmet demand with housing that is more available at affordable prices. The resultant pattern of commuting from the north county to San Luis Obispo has impacts on road capacities, air quality, local government fiscal resources, and community life.

The policy response of this plan to these problems, as they are identified further in Chapters 3 and 4 and the Annual Resource Summary Report, is to support achieving a jobs/housing balance in the Salinas River sub-area, and to refrain from upzoning residential densities in outlying areas. The communities within the sub-area are becoming an economic metropolitan area. However, each community should also continue to have a distinct identity and strengthen its role in the region, which is recognized in the plan's land use pattern.

Capacity for Growth in Salinas River Sub-area

The Salinas River sub-area provides more than enough land to meet overall projected economic and population growth needs until at least 2015. Some areas may build-out sooner than others, however, depending partly on the availability of resources and services, which are analyzed in Chapter 3.

The overall capacity of the plan for residential, commercial, office and industrial growth is illustrated in Figure 4-1 (refer to Appendix C.1). The plan will permit approximately three times the amount of residential development existing in 1994. The implication for real estate and economic growth is that sufficient land is designated to accommodate demand in the real estate market. Development capacity depends on the availability of services and facilities. Some areas are better prepared to accommodate growth than others, as described in Chapter 3.

The potential for population and economic growth is termed the "build out capacity," which is an estimate of the development that can be expected as a result of the land use categories in this area plan and the standards of the Land Use Ordinance. This capacity is a function of the acreage of each residential category, the number of parcels that can be created generally within it, and the number of allowable residences and the people per household. The estimated build out capacity is shown in Table A.2-13 in the Appendix for the rural area and each community.

For build-out, the number of people that can realistically be expected is estimated to be 75 percent of the theoretical maximum development that is allowed by general standards, due to various limiting factors. Build-out capacity represents the start of a transition to a stable, slower growing population as most of the existing parcels in the sub-area become developed. It is only an estimate because each community will build-out to a different degree, depending on such factors as its desirability, local business development and convenience to other marketing and employment centers.

Community Separation/Rural Character

This plan recognizes that separation between communities provides each community with the opportunity for developing its own distinctive identity. The physical difference between each community is strengthened by intervening rural land, which can contribute to a unique sense of arrival or departure. The open areas between each town provide rural visual character where densities in the Agriculture, Rural Lands and Residential Rural category are acceptable. Open areas that separate communities, as illustrated in Figure 4-6, should be retained through controls on the amount and location of development. This distinct change in the amount of development at the edge of a town in relation to other towns and the countryside establishes a border to the community.

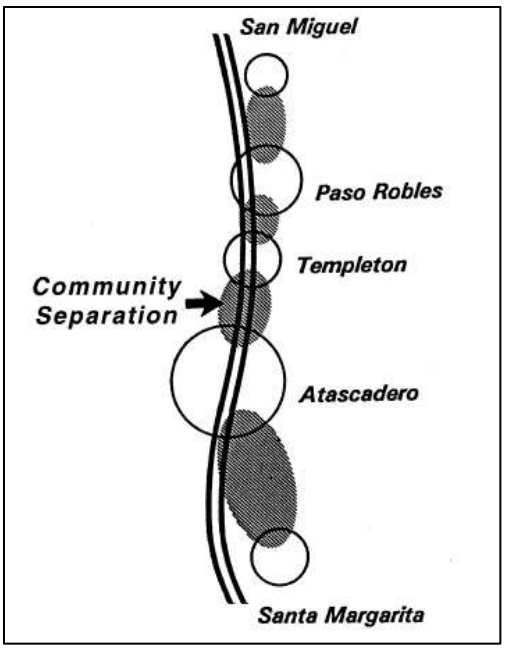

Figure 4-1: Community Separation

Paso Robles Creek Area

Community separation between Templeton and Atascadero is centered on Paso Robles Creek, shown in Figure 4-1. The creek, its floodplain and the surrounding hills provide a rural "break" between the communities that should be continued as land development occurs. Agriculture, passive recreation and low density residential uses are appropriate for retaining a dominant rural character.

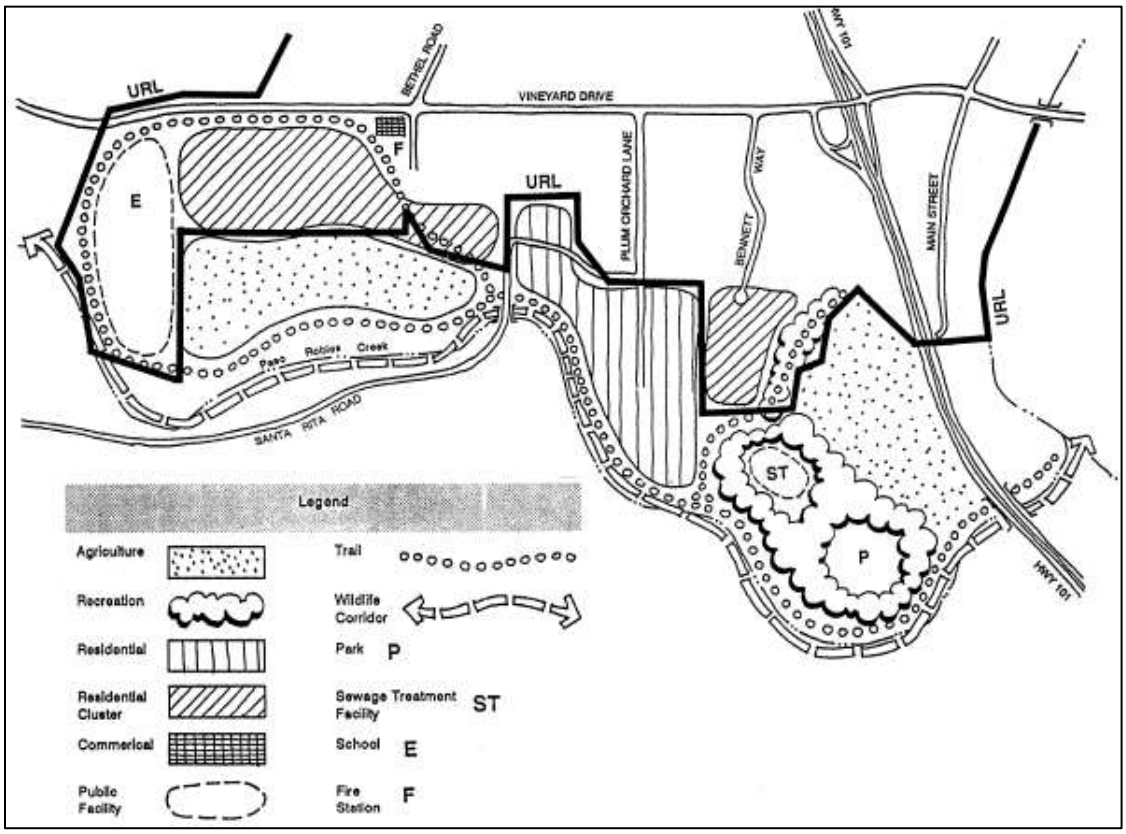

Figure 4-2: Paso Robles Creek Concept Plan

- Agriculture should be encouraged to continue through land conservation contracts and innovative approaches to supplying water and other needs.

- Passive recreation, such as walking, bike riding and picnicking, could locate so as not to interfere with biological habitats (including but not limited to riparian corridors) and existing uses. Concepts for park land should be considered adjacent to the Templeton Community Services District sewage treatment plant and next to the Vineyard Elementary School. Linear parks could connect these parks with nearby streets and perhaps the Salinas River. Active recreation areas, especially for night sports, should be located out of view of Highway 101, preferably at a regional park adjacent to Vineyard Elementary School.

- Sensitive biological habitat areas should be protected.

- Due to the visibility of part of the area from Highway 101, residential densities should be controlled by continuing to utilize the Agriculture or Recreation categories within view of Highway 101. West of Santa Rita Road, parcels north of Paso Robles Creek shown in Figure 4-7 are situated between the community and Vineyard Elementary School such that eventual suburban development may be a suitable use on parts of the property least suited for agriculture. A Conditional Use Permit could be prepared for achieving suburban densities through a transfer of development credits. Concepts as illustrated in Figure 4-7 for these properties are the following:

    - Commitment to retaining prime agricultural land where suitable for agricultural production.

    - Clustered residential areas with compatible parcel sizes near existing residential areas.

    - Permanent open space and park land adjacent to roadways, Vineyard Elementary School and Paso Robles Creek.

    - Land for a fire station and a neighborhood commercial site.

    - Separated bike paths and sidewalks linking the neighborhoods to the community, the parks and Vineyard Elementary School.

4.4 Land Use Policies

The following land use policies apply to the El Pomar-Estrella sub-area (refer to Figure 1-1):

Policies

1. Recognize existing development patterns while protecting agricultural use and the area's historic rural character.

2. Preserve agricultural operations by directing new development toward existing communities and subdivisions and away from agricultural uses, requiring new development to mitigate its impacts on existing agricultural operations, and supporting and maintaining the County Right-to-Farm Ordinance.

> ***Note:*** Many of the goals, policies, and programs in this plan apply only within certain North County sub-areas. **Figure 1-1** should be referenced to determine the applicability of a goal, policy, or program to a specific parcel or region in the North County planning area.

3. Protect the area near Paso Robles and the airport for agricultural use, and avoid any land use category changes that would diminish its agricultural potential and introduce non-agricultural uses in the area.

4. Encourage land uses that balance the area's environmental, economic and social needs.

5. Discourage new land divisions and rezoning that would intensify residential development at or adjacent to land in the Agriculture category (except to house farm workers).

4.5 Rural Land Use Categories

This section describes the various land use categories throughout the rural portion of the North County planning area. This discussion is separated with headings for each of the seven former North County planning areas (sub-areas) and is current as of the dates specified in Table 1-1. Land use within the North County's urban and village areas is described in the Community/Village Plans (LUCE Part III).

Agriculture

Adelaida

Agriculture continues to be the dominant land use in the Adelaida sub-area. The relatively large parcels and ownerships, large areas of land under agricultural preserve contracts and good soils and grazing lands all reinforce widespread agricultural use. Almost the entire northern half of the Adelaida sub-area except Camp Roberts is presently under agricultural preserve contract.

Agricultural uses in the area include grazing, dry farming, orchards, vineyards and such specialties as wineries and horse breeding. The area along the eastern slopes of the Santa Lucia range is primarily rangeland, while rolling farmlands in the north and east support extensive dry farm, orchard and vineyard operations.

Narrow valleys in the southwestern most part of the Adelaida sub-area, including Toro Creek, Old Creek, Cottontail Creek, and Villa Creek, contain irrigated and dry farm uses associated

with the livestock industry of this area. Avocado orchards have been planted in the upper sheltered portions of some of these valleys. Agricultural preserves involve most of the land north of Highway 1.

While property sizes are generally large, many smaller properties are consolidated in agricultural use. Some individually owned parcels too small to sustain independent dry farm or grazing operations are leased to nearby farmers. A concentration of such properties is in the Vineyard Drive Willow Creek Road area. These properties should be encouraged to remain in agricultural use by continuation of farm leases, intensification of agricultural uses, or consolidation into larger holdings where feasible. Intensifying agricultural uses must depend largely on existing water sources, however, as opportunities for supplemental water supplies in the Adelaida sub-area are limited. The continued viability of agriculture is essential to the Adelaida sub-area and the county as a whole. Expanded application of the agricultural preserve program should be encouraged wherever feasible. Further development of agricultural specialties, such as wineries and horse breeding, is appropriate here to complement the existing pattern of agricultural use and give this area a unique and pleasant character. Certain special secondary uses such as hunting and gun clubs, roadside produce stands, and commercial uses accessory to wineries (i.e., tasting and tours) may also be appropriate in some areas.

The Standard Oil Company storage tank farm is located in the hillsides between Cayucos and Morro Bay. The plan designates the area in the Agriculture category with an Energy and Extractive Resource Area combining designation overlay.

El Pomar-Estrella

Historically, agriculture has been a primary land use in the El Pomar-Estrella sub-area. The El Pomar and Estrella agricultural preserves encompass much of the area. Some areas designated Agriculture are in active production, with lot sizes supporting commercial operations. The intent of this designation is to support continuing availability of these areas for production of food and fiber. Of the 24,690 acres listed by the County Agricultural Commissioner's Office as producing some agricultural commodity in 2001, the largest segment by far (11,808 acres, or 48 percent) was devoted to cultivation of wine grapes. Hay was the next largest crop (2,665 acres).

The average size of agricultural parcels north of Highway 46 is about 80 acres. South of Highway 46, large agricultural holdings are interspersed between older subdvisions. Development within and near these tracts tend to create property sales pressure on nearby large ownerships. The area near Paso Robles and the airport is experiencing intensification of agricultural uses, especially to vineyards.

Where property owners have retained smaller parcels within larger ownerships, undeveloped parcels should be retained in agriculture by voluntary consolidation into larger holdings, continuation of farm leases, or intensification of production where area resources will support it. Smaller parcels under separate ownership are subject to increasing pressure to develop as rural homesites. Individually, they often are below the economic size for most commercial agricultural activities and for leasing to farmers, so that continued agriculture may be jeopardized or difficult to sustain. Unused parcels often reveal these difficulties and create management problems for adjacent owners.

As Land Conservation Act contracts are terminated, landowners may request to remove their properties from an agricultural preserve and to change the land use category from Agriculture to another category, consistent with the Rules of Procedure to Implement the California Land Conservation Act of 1965. One area where land will no longer be subject to a Land Conservation

Act contract is in the Ramona Acres subdivision along La Panza Road. In that area, the land use category of the affected parcels could be changed to Residential Rural through a landowner-initiated general plan amendment for the following reasons: the sizes of the existing lots are below the minimum parcel size for the Agriculture category, and the zoning would be consistent with the Residential Rural category that is applied to the rest of the Ramona Acres subdivision.

Las Pilitas

Agriculture comprises a substantial use of land within the Las Pilitas sub-area. Some of the best quality soils are found in the Santa Margarita Rancho lands in the southwest portion of the Las Pilitas sub-area along Pozo Road, much of which is in agricultural preserve. There are also substantial areas under agricultural preserve contracts that are used for dry farming, as in the Santa Margarita Rancho area, or for grazing, as in the area around Pozo. There are also existing agricultural operations found in the San Jose La Panza Road area north of Pozo, including a large turkey ranch east of the Las Pilitas Road/San Jose La Panza Road intersection. Lands designated Agriculture are primarily in large ownerships, and must rely on locally available water resources for continued agricultural operations. Special uses such as gun clubs and dude ranches may be appropriate in some areas.

Los Padres

Agricultural lands in the Los Padres sub-area are privately held and in agricultural preserve. These are mainly large cattle ranches with occasional residences or out buildings. Limited dry farming exists where soil and terrain permit.

Many ranches have obtained special Forest Service use permits allowing cattle grazing allotments on national forest lands. These permits are reviewed periodically to ensure use of recommended range and grazing practices.

Some ranches also control private access roads into portions of the national forest. Cooperative use of access is fairly well established; however, public access in most cases is permitted at the discretion of ranch operators.

Nacimiento

The majority of the Nacimiento sub-area along the western slopes of the Santa Lucia Mountains is designated Agriculture. The primary agricultural uses are grazing and dry farming.

Most properties are in large holdings except in the area east of Bee Rock Road where parcels of 40 acres are common. Since the types of agricultural practices in the Nacimiento sub-area require large acreages to be financially feasible, further divisions of property in the Agriculture category should be avoided.

Salinas River

The Agriculture land use category designates areas that have existing or potential agricultural production capability. Agriculture has historically been and still is a widespread use of land within the Salinas River sub-area. Agriculture surrounds each urban area, visually separating one community from another. This creates the distinct character that is presently enjoyed by all. The removal of these agricultural lands that buffer these communities with open space would result in a linear city from Santa Margarita to San Miguel, thus losing the individual identity of each community. Agriculture and open space uses should be encouraged, through such incentives as Williamson Act agricultural preserves, as the primary land use.

Land with Class I and II soils along the Salinas River will be protected exclusively for agriculture. Most agricultural uses adjacent to the Salinas River are particularly dependent on well irrigation water, and inappropriate expansion of urban uses to either side of the river should be avoided if it would conflict with this supply. Loss of these productive lands should be avoided.

Santa Margarita Ranch. Of particular agricultural importance is the Santa Margarita Ranch, which is a remnant of a Spanish land grant. Santa Margarita Ranch is the largest single ownership in the Salinas River sub-area, at 13,800 acres, and was the site of the first European settlement as the rancho and granary for the Spanish Mission in San Luis Obispo.

Almost the entire ranch is designated in the Agriculture category, although 555 acres consists of 43 parcels designated in the Rural Lands category. Approximately 26 parcels underlie the Agriculture category, with 9,000 acres contained on one parcel.

The parcels in this ownership are not sized or designed in an optimal way to achieve the best agricultural use of the property. An agricultural cluster land division that would re-organize the parcels is preferred instead of a continuation of the current lot pattern and possible sale of individual parcels. An alternative is to prepare a specific plan to amend the Agriculture category for some increase in development capability. The purpose of a specific plan would be to provide an incentive to relocate the existing parcels to form more viable agricultural parcels.

Los Padres National Forest. Within the Los Padres National Forest in the southern portion of the Salinas River sub-area, agricultural lands are privately held and most are in agricultural preserve. These are mainly large cattle ranches with occasional residences or out buildings. Limited dry farming exists where soil and terrain permit.

Ranches may have special Forest Service use permits allowing cattle grazing allotments on national forest lands. These permits are reviewed periodically to ensure use of recommended range and grazing practices.

Some ranches may control private access roads into portions of the national forest. Cooperative use of access is fairly well established; however, public access in most cases is permitted at the discretion of ranch operators. The County will continue to support the private land owners' right and ability to determine public access issues on private lands.

Shandon Carrizo

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

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

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

Rural Lands

Adelaida

Areas identified as Rural Lands are primarily steeper terrain with dense vegetation or rocky outcrops, including most of the westerly edge of the Adelaida sub-area along the more remote, rugged portions of the Santa Lucia Range. These areas include both larger ownerships and smaller ownerships amid large ranch holdings in the westernmost portion of the Adelaida sub-area. These lands are used for grazing and as watershed leading to the Salinas River, Paso Robles and coastal groundwater basins. Much of this land is owned by the Federal Bureau of Land Management (BLM). Other locations of Rural Lands include the area south of Highway 46 along Santa Rita Old Creek Road, the summit area on both sides of Peachy Canyon Road, and isolated pockets elsewhere in the Adelaida sub-area including land at the northern boundary in the vicinity of Lake Nacimiento. Another area designated Rural Lands is located in the southwestern portion of the Adelaida sub-area. This area is characterized by steep slopes, dense vegetation and property ownership sizes generally too small to support viable cattle grazing operations. The area is accessible via Santa Rita Old Creek Road.

Past residential development on these lands has been widely dispersed except for the concentration of 20 to 60 acre "ranchettes" located between Highway 46 and Santa Rita Old Creek Road. Considerable mining activity has taken place in the Santa Lucia Range with the primary ores extracted being cinnabar, quicksilver and limestone. The most notable mines in the Adelaida sub-area are the Lime Mountain, Klau, Buena Vista, Bonanza, Oceanic, and Almaden Mines, but only Lime Mountain is still in operation at the present time (see Combining Designations chapter). Other uses conducted here include seasonal cabins, private hunting clubs, and organizational camps (Camp Natoma).

Inappropriate use of Rural Lands can lead to adverse environmental impacts from loss of vegetative cover and soil erosion that impair the watershed capability. Land use in this category is to retain a low intensity agricultural character (e.g., grazing), with all development designed to minimize impacts. Development of widely dispersed rural residences and non-intensive recreational uses such as dude ranches, camps, seasonal cabins, and hunting clubs are appropriate where adequate water is provided for both domestic use and fire protection. Several BLM parcels are identified in the 1963 report, "Recreational Analysis of Bureau of Land Management Property in San Luis Obispo County," as having potential for use as natural and special interest areas. These should remain in public ownership and proposals for passive recreational use should be formulated.

El Pomar-Estrella

The Rural Lands category is located primarily at the southerly edge of the El Pomar-Estrella sub-area in the rugged terrain of the La Panza Range. These areas are generally in larger ownership holdings and represent limited grazing and watershed uses. Portions of this area are recognized as having some mineral and rock quarry resources.

Las Pilitas

Most portions of the Las Pilitas sub-area are designated as Rural Lands. These are generally large ownerships used for grazing, and watershed leading to Santa Margarita Lake and the Salinas River. There are also many Bureau of Land Management parcels scattered throughout the Rural Lands category.

Rural residential uses have recently been established along Las Pilitas, Park Hill and San Jose La Panza Roads. Rural residential parcels are scattered and are generally 10 to 20 acres with some

up to 40 acres. Due to remoteness and the rugged terrain of these parcels, they are not appropriate for the Residential Rural land use category as they would not be in keeping with the surrounding character of Rural Lands if further divided to lot sizes below 20 acres.

Inappropriate use of Rural Lands can lead to adverse environmental impacts due to a loss of vegetative cover and soil erosion that impairs the watershed capability of the land. Much of the area is a high fire hazard area and the introduction of more people into these remote areas only serves to increase the potential hazards for both the Rural Lands and the neighboring Agriculture lands. The Rural Lands should remain in low intensity residential and agricultural use. However, development of non-intensive recreational activities such as dude ranches and camps would also be appropriate as long as added precautions are taken to deal with problems of providing adequate water for both domestic use and fire protection.

Los Padres

Due to the diversity of landforms, climate, vegetation and uses, and the large amount of land in this Los Padres sub-area, privately owned areas in the national forest are treated separately from federal lands. The rugged, chaparral covered lands in private ownership within the forest boundary are designated Rural Lands.

These inholdings are of various sizes. Most are large acreage ranches not under agricultural preserve. They provide limited agricultural uses (primarily marginal rangeland) though some areas have orchards and limited farming operations. Other uses include rural homesites, rural recreational uses and organized group camp facilities, such as in Lopez Canyon.

Remoteness, rugged terrain and extreme fire hazard on most Rural Lands indicate that residential uses should not be encouraged. It would be more appropriate for these lands to remain in low intensity agricultural use, such as grazing and rangeland. Development of non-intensive recreational activities such as dude ranching and recreational camps would also be appropriate provided access problems, fire protection, water supply and impacts on adjacent national forest watershed areas can be resolved.

Nacimiento

Except for the western-most portion of the Nacimiento sub-area, most of the outlying portions of the Nacimiento sub-area have been classified on the land use map as Rural Lands. Steep slopes, remoteness and heavy chaparral are common in the areas designated Rural Lands. While some of those areas are used for limited grazing, they more importantly serve as a watershed for Lake Nacimiento. A few areas in the steepest portions of the Santa Lucia Range are included in the Rural Lands category and are within the coastal watersheds. Other Rural Lands in the Nacimiento sub-area are less rugged, but poor soils and lack of water limit agricultural activities; parcels remain in large ownerships and have not experienced any substantial development.

Future uses in this land use category should minimize vegetation removal and soil erosion that would cause degradation of lake water quality and accelerated eutrophication of the lake. Rural Lands should remain low intensity in character, with development of any sort being designated to minimize impacts. Development of widely dispersed rural residences and non-intensive recreational activities such as dude ranches, camps, seasonal cabins, and hunting clubs are appropriate where adequate water is available for both domestic use and fire protection. Several Bureau of Land Management parcels are found within this land use category. These should remain in public ownership and plans for passive recreational use formulated by the BLM.

South Shore. The Rural Lands in the most northwest corner of South Shore include of large undeveloped parcels, mainly in private ownership, but with three isolated quarter sections owned by BLM and one quarter section owned by Monterey County. The Rural Lands category is also applied to properties at the southwest edge of South Shore, west of Running Deer Ranch, and also on a large parcel lying between the shoreline and Running Deer Ranch at the southeast corner of the area. Much of this area is steep, brush covered terrain lacking good access from Lakeview Drive. These lands provide some limited grazing, but more importantly serve as a watershed for the lake. Future uses must not contribute to vegetation removal soil erosion that could adversely impact the quality of lake water. Low intensity development of rural residences and non-intensive recreational activities such as dude ranches, camps, seasonal cabins and hunting clubs are appropriate where adequate water can be provided for domestic use and fire protection. Septic tank disposal systems can be utilized if they meet the criteria noted under "Sewage Disposal". The publically owned parcels should remain in public ownership and uses limited to only passive recreational activities.

Salinas River

The Rural Lands category designates several areas for rural development from 20- to 320-acre parcels that will maximize the preservation of open space or that recognizes where lot sizes and ownership are small enough to limit agricultural potential. The rugged and rolling terrain of the Santa Lucia foothills west of Highway 101 near Santa Margarita and an area east of Garden Farms are generally in large ownership holdings and represent lands used for minimal grazing and watersheds.

Santa Margarita Tract No. 1. This portion of the Santa Margarita Ranch, consists of 43 parcels of varying sizes up to 23 acres. The tract could be more appropriately arranged to fit the character of the land. Since some of the best agricultural soils in the Santa Margarita Ranch underlie this tract, the tract should be resubdivided using the cluster division provisions of the Land Use Ordinance. Another approach would be to relocate the cluster development elsewhere on the ranch as part of a specific plan. Other advantages of resubdividing would be to preserve scenic character as well as to reduce the number of roads needed to serve development. These alternatives are reflected in the standards of Article 9 of the Land Use Ordinance, requiring clustered land divisions or a specific plan for relocating the currently allowed densities.

Los Padres National Forest. Within the Los Padres National Forest in the southern portion of the Salinas River sub-area, the rugged, chaparral covered lands in private ownership are designated Rural Lands. These inholdings are of various sizes. Most are large acreage ranches not under agricultural preserve. They provide limited agricultural uses (primarily marginal rangeland) although some areas, notably the western Toro Creek valley, have orchards and limited farming operations. Other uses include rural homesites and rural recreational uses.

Remoteness, rugged terrain and extreme fire hazard on most rural lands within the National Forest indicate that residential uses should not be encouraged. It would be more appropriate for these lands to remain in low-intensity agricultural use, such as grazing and rangeland. Development of non-intensive recreational facilities such as dude ranches and recreational camps would also be appropriate, provided access problems, fire protection, water supply and impacts on adjacent national forest watershed areas can be resolved. Best management practices will be reviewed by the appropriate jurisdiction as part of the Forest Service's range management planning.

Shandon Carrizo

Rural Lands in the Shandon-Carrizo sub-area consist almost solely of rugged chaparral covered terrain or desert. These lands are generally in larger ownership holdings and represent lands

used for grazing and watershed uses. Much of the land is owned by the federal government through the Bureau of Land Management (BLM). There are several oil well operations in areas near the Kern County line. Many areas contain unique wildlife species and plants, such as the California condor and the San Joaquin kit fox, both on the rare and endangered species list.

Residential Rural

Adelaida

Two areas designated Residential Rural just west of Paso Robles are generally unsuitable for commercial agriculture because of hilly topography, poor soil capability, small parcel sizes and prior residential use. The principal area surrounds the intersection of Lake Nacimiento Drive and Adelaida Road (extending north to Oak Flat and south to Mountain Springs Road), is developed with scattered residences, and has experienced recent land divisions.

While development has occurred on a somewhat piecemeal basis, access to most developed parcels is provided by adjoining improved public roads. This area is located in the west Paso Robles fringe area and is adjacent to rural residential lands in the Salinas River sub-area. The latter area is identified as contributing to downstream flooding problems in the city of Paso Robles and it is possible that runoff from the rural residential lands in the Adelaida sub-area may contribute to this problem also.

The Residential Rural category has also been applied to Resthaven Park, formerly the only intensive recreational use in the Adelaida sub-area. Located on Adelaida Road near Lake Nacimiento Drive, this privately operated park offers recreational day use and overnight camping. The park contains 20 mobile home spaces for full time residential use, and the property owners have obtained a permit to replace the recreation portion of the park with 20 additional mobile home spaces. The mobile home park is recognized as a nonconforming use and no further expansion is permitted.

El Pomar-Estrella

The areas included in the Residential Rural category are generally suitable for agriculture, but individual ownerships, small property sizes and prior residential commitments often preclude viable commercial agricultural production. The intent of this category is to reflect the existing rural character in areas that are generally remote from fire and police protection and lack adequate utility services and road improvements.

Nearly all of the areas in the Residential Rural category are older tracts that were subdivided in the earlier part of the 1900's. Most of the smaller lots originated with the "Almond Orchard" subdivisions between l9l5 and l925, when l0-to-20-acre orchards could provide a satisfactory farm living.

Most development consists of rural homesites and mobile homes on parcels ranging from l0 to 20 acres in size. Many parcels are suitable for vineyard, orchard or other irrigated use on a small scale. If intensive agricultural use is expanded, property owners could possibly qualify for the agricultural preserve program. On the other hand, further land divisions would reduce existing areas available for agriculture and preclude continuation of existing operations.

Las Pilitas

The two areas designated as Residential Rural are not suited for commercial agriculture because of soil conditions, topography, small property size, broken ownership patterns and prior residential commitments. The area at the westerly edge of the Las Pilitas sub-area primarily

encompasses an existing group of lots that are about 10 acres in size. They have access from Highway 58 and are located near Santa Margarita, Garden Farms and Atascadero for goods and services. Building single family residences should be allowed on these parcels; however, this type of use should not be allowed to expand beyond the present locations.

The second area of rural residential uses, along Park Hill Road, has developed in recent years as properties have been divided. The area has limited water resources, and properties must rely on individual wells located in Moreno Creek and small local drainage ways. Rural residential use should be confined to existing lots in this area so as to not further over burden an already limited water capability. These lands should not be developed with agricultural uses that will require intensive irrigation, thereby adversely impacting existing users in the area. Some existing residences appear to have been located in the creekbed, which subjects them to potential flooding. This practice should be corrected, especially since many of these properties have relatively flat areas adjacent to the road located out of the flood hazard area and off of the steep, brush covered hillsides (where slopes often exceed 30 percent).

Nacimiento

Lands designated Residential Rural include areas with terrain suited for such use vistas of the lake and existing concentrations of smaller parcels under fractured ownership. The only Residential Rural area in the Nacimiento sub-area is in the South Shore area, northwest of Las Tablas Creek, including the Running Deer Ranch.

South Shore. Areas designated Residential Rural consist of two regions: the area north of Towne Creek, containing parcels ranging from five to forty acres in private ownership; and Running Deer Ranch, a seasonal use subdivision lying south of Towne Creek, characterized by scattered development of its 5 to 120 acre parcels.

While not designated as a village in the Land Use Element, the South Shore area of Lake Nacimiento is discussed separately from the rural portions of the area so that its localized land use issues can be addressed. The extent of the South Shore area is shown on Figure 4-3.

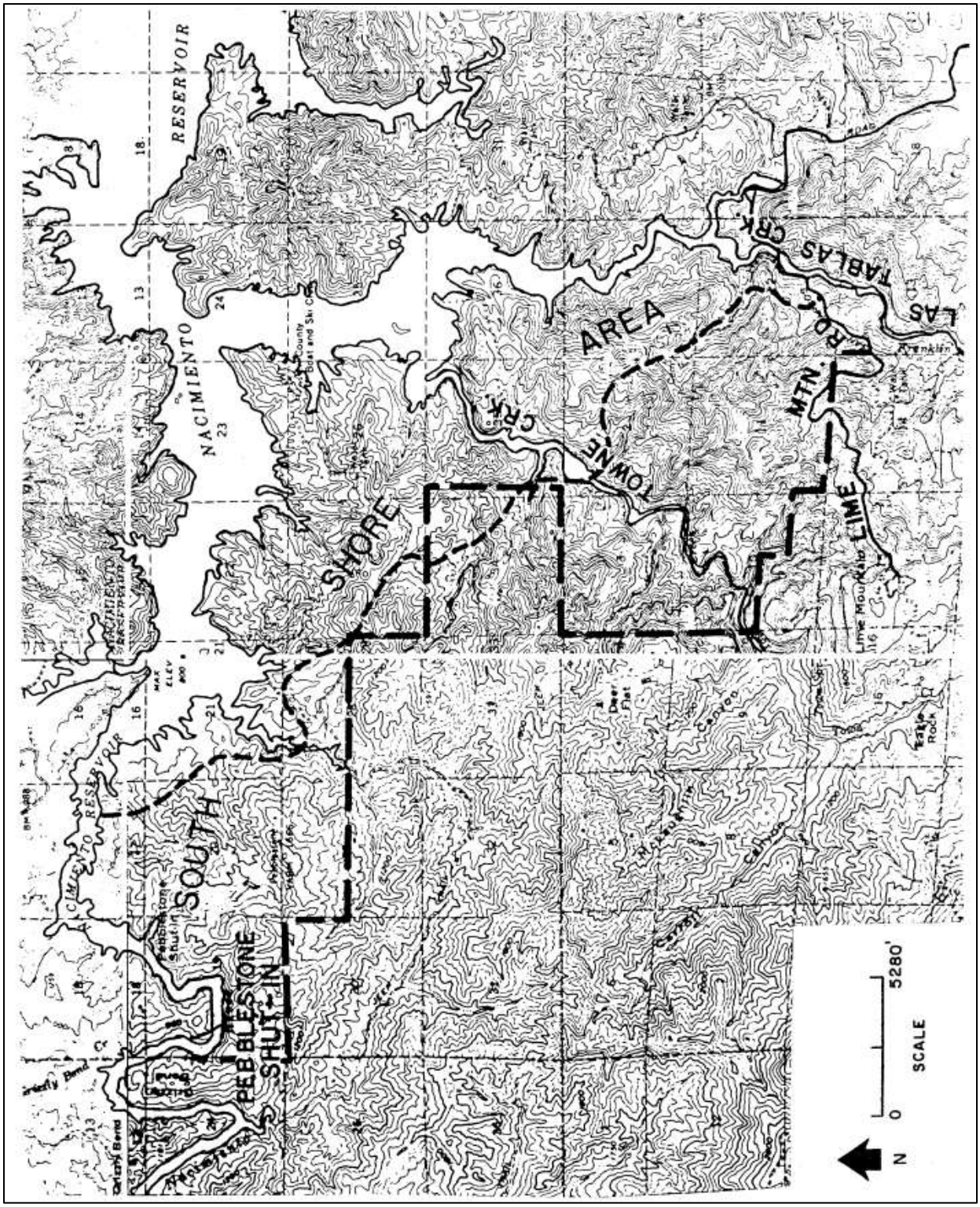

Figure 4-3: South Shore Area

The South Shore encompasses approximately 10,900 acres, bounded by the Las Tablas Creek arm of the lake on the east, Pebblestone Shut In along the Nacimiento River on the west, and extending from the lakeshore to Lime Mountain Road on the south. The area is characterized by properties ranging in size from several hundred acres to as small as three acres, in both public and private ownership. In addition to individually owned parcels, there are three "boat clubs" (Cal Shasta, Tri Counties, and South Shore Village Club) which consist of individual home or trailer sites in common ownership with surrounding acreage, used primarily on a vacation home or weekend basis. Because many properties in the South Shore area are remote from public services and facilities, have difficult access, questionable water supplies, and many land divisions in the area often appeared to be premature and speculative in nature, the parcelization which has occurred in the past several years has created substantial concerns. There has also been concern regarding possible adverse environmental impacts on the lake and its watershed due to haphazard development patterns.

In an effort to resolve some of the problems resulting from existing development and to provide guidance for the future development of South Shore, a "Community Design Element" was to be prepared for the South Shore, to be a part of the Nacimiento/San Antonio General Plan. The points to have been addressed and studied have now been considered in developing the policies of the Land use Element, and include the following:

1. Circulation – adequate roads to provide access to the many ownerships, as well as an overall circulation plan for scenic roads, major and minor roads, riding and hiking trails; public vs. private roads.

2. Public access to the lake.

3. Provision of open space.

4. Appropriate development densities.

5. Establishment of definitive criteria against which future land divisions can be evaluated, i.e., the division of land using the cluster concept vs. the conventional lot split approach.

6. Inventory of the natural features of the study area, i.e., slopes, vegetation, drainage, geologic and soil hazard areas, etc.

7. Disposal of solid waste.

8. Development of adequate public facilities, i.e., boat launch.

9. Provision of water and sewage disposal systems.

10. Implementation techniques – how to involve local property owners on an equitable basis; development of a County Service Area, zones of benefit, assessment districts, property owners association, etc.

As indicated in Chapter 5, this area has substantial access problems. Lack of agreement between Monterey and San Luis Obispo counties on the alignment and improvement of the road where it passes through land owned by Monterey County has prevented improvement of the route.

A study of soils in the South Shore area indicates that some properties could present problems if septic systems are used. Either all or a combination of the following problems exist in the

area (see the Water Quality Control Plan Report, Central Coast Basin, State Water Resources Control Board, 1975).

1. Soils with a percolation rate of more than thirty (30) minutes per inch of fall.

2. Property has over twenty percent (20 percent) average slope.

3. Soil depth will not allow a distance of eight feet from the bottom of the leaching system to bedrock or an impermeable strata.

Whenever such conditions exist, the Building and Construction Code requires that septic systems be designed and certified by a registered engineer. Percolation tests and test borings should be required to determine if poor soil conditions exist at proposed septic system sites. Some existing lots will not meet County requirements for septic systems. To avoid potential contamination of a domestic water reservoir, a community or package sewage treatment plant should be required before these lots can be developed.

All land divisions in the South Shore area should make maximum use of cluster division methods with emphasis on locating the best areas for septic system use, providing coordinated interior streets and establishing common recreation or open space areas. Since many of the properties in the South Shore area also lack access to the lake, provision of adequate lake access by trail easements, roads, or common open space areas should be accomplished at the time land division occurs (as provided for in Section 66478.12 of the Government Code (Subdivision Map Act)) as may be amended from time to time).

In the area north of Towne Creek there are approximately three dozen existing parcels in the range of Residential Rural lot sizes (20 5 acres); remaining properties are in single ownership of approximately 40 acres. This entire area is quite steep; most areas exceed 30 percent slopes and only a small proportion having slopes of less than 20 percent. Many of the existing smaller lots have been created in the steep slope areas. Owners of these lots should be encouraged to consolidate their holdings for a resubdivision through the cluster method. In this way the building sites can occur on slopes of less than 20 percent, improved public roads can be installed and a sewage collection and treatment system installed to serve the residential clusters.

The Running Deer Ranch area is the most highly fractured portion of the South Shore area. It has been subdivided to the point that it appears unlikely that adequate lake access could be achieved through future land divisions. Consequently, a lot should be acquired in Running Deer Ranch for use as a marina/launch ramp and parking facility with construction and maintenance financed by the involved property owners.

Maintenance and operation of public lake access areas should be under a County Service Area zone of benefit as discussed under “Public Recreational Services” in Chapter 3.

Salinas River

Areas designated as Residential Rural are those which are generally unsuitable for commercial agriculture because of steeper slopes, poorer soils, smaller property size and prior residential commitments. Residential development is intended to range from five to 20-acre parcels.

There are eight areas designated for rural residential use. Most of these areas are older subdivisions, and there are some isolated pockets of small lots and large undeveloped acreage parcels. The properties that have developed have done so on a haphazard basis, such that

residents must contend with limited fire and police protection and inefficient roads. Equestrian trails have been developed on an informal, limited basis in some areas.

Issues raised by residential rural areas concern their potential for creating pressure to convert adjacent or nearby agricultural land to similar residential densities. Subdivisions that create lots as small as the minimum size allowed in the Land Use Ordinance may cause enough development that will change the focus on agricultural investment in the vicinity to residential speculation, generating a demand for plan amendments to the Residential Rural category. To avoid that effect, this category is applied to land where properties already have smaller parcel sizes.

North Paso Robles. The north Paso Robles Residential Rural areas are located west of Highway 101 between the Paso Robles urban reserve line and Wellsona Road. The southern area is near the Stockdale Road/Highway 101 intersection on large properties where clustering or other techniques that achieve the same result as clustering would be appropriate. The second area includes River Glen Orchard Tract, which consists mostly of five and ten-acre parcels. This second area is located near Wellsona Road which is conducive to participating in a specific plan for the Wellsona Road area.

West Paso Robles. The west Paso Robles Residential Rural area has developed using the lot split process and many lots are still undeveloped. This area has a direct effect upon the city of Paso Robles, in that water runoff from the area can cause local flood conditions in the city. Future development of this area must not contribute further to downstream flooding. This area also includes orchards and vineyards, and it may be desirable that some limited roadside stands occur on collectors or arterials only. Riding academies and horse boarding would also be appropriate uses. As the west and south Paso Robles areas develop, it may be desirable to contract for police and fire services from the city of Paso Robles.

Southwest Paso Robles. Villa lots and Almira Park are old subdivisions of approximately five acre lots east of South Vine Street situated on steep rolling terrain, this area has road and access problems, and grading limitations associated with residential development. Before development, specific road grading plans should be approved by the County that minimize road cuts and visibility.

Arbor Road/Highway 46 West. The Highway 46 west area within the Salinas River sub-area is comprised of parcels that are undersized for optimal agriculture, but they are located adjacent to extensive, productive agricultural properties. The area should be limited to its current extent to avoid aggravating conflicts with adjacent agriculture.

Spanish Camp. The southeast Paso Robles residential area known as Spanish Camp has a master-planned character and should develop only as a residential area. Grading for access roads should be carefully designed when located on hillsides and common access driveways should be used in new land divisions to eliminate unnecessary grading in steeper hillside areas that front Creston Road and South River Road.

Southwest Templeton. The southwest Templeton Residential Rural area gains access from Santa Rita Creek Road. Many homesites presently exist in the area on older smaller lots, as well as some orchards and vineyards. Cluster development should be utilized west of Santa Rita Creek Road and north of Paso Robles Creek to reserve land for a regional park.

Toro Creek. The Residential Rural area along Toro Creek Road north of Highway 41 has several established homes on fairly small acreages. Most lots were created by old deeds or by lot splits in the late 1960's. The area contains about 115 acres, with lots from one to 10 acres. Individual wells and septic systems are used, and paved access is from Toro Creek Road.

Residents of the area are dependent on Atascadero or Morro Bay for goods and services. Topography, soil characteristics and distance to urban areas prevent densities higher than permitted by the Residential Rural category. However, development is not precluded on existing lots that are otherwise smaller than the minimum for new land divisions in this category.

Tassajara Canyon. The Tassajara Canyon Residential Rural area gains its access from one point on Highway 101. The area is a "box canyon" that is bordered by the Los Padres National Forest on the west and south and large agricultural parcels on the north. Even though this area was devastated by the Highway 41 fire in 1994, one of the greatest concerns to the residents of the area is that it continues to be in a very high fire hazard area. Area residents also experience trespassing from the adjacent national forest and potential water problems resulting from overcrowding, siltation, and abuse of Tassajara Creek. The area is envisioned as a low density residential rural area with no anticipated public access to the national forest from the canyon floor.

Residential Suburban

El Pomar-Estrella

The main areas included in the Residential Suburban category are Tracts 17 and 19 south of Highway 46, which are mostly built out on individually owned lots. Their characteristics are similar to those in the Residential Rural category, but lot sizes are 1-to-2 acres. These isolated tracts would not be suitable as an extension of Paso Robles; however adequate roads, schools, water and sewage treatment would be beneficial.

Salinas River

The Residential Suburban category provides for single family residential development on estate sized lots from one to five acres in a semi-rural setting within urban and village areas or in older existing rural subdivisions. Within this Salinas River sub-area, there are only two areas designated for Residential Suburban development that occurs outside of the urban and village reserve lines.

Wellsona Acres. Wellsona Acres, an old subdivision along Monterey Road, is located midway between Paso Robles and San Miguel. The area is generally characterized by such as scattered oaks and suburban development. Mixed uses, proximity to the freeway and railroad, and the lack of appropriate infrastructure are limitations on full development.

The neighborhood has the potential to participate with other area residents and owners in planning a new town in the Wellsona area. A specific plan could create a way for improved facilities and services to be provided. It is desirable that the Wellsona area develop into a cohesive community with adequate services and the elimination of incompatible uses. Area residents presently utilize septic systems for sewage disposal and on site wells for water needs. However, parcel sizes below 2.5 acres should not be allowed or encouraged until the needs of the area can be properly addressed through preparation of a specific plan.

Generally, the water quality and soils are good in this area and are compatible with small hobby farms that would retain the rural character. Properties abutting Highway 101 or the railroad could be planted with rows of trees and shrubs to lessen the noise and visual impacts of the highway and railroad. Residences should be located well away from these noise sources.

South Atascadero. The portion of Atascadero Colony south of the city of Atascadero and east of Highway 101 is characterized by rolling grasslands with scattered oak trees. Property sizes

range from one to ten acres, with some of the properties supplied with water from the Atascadero Mutual Water Company. The area has partially developed with single family residences. The minimum parcel size for new lots is 2.5 acres to provide spacious open areas for the keeping of animals and preservation of rural character.

Recreation

Adelaida

Whale Rock Reservoir is being planned for limited public access for fishing. State owned land surrounds the lake, but only the easterly and northerly shores are accessible and usable. The westerly shore is a narrow fringe of varied terrain more appropriately classified as Open Space.

The proposed Jack Creek and Santa Rita Creek reservoirs have potential for future recreational use, but are not now included in the Recreation category. Appropriate levels of recreational development should be carefully assessed and determined if and when these reservoirs are implemented. The Land Use Element should then be amended to designate appropriate locations and uses. Recreational uses such as rural sports and group facilities are encouraged in areas designated as Agriculture and Rural Lands.

Las Pilitas

The Recreation category is applied to private lands along Santa Margarita Lake Road and to the lands leased by the County from the U.S. government adjacent to Santa Margarita Lake. Santa Margarita Lake is a recreational resource, but is presently under-utilized. Recreation facilities that will allow maximum use of the County lease area on the south shore of the lake should be developed. A specific plan should be prepared to determine whether intensification of recreational uses is feasible, the proper administration of recreational activities, and where those uses are most appropriately located. In addition, the feasibility of a downstream terminal reservoir to enable water sports at the lake should be studied. Unless a separate terminal reservoir were built downstream from Salinas Dam to maintain water quality for domestic use, the lake will continue to be restricted to non-water contact activities.

The private lands designated as Recreation are currently developed with a privately operated campground. This could provide a much better setting for the lake recreation area if unsightly litter and open material storage were removed from some properties. The area should develop with uses that are directly related to recreation at the lake and a design character should be established that will provide an area identity.

Nacimiento

Recreation is the most important activity in the Nacimiento sub-area, with Lake Nacimiento providing a recreational resource of greater than regional significance. Accordingly, this category has been applied to several parcels surrounding the lake either developed with existing recreational uses or suitable for future development of such uses. The Recreation land use category has also been applied to a small area near the county line, east of Bee Rock Road, covering the southwesterly end of Lake San Antonio; as well as to an area on the north shore of Lake Nacimiento at the end of Bee Rock Road containing a boat club and scattered residences.

The Recreation category has been applied to both public and private lands. To date, private recreational developments in the rural portions of the area have been boat clubs located on the lake shore. The public lands are owned by the Monterey County Flood Control and Water Conservation District and have not been developed. Other significant recreationally oriented developments in the area are the private communities of Oak Shores and Heritage Ranch, and

Lake Nacimiento Resort. Those developments now offer a variety of recreational activities to their residents and guests, and additional areas are proposed for future recreational uses within the village reserve lines. Refer to the Community/Village Plans (LUCE Part III) for more information on land use within these village areas.

Open Space

Adelaida

Adjacent to the site of the proposed Jack Creek Reservoir, two parcels of federal Bureau of Land Management (BLM) property of 25 and 230 acres are designated Open Space. The parcels are on a ridge directly south of the reservoir site shown on the combining designations map. Because completion of the reservoir would inundate Dover Canyon Road, future public access to the area should be designed to include these parcels. If and when the reservoir is constructed, the County should seek access agreements with BLM and consider inter agency purchase to provide the desired level of improvement for non-intensive recreational activities.

Another area designated as Open Space is the state owned property in the westerly half of Whale Rock Reservoir.

Las Pilitas

The Open Space designation is applied to lands surrounding Santa Margarita Lake owned by the U.S. government, except for the recreational lease area held by the County. The U.S. Army Corps of Engineers has administered the property to protect the quality of water to the lake. Leases have been granted for agricultural grazing, and limited non-vehicular public access has been permitted from the lake shore. Intensive recreational use has not been encouraged due to the possibility of wildfires or sewage contamination of the lake water. The current level of use succeeds in maintaining a low probability of these occurrences. Additional public access should be considered only if these concerns are addressed and mitigated.

Los Padres

Public lands in the Los Padres sub-area are managed by the U.S. Forest Service, part of the U.S. Department of Agriculture. These public lands are designated in the Open Space land use category. The Forest Service is not a land use permit agency and can only review projects and recommend conditions of approval. Uses allowed in the national forest are set by federal statute. The Forest Service may permit limited uses such as roads, grazing leases and communications facilities.

Because Forest Service policy is directed by the Department of Agriculture, the national forests are considered agricultural commodities, though resource conservation to maintain production is also emphasized. The principal values identified for Los Padres National Forest by forest officials are:

1. Watershed (water yield, storage, transmission; protection of soil; forage for wildlife and stock, etc.)

2. Rare and endangered species (flora and fauna)

3. Wildlife protection (including aesthetic resources)

4. Wilderness resource (per the Wilderness Act of 1964).

Those values guide Forest Service multiple use management objectives, and resulting tradeoffs are evaluated for possible use and production levels under the National Environmental Policy Act. Forest Service programs emphasize:

1. Watershed management to provide high quality water and regulate distribution and timing of runoff, including minimizing soil erosion. Watershed protection and water production were the original reason for creation of the forest; this major role will continue.

2. Fire protection to continue minimizing fires and acreage burned, including limited chaparral modification and fuel reduction by fire and fuelbreaks where they make minimal physical changes, though natural fire is recognized as an integral part of the forest ecosystem.

3. Protection of threatened and endangered flora and fauna should continue, with fish and wildlife habitat management directed toward reaching and maintaining a natural population balance without habitat modification.

4. Recreation offering experiences emphasizing natural, quality wildland rather than man made attractions.

5. Study and evaluation of roadless and undeveloped areas for possible addition to the wilderness preservation system and for dispersal of recreation to lessen pressures for facilities in designated wilderness areas.

Nacimiento

The Open Space category has been applied to much of the land owned by Monterey County Flood Control and Water Conservation District, as well as to areas previously designated as open space in the Oak Shores, Heritage Ranch and Lake Nacimiento Resort specific plans. Some of these lands are now located outside the village reserve lines. The intent of retaining these areas in Open Space is not only to preserve portions of the watershed, but to provide areas for passive recreational uses such as primitive campgrounds, riding and hiking areas and picnic areas. The north shore portion of the Lake Nacimiento Resort development is included within the Open Space category. Retaining these various areas in open space will maintain the rural and scenic qualities which make the lake such a desirable recreational facility. The locations of facilities to be provided in these areas are indicated on Figure 1 and the intensity of development is discussed under “Recreational Services” in Chapter 3.

In addition to the above areas, several Bureau of Land Management parcels have been included in the Open Space category. These properties should remain under the ownership and administration of the BLM.

The portion of the Janeway property owned by Monterey County and lying south and west of the South Shore area is to be retained in public ownership. This parcel is a valuable undeveloped area proposed as a wilderness park.

Salinas River

The southern portion of the Salinas River sub-area includes public lands within the Los Padres National Forest. These lands are managed by the Forest Service, part of the U.S. Department of Agriculture. These public lands are designated in the Open Space land use category.

Commercial Retail

Las Pilitas

Commercial uses (including a small grocery store, tavern, service station, antique store, dance hall and recreational vehicle park) presently exist at "Rinconada Corner" at the intersection of Santa Margarita Lake and San Jose Santa Margarita Mountain Roads. These uses are primarily oriented to the Santa Margarita Lake recreation area but also provide limited commercial needs to the scattered rural residences throughout the area. There are also some full time residents in the recreational vehicle park. The commercial activity should be confined to a compact node near the intersection rather than strung out along the approach to the lake entrance gate and the businesses should be related to the recreation area. The existing uses should be upgraded to provide a better visual entrance to the area, setting the tone for a pleasing experience in the adjacent recreational lands. Properties designated Commercial Retail should also be included in the specific plan cited previously for the nearby Recreation area.

Other minor commercial uses in the Las Pilitas sub-area are found in the Pozo Village. Due to low demand and low population projections, the residents will continue to travel to communities outside the Las Pilitas sub-area to satisfy their daily convenience and service needs.

Nacimiento

The only existing commercial use outside of the proposed village reserve lines is located at the intersection of Bee Rock and Interlake Roads. The site is envisioned to remain a compact convenience center of a "country store" nature, oriented toward serving the recreation visitor and the local rural population. The areas designated Commercial Retail within the village reserve lines will be adequate to meet the needs of the Nacimiento sub-area for the foreseeable future.

The Commercial Retail category applies to approximately 3 acres located near the intersection of Oak Shores Drive and Lynch Canyon Drive at the north entrance to Oak Shores Village. Allowable uses will be limited to: food and beverage retail sales, general merchandise stores, service stations, and offices (real estate offices only), in addition to the existing gatehouse (Amended 1991, Ord. 2498).

Salinas River

The only area designated Commercial Retail outside of the urban or village reserve lines is located along the west side of Highway 101 north of Paso Robles, shown in Figure 4-8. The area is at the southerly end of the Commercial Service areas along Highway 101 extending to the north side of Wellsona Road. This area was recognized as commercial because of long standing commercial zoning and few other uses suitable for the immediate highway corridor. Low traffic-generating highway and tourist uses are the most appropriate for this rural location.

Commercial Service

Salinas River

Most of the Highway 101 corridor extending from a point midway between Stockdale and Exline Roads to the north side of Wellsona Road is designated for Commercial Service uses, shown in Figure 4-4. The plan recognizes the long standing commercial zoning of the area and that the highway and railroad frontage areas are not very desirable or suitable for either residential or agricultural uses. The area contains scattered existing commercial uses including the truck

stop at Wellsona Road, several wrecking yards on both sides of the highway just north of Exline Road, and miscellaneous commercial uses taking advantage of highway frontage locations.

Free standing identification signs should be installed along Highway 101 alerting highway travelers of the availability of highway services rather than allowing proliferation of large on site signs competing with one another. Before commercial areas are appreciably expanded, more attention needs to be given to providing safer ingress and egress at highway intersections.

It is desirable to segregate types of commercial uses along the long highway corridor into highway services for the convenience of travelers and other users and heavy commercial use areas. The location of existing uses could be used as a guide. For example, truck stop facilities at Wellsona Road are oriented to travelers' services, while wrecking yards and other heavy commercial uses such as storage and warehousing are located in the Monterey and Exline Road areas. New uses should reflect this pattern between areas, and the potential for traffic generation should be minimized by the types of uses allowed. Project design should incorporate generous setbacks, landscaping that screens parking and outdoor use areas, and quality building design.

Wellsona Area Planning. The Wellsona area generally encompasses land between Paso Robles and San Marcos Road. Over 160 acres of Commercial Service land are designated along Highway 101 in this area. Commercial development could attract significant vehicle trips from other areas for services as well as employment. Three intersections with Highway 101 eventually will be impacted by increased traffic and would need the construction of interchanges, which is an expense that the expected type of development will not afford. The variety of uses is limited by planning area standards as a measure to minimize traffic impacts. Another approach to minimizing future vehicle trips would be to plan for residential uses to balance the existing amount of commercial land, and provide a broader mix of commercial uses for local residents. Such planning would be oriented to providing a local market or customer base for the commercial area and the financial ability to pay for highway interchanges.

It would be premature to change the plan for the area without a detailed analysis. One option that may be appropriate for planning a balanced community and financing the infrastructure would be for the property owners to request a specific plan that would prepare detailed analysis of development opportunities and constraints, and present a financing plan for necessary services and facilities. A specific plan is defined in California Administrative Code, Section 65450. Major topics for a specific plan should include but not be limited to the following:

1. Analysis of proper relationships and ratios between different land uses that will provide a balance between commercial business attraction and housing for employment and consumer markets.

2. Full and thorough environmental analysis of environmental and service constraints for development and its potential impacts.

3. Correlation of residential uses with other public open space, recreation, community services, daily shopping needs and job-generating areas.

4. Adequate densities and proximity of uses to each other to minimize vehicle trips and to facilitate alternative transportation between different functional areas.

5. Phasing of necessary community infrastructure and services with a financial plan.

6. A design for distinct focal points to define related community functions and needs and to minimize a continuous highway frontage.

Wellsona Area Capacity. The commercial and industrial areas north of Paso Robles increase 300 percent before reaching their build-out capacity. The area has the potential to prepare a specific plan for a new town that would support residential, commercial and industrial development integrated with its infrastructure and services needs. The area is discussed in more detail in the sections on the Residential Suburban, Commercial Retail and Commercial Service categories.

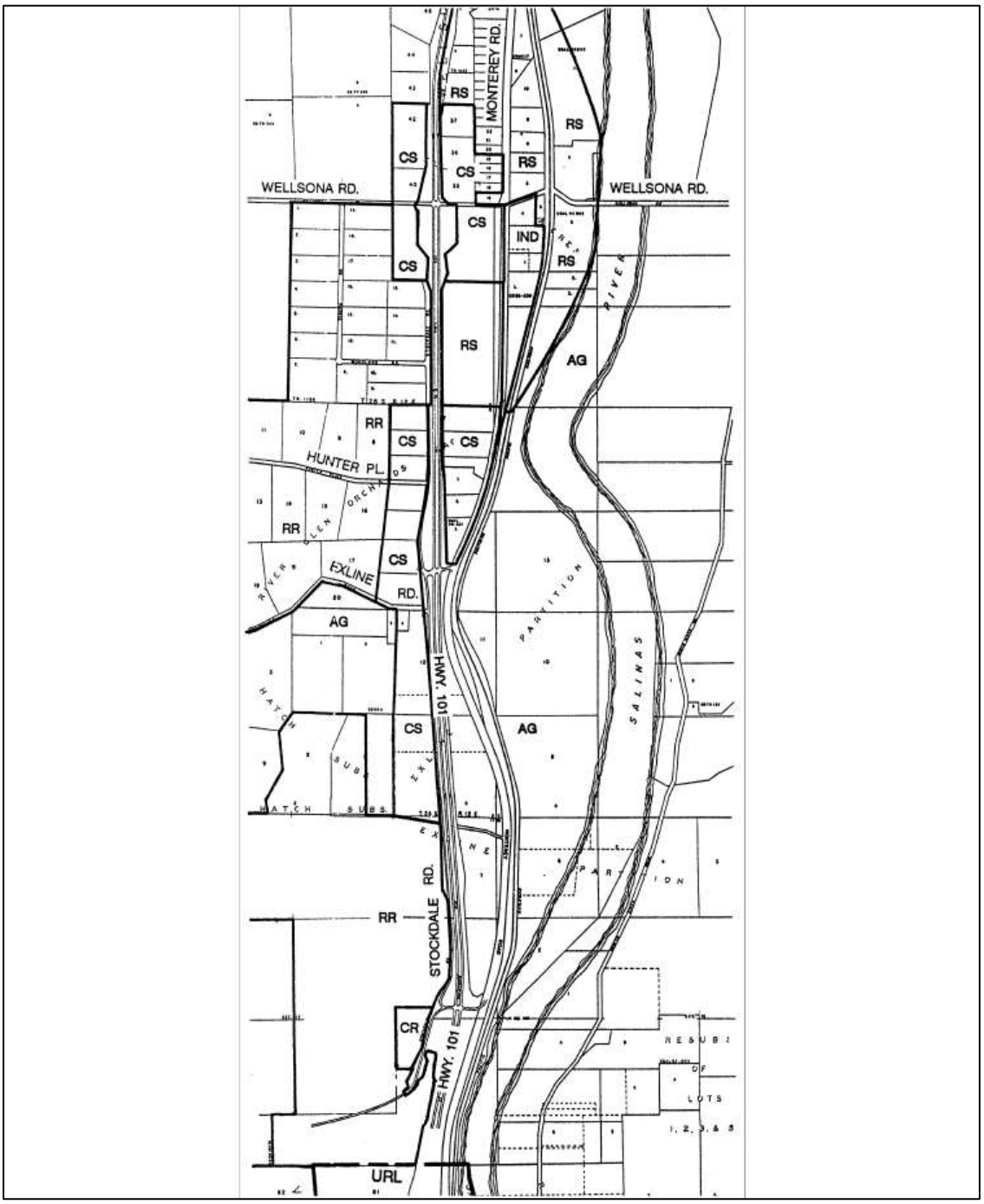

Figure 4-4: Rural Commercial Retail and Commercial Service Areas

Industrial

Salinas River

A small rural industrial area is located between Monterey Road and the Southern Pacific Railroad south of Wellsona Road, shown in Figure 4-4. Uses should be low traffic generating and land-extensive in recognition that the area is isolated from urban areas and services and near a Highway 101 intersection that has limited capacity.

Public Facilities

Adelaida

One of the principal functions of local government is providing public services as needed by the population served. For the purposes of the Land Use Element, only public services and facilities that directly affect land use (and are publicly managed) are considered; however, no additional public facilities are proposed in the Adelaida sub-area.

Existing public facilities include: the Adelaida Public Cemetery; the Las Tablas fire station and Rocky Butte lookout operated CDF; the Lincoln School, operated as a community building by the Paso Robles Unified School District; and the Camp Roberts Military Reservation. Camp Roberts is operated by the state as a "federal mobilization station" used primarily for National Guard training, with other uses including equipment and maintenance operations, training, and U.S. Army satellite communications. The camp employs over 200, mostly civilians also in National Guard reserve. Most of the camp is in Monterey County; though most employees live in San Luis Obispo County in Atascadero.

If any portion of Camp Roberts reverts to private ownership in the future, an LUE amendment will be required to remove the Public Facility category and designate the property Agriculture, in recognition of the land's potential for sustaining grazing and other more intensive agricultural uses. Because of the lack of public services in the surrounding area, Camp Roberts is inappropriate for intensive residential development. Any proposed use of Camp Roberts by the federal or state government that would increase residential uses within the military reservation, or the surrounding area, should not be implemented until the federal or state government has made adequate provisions, including entering appropriate contracts with the County for providing and funding additional, necessary public services.

Salinas River

Existing public facilities include the Santa Margarita booster water pumping station and the cemeteries near San Miguel and Santa Margarita. Santa Margarita Booster Pumping Station, located at the base of Cuesta Grade, supplies water from Santa Margarita Lake to the city of San Luis Obispo as well as the California Men's Colony and Camp San Luis Obispo.

4.6 Land Use Programs

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

Note: Many of the goals, policies, and programs in this plan apply only within certain North County sub-areas. Figure 1-1 should be referenced to determine the applicability of a goal, policy, or program to a specific parcel or region in the North County planning area.

The Community/Village Plans (LUCE Part III) contain land use programs for the North County's village and urban areas. Chapter 7 of this plan contains land use programs that apply within the Atascadero and Paso Robles URLs.

Areawide

The following programs are established for the identified sub-areas, as applicable (refer to Figure 1-1):

1. **BLM Lands, Adelaida.** Lands in Bureau of Land Management (BLM) ownership should continue to be retained and administered by the federal government.

2. **Los Padres National Forest, Los Padres.** The existence of the Forest Service programs is acknowledged. Any proposed changes in these programs should be submitted to the County and affected property owners for review.

3. **Agricultural Preserves, El Pomar-Estrella.** The County Department of Planning and Building should continue to encourage owners of eligible land to participate in the agricultural preserve program.

4. **Agricultural Use Disclosure, El Pomar-Estrella.** The County Department of Planning and Building should continue to work with the public, including real estate professionals, to ensure that property buyers receive a transfer disclosure statement declaring the County policy to protect and encourage agricultural operations.

5. **Agricultural Compatibility, El Pomar-Estrella.** The County Department of Planning and Building should consider proposing an amendment to the Real Property Division Ordinance (Title 21 of the County Code) that would require a finding for new land divisions adjacent to land in the Agriculture category that the proposed division: (1) is compatible with any existing agricultural operations, and (2) does not adversely affect the agricultural potential on adjacent lands.

6. **Agricultural Economic Study, El Pomar-Estrella.** The County Agricultural Commissioner's Office should contract with qualified professionals to prepare an in-depth economic study of the feasibility of maintaining and enhancing local marketability of local agricultural products. The study may include specific recommendations for modifications to the land use review process.

7. **Transferable Development Credits (TDCs), El Pomar-Estrella.** The County Department of Planning and Building should encourage property owners to utilize TDCs as

appropriate, if TDCs can be established as a workable tool to implement the land use policies for the planning area.

8. **Density Reduction, El Pomar-Estrella.** The County Department of Planning and Building should develop incentive programs for owners of multiple contiguous properties who desire to reduce development potential through voluntary lot mergers or other appropriate measures.

Agriculture

The following land use program applies to parcels designated Agriculture:

9. **Agricultural Ownership Enlargement, El Pomar-Estrella.** The County should encourage addition of parcels to existing agricultural ownerships through such means as the agricultural preserve program and other appropriate specially funded programs that may become available.

Recreation

The following land use programs apply to parcels designated Recreation:

10. **Santa Margarita Lake Specific Plan, Las Pilitas.** The County General Services Department should work with the Planning and Public Works Departments to prepare a specific plan for the Santa Margarita Lake watershed area (including the commercial retail areas adjacent to the lake), to identify:

    - Appropriate levels of use and measures to reduce environmental and human hazards to lake water quality;
    - Proposed methods for allowing financially self-supporting recreational use of the lake and surrounding lands while protecting water quality;
    - Feasibility of a downstream terminal reservoir to enable contact water sports at the lake.

11. **Public Campgrounds, Las Pilitas.** The County General Services Department should work toward establishing public camping facilities, including both permanent and temporary facilities.

12. **Trails, Las Pilitas.** The County Public Works and General Services Departments should work with affected state and federal agencies to investigate the feasibility of establishing a riding and hiking trail system on public lands to link public and private recreational areas and related commercial uses.

13. **Public Lands, Nacimiento.** The County should work with other affected agencies to prepare implementation plans delineating compatible uses, levels of activities, and appropriate levels of service for public lands within the Recreation land use category.

Open Space

The following land use program applies to parcels designated Open Space:

14. **Wilderness Park, Nacimiento.** The County should work with Monterey County Flood Control and Water Conservation District to develop plans for a wilderness park with appropriate passive recreational uses.

Residential Rural

The following land use programs apply to parcels designated Residential Rural:

15. **North of Towne Creek, Nacimiento.** The County should encourage consolidation of separate holdings through the use of cluster development methods to locate the best areas for septic system use, coordinate interior streets, and provide common open and lake access areas.

16. **West Paso Robles Area, Salinas River.** Work with the city of Paso Robles to jointly prepare a drainage plan and implementation program.

Rural Lands

The following land use programs apply to parcels designated Rural Lands:

17. **Bureau of Land Management.** Lands in BLM ownership should be retained in public ownership, and the Bureau of Land Management should work with the County to prepare plans for determining and implementing appropriate levels of passive recreational use.

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

Table 4-2: Schedule for Completing Land Use Programs				
Program Title	**Responsible Agencies**	**Potential Funding**	**Priority[1]**	**Timeframe[2]**
Areawide				
1. BLM Lands	N/A	Unspecified		
2. Los Padres National Forest	N/A	Unspecified		
3. Agricultural Preserves	Co. Planning	County	High	On-going
4. Agricultural Use Disclosure	Co. Planning	County	High	On-going
5. Agricultural Compatibility	Co. Planning	County	High	Short-term (2005)
6. Agricultural Economic Study	Co. Ag Commissioner	CalTrans	High	Short-term (2005)
7. Transferable Development Credits	Co. Planning	Property Owners	Medium	On-going
8. Density Reduction	Co. Planning	Property Owners	Medium	On-going
Agriculture				
9. Agricultural Ownership Enlargement	County	Unspecified		
Recreation				
10. Santa Margarita Lake Specific Plan	Co. General Services, Planning, Public Works	Unspecified		
11. Public Campgrounds	Co. General Services	Unspecified		
12. Trails	Co. General Services, Public Works	Unspecified		
13. Public Lands	County	Unspecified		
Open Space				
14. Wilderness Park	County	Unspecified		
Residential Rural				
15. North of Towne Creek	County	Unspecified		
16. West Paso Robles Area	County	Unspecified		
Rural Lands				
17. Bureau of Land Management	N/A	Unspecified		
18. Public Lands	N/A	Unspecified		

Notes:

1. Priority listings are the relative importance within each timeframe: low, moderate, or high.
2. For Salinas River sub-area programs, timeframes are from the date of adoption of the Salinas River Area Plan Update (1/2/96).

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Chapter 5: Circulation Element

5.1 Introduction

This chapter is the Circulation Element for the North County planning area. It reflects the countywide goals and policies for transportation that are in Framework for Planning (LUCE Part I). This chapter contains programs to implement those goals and policies. Chapter 7 lists road improvements and circulation programs that apply within the Atascadero and Paso Robles URLs. The Community/Village Plans (LUCE Part III) contain circulation programs for planning area's urban and village areas.

Land use and transportation planning support each other and need to be closely linked. The planned circulation system – roads, pedestrian routes, bikeways, equestrian trails, and other means of transportation – needs to take into account the planned amount and location of future development. At the same time, planning for future development must consider transportation needs and capacities. Accordingly, this element describes existing and proposed major transportation routes and public facilities that are closely coordinated with the anticipated land use pattern.

5.2 Major Issues

Countywide circulation issues, such as increased traffic congestion and insufficient transportation funding, are described in Framework for Planning. This section describes some of the key circulation issues in the Nacimiento and Salinas River sub-areas.

> ***Note:*** The discussion of land use and circulation issues contained within this document is current as of the original adoption date or last major update of the seven former North County area plans. These dates are listed in Table 1-1.

Nacimiento Sub-area

Nacimiento Drive

Identified problems with the existing road system of the Nacimiento sub-area are most significant with respect to the peak period congestion of Nacimiento Drive, and the substandard and confusing parcel access network on the south shore of the lake. Nacimiento Drive frequently becomes dangerously congested during peak use summer holiday weekends, particularly over Godfrey Grade between Chimney Rock Road and Heritage Ranch, and has been recommended for improvement from Paso Robles to the lake. The existing south shore access network is a chaotic array of competing road systems lacking dedicated rights of way and improvements along their entire lengths. Inadequate roads, in part, have caused the County to deny land division applications in this area. In order for the area to develop to its maximum potential (in accordance with the standards for land divisions and other standards in the Land Use Ordinance) the southern portion of Running Deer Road and the proposed alignment of Lakeview Drive should be improved to the recreation collector standard.

The capacity of Nacimiento Drive is estimated to be approximately 6,000 – 8,000 average daily trips (ADT) (Source: Regional Transportation Plan studies). Traffic counts indicate the traffic volume to presently be approximately 1,600 - 2,700 ADT, or about 1/3 of the roadway capacity. However, significant problems are associated with the peak period congestion during summer holiday weekends including extremely slow traffic and numerous accidents.

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 sub-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. More detailed traffic studies should be undertaken to develop a program for road improvement as recommended in Section 5.7 (circulation programs).

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 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.

Salinas River Sub-area

A number of potential problems are associated with the state highways and major local routes in the Salinas River sub-area. One is the projected increase in traffic on Highway 101, which may reach unacceptable traffic levels before 2005. Associated with this projected traffic, access to Route 101 at the major concentrations of traffic along the corridor will become more difficult. Thirteen interchanges in this area have one or more existing configuration deficiencies. Of these, five interchanges in the north county cities are projected to require major modification and/or expansion.

As a result of increasing traffic volumes and minimal passing opportunities on Route 41 West, Caltrans is considering programming several passing lanes from the western city limits of Atascadero to Morro Bay.

Regarding major local routes, the city of Paso Robles is projected to experience significant growth east of the Salinas River. The impact of projected growth on such major arterial streets as Creston Road may be significant due to their limited existing capacity. Within Templeton, the Templeton Circulation Study monitors traffic patterns annually. The study projects capacity

situations on North Main Street, Ramada Drive, Theater Drive, Las Tablas Road and Vineyard Drive.

5.3 Policies and Objectives

Two of the former North County area plans (El Pomar-Estrella and Salinas River) contain policies and objectives to implement countywide circulation goals within those sub-areas areas (refer to Figure 1-1):

> ***Note:*** Many of the goals, policies, and programs in this plan apply only within certain sub-areas of the North County planning area. Figure 1-1 should be referenced to determine the applicability of a goal, policy, or program to a specific parcel or region in the North County planning area.

Salinas River Sub-area Circulation Issues and Objectives

The following issues and objectives apply to the Salinas River sub-area (refer to Figure 1-1):

1. **Roadway Capacities.** Population and economic growth that occurs with the land use plan will require major increases in the capacities of roadways throughout the area if the rate of vehicle usage continues to increase.

   Objectives:

   a. Circulation systems should provide convenient access to destinations by a variety of transportation modes.

   b. Utilize transportation system and demand management to develop various means of reducing traffic increases and conflicts, which can reduce the need for roadway capacity improvements.

   c. Monitor roadway capacities utilizing the criteria contained in the resource management system, and evaluate alternative transportation improvements equally with road construction projects.

   d. Encourage economic development in North County to reduce intra-county commuting.

   e. Design necessary road and street expansions to include measures to minimize the amount of paved surface and retain the open visual character of the local area.

   f. Circulation routes in new development should be designed to provide direct, convenient and safe access to destinations. Circuitous streets that impede pedestrian, bike and transit use should be avoided. Design and maintain roads and streets to expedite the safe and efficient movement of commodities and products around and through the county.

2. **Transit Planning.** The pattern of development along the Highway 101 corridor will require planning for a public transit system.

   Objectives:

   a. Plan where appropriate for residential development at higher densities near major employers so that transit will be convenient to more people.

b. Plan for a mix of fixed-route bus and door-to-door dial-a-ride services.

c. Support the use of rail and air services, and study the long-range feasibility of a regional light rail system

3. **Financial Capability.** Construction and maintenance of the roadway system will become more expensive, while the financial capability of local, state and federal governments may face difficult limitations.

Objectives:

a. Give high priority to and pursue funding of low-cost projects to improve traffic flow and make the fullest use of existing facilities.

b. Develop a funding strategy which supports regional and local transportation needs.

El Pomar-Estrella Circulation Policies

The following policies apply to the El Pomar-Estrella sub-area (refer to Figure 1-1):

1. Plan for safe road crossings for pedestrians, bicycles, horses and agricultural equipment.

2. Plan and maintain adequate right-of-way widths on roads and bridges for pedestrians, bicycles, horses and agricultural equipment.

3. Establish equestrian, bicycle and pedestrian paths both along and independent of existing and new roads.

4. Maintain adequate levels of service and pavement conditions on public roads.

5. Require new development to adequately and safely accommodate anticipated traffic volumes and drainage.

6. Encourage formation of Community Service Districts, Assessment Districts, or other tax assessment areas to provide maintenance of rural roads within older subdivisions and in other areas with privately maintained roads.

7. Work with the cities of Paso Robles and Atascadero to address regional transportation planning issues and to plan for circulation and trail improvements between the cities and the sub-area.

8. Discourage single-occupant vehicle trips, and encourage uses that will reduce the need for and/or the length of vehicle trips.

9. Plan for safe road crossings for pedestrians, bicycles, horses and agricultural equipment.

10. Plan and maintain adequate right-of-way widths on roads and bridges for pedestrians, bicycles, horses and agricultural equipment.

11. Establish equestrian, bicycle and pedestrian paths both along and independent of existing and new roads.

12. Maintain adequate levels of service and pavement conditions on public roads.

13. Require new development to adequately and safely accommodate anticipated traffic volumes and drainage.

14. Encourage formation of Community Service Districts, Assessment Districts, or other tax assessment areas to provide maintenance of rural roads within older subdivisions and in other areas with privately maintained roads.

15. Work with the cities of Paso Robles and Atascadero to address regional transportation planning issues and to plan for circulation and trail improvements between the cities and the sub-area.

16. Discourage single-occupant vehicle trips, and encourage uses that will reduce the need for and/or the length of vehicle trips.

5.4 Roads

The circulation system is planned to accommodate anticipated traffic along existing roads and new routes as development occurs. The Land Use Element recommends construction of sufficient access to new developments, as well as upgrading existing routes. Transportation in the planning area will likely continue to be automobile based, but alternatives such as transit, bikeways and inter-regional air traffic should be important parts of the areawide system to divert trips from roadways. The Regional Transportation Plan, which is adopted by the San Luis Obispo Council of Governments, contains detailed information concerning the existing size, capacity and traffic volumes of major highways, streets and roads.

Existing public roads are classified as Principal Arterials, Arterials, Collectors and Local Streets (the Land Use Element maps show the functional road classifications). Road improvement and maintenance is required for development and proposed land divisions by the County Land Use Ordinance, County Real Property Division Ordinance and applicable planning area standards. Since CDF road construction standards apply areawide, the general absence of planning area standards pertaining to road construction requirements and specifications in Article 9 of the Land Use Ordinance (Chapter 22.92) is intended to defer to Land Use Ordinance and CDF requirements at the time of road construction.

Principal Arterials

Following is a list of the principal arterial roadways within the North County planning area:

- **Highway 101.** The section of Highway 101 from the Monterey County line to the Cuesta Grade is the primary north-south arterial in the planning area. Caltrans has proposed some modifications to the roadway in order to increase safety (i.e., widened traffic lanes, a truck lane, etc.). Proposed improvements should be carefully reviewed to minimize possible environmental impacts.

- **State Highway 46 (West).** This is a main route serving as a link between Highways 101 and 1. Travel on this highway is characterized by high seasonal peaks due to tourist related traffic. The present facility should be able to accommodate this traffic level with only minor improvements.

- **State Highway 46 (East)**. This is the major transportation link between San Luis Obispo County and the San Joaquin Valley. Seasonal tourist traffic in the summer contributes

significantly to the volume on the corridor, which is highly directional during peak weekends. To ensure that projected increases in traffic volumes do not exceed the desired level of service for rural highways, Caltrans is widening Highway 46 to four lanes.

- **Highway 41.** This highway traverses the county in a northeast direction from Morro Bay to Shandon. It is located entirely within the North County planning area, except for a section in the Coastal Zone.

- **Highway 58.** This highway runs northeast from Highway 101, through Santa Margarita, and then southeast into Kern County.

- **Highway 229.** This highway is located entirely within the North County planning area. It runs from Highway 58 north to Highway 41, through the Creston village area.

Arterials

Arterial roads within the North County planning area include:

- **Lake Nacimiento Drive and Interlake Road.** These roads (portions of which are designated as State Scenic Highways) are the major arterials providing access to and through the Nacimiento sub-area. Lake Nacimiento Drive connects to Adelaida Road outside of Paso Robles; on the north it connects to Monterey County Road G 14, and on to U.S. 101 at Bradley. Interlake Road intersects Nacimiento Drive south of the county line and continues north around Lake San Antonio to the Bradley Jolon Road at Lockwood.

- **Creston Road (west of South El Pomar Road).** This segment of Creston Road is located in the El Pomar-Estrella sub-area.

- **La Panza Road (west of Penman Springs Road).** This segment of La Panza Road is located in the El Pomar-Estrella sub-area.

- **Union Road (west of Penman Springs Road).** This segment of Union Road is located in the El Pomar-Estrella sub-area.

Collectors

Collector roads within the North County planning area include:

- **Bee Rock Road.** This road will eventually be improved to Recreational Collector Standards as part of Lakeview Drive.

- **Running Deer Road.** The northern section of this road will become a portion of Lakeview Drive. The southern portion is also to be developed to Recreational Collector standards and will connect to Lime Mountain Road.

- **Lakeview Drive.** As of the adoption of the Nacimiento Area Plan in September 1980, Lakeview Drive was a private road within Heritage Ranch. As described in the next section, this road would eventually encircle Lake Nacimiento, traversing Heritage Ranch, Oak Shores and the South Shore area on both existing and future alignments.

- **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.

- **Oak Shores collectors.** There are several collector roads, proposed and existing, which are to provide access to the developments. They are to be designed in loops and connected to the major arterial loop.

Rural Collectors

In addition to the collectors listed above, several roads are designated rural collectors, indicating they collect and channel traffic to arterials. As shown below, these rural collectors are located in the Adelaida, Las Pilitas, and Los Padres sub-areas:

Table 5-1: North County Rural Collectors by Sub-area

Adelaida	Las Pilitas	Los Padres
• San Marcos Road • Chimney Rock Road • Adelaida Road • Peachy Canyon Road • Mountain Springs Road • Vineyard Drive • Klau Mine Road • Cypress Mountain Drive • Santa Rita Old Creek Road	• Pozo Road • Park Hill Road	• Santa Margarita Mountain Road • Pozo-Hi Mountain Road

Local Streets

New local streets will be needed as areas with suburban-sized lots develop. Many locations lack adequate local streets, especially older tracts where roads exist on private property or easements. Some areas are served by a single access point, which does not provide secondary or emergency access in the event of road closure. Most private roads are not maintained by any agency or association and many are in disrepair. Adequate equestrian, pedestrian and bicycle passage typically is not provided. Local streets should be constructed with adequate alignments for all uses in these areas as new development occurs, and long-term maintenance and other needs should be addressed.

5.5 Road Improvement Projects

The following sections identify major improvements as the land uses envisioned by this plan develop along with growth in Atascadero, Paso Robles and the larger area. The circulation plan maps show functional classifications of existing and proposed roads within the planning area. Improvements will be required with proposed land divisions by the County Real Property Division Ordinance and planning area standards.

The Resource Management System (RMS), through the annual Resource Summary Report, identifies the necessary timetables for making road improvements with timely funding

decisions. It also describes procedures for revising Land Use Element policies if timely funding decisions cannot be reached. The RMS utilizes a level of service "C" in rural areas, which begins at 33 percent of capacity, and level of service "D" in urban areas, which begins at 58 percent of capacity, to identify the threshold at which traffic congestion is of concern. The annual report utilizes an analysis by the Public Works Department to identify those roads nearing or exceeding capacity. The Final Environmental Impact Report for the 1995 Salinas River Area Plan update identifies existing traffic and capacities for major roads in the Salinas River sub-area. Improvement standards are more specifically shown in the Public Works Department's "Standard Improvement Specifications and Drawings." Funding decisions for road improvements will consider the feasible use of County general funds, state and federal grants and funding sources, and development fees.

The following are major proposals for the road system that is shown on the LUE circulation maps. The listed order does not imply any priority.

Principal Arterials

Highways 101, 41, 46 and 58 serve as the area's principal arterials, with the function to carry traffic on trips connecting population centers. This section describes anticipated improvements to these roadways.

1. **Highway 101.** The following improvements are anticipated in the North County planning area:

    a. Conduct a major investment study of the Highway 101 corridor to identify and evaluate the full range of feasible alternatives for relieving traffic congestion in conformance with the requirements of the Intermodal Surface Transportation Efficiency Act of 1991. This study should identify methods, feasibility and costs of accommodating future travel through the use of alternative transportation modes, parallel and alternative routes, operational improvements and/or widening to six lanes and modifications to related infrastructure.

    b. On Cuesta Grade, construct truck lanes and other improvements as based on environmental and engineering analysis with additional review of a runaway escape lane.

    c. At the Route 58 interchange near Santa Margarita, widen the bridge at the existing northbound on-ramp and extend the on-ramp.

    d. Provide highway planting in the right-of-way through Templeton.

    e. At Wellsona Road, northbound and southbound, provide or extend: left turn pockets, median acceleration lanes, and deceleration lanes.

    f. Implement the adopted Highway 101 corridor improvements for the planning area in accordance with the findings and recommendations of the major investment study as prepared by SLOCOG.

2. **Highway 41.** Improve alignments and sections between Atascadero and Morro Bay with passing lanes and channelization. Realign Highway 41 through Atascadero from El Camino Real and across the Salinas River. Improve the sections from Shandon to Kern County as necessary.

3. **Highway 46.** Highway 46 West will be maintained as is west of Highway 101. East of Highway 101, it will be expanded to a four lane divided highway from Route 101 to Branch Road; from there provide additional passing lanes and operational improvements.

4. **Highway 58.** In Santa Margarita, realign the highway to intersect with El Camino Real and the railroad at a point outside the urban area. At the Highway 58 interchange near Santa Margarita, expand and improve the interchange to a full diamond standard and provide improved access to Tassajara Creek Road. Within the Shandon sub-area, construct minor road improvements on Highway 58 including shoulder and culverts as necessary.

5. **Highway 58 and El Camino Real.** Widen the roadway shoulder from Atascadero to Route 58. Highway 58 (El Camino Real) in Santa Margarita should be improved from the Highway intersection with El Camino Real to Wilhelmina Avenue as shown in Figure 5-1. The median strip should use low water-consuming plants and should not be constructed until there is adequate water available and upon the agreement of an appropriate agency to assume maintenance.

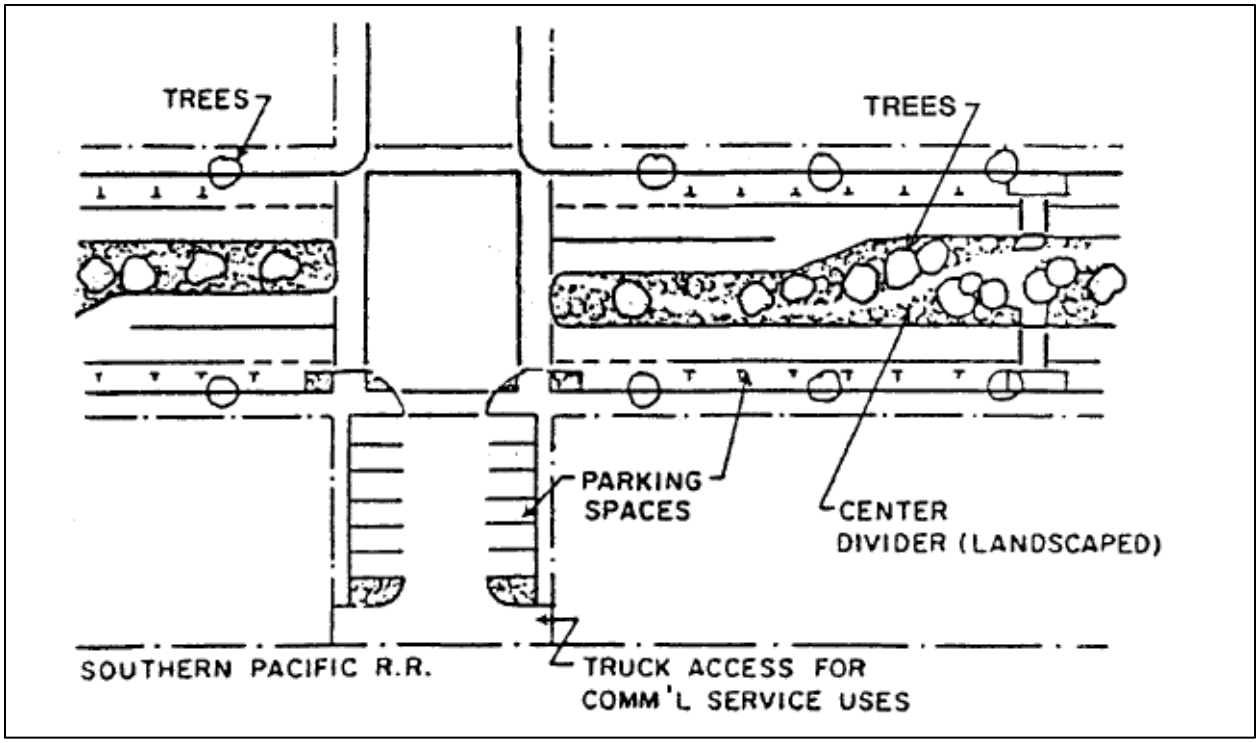

Figure 5-1: El Camino Real Parkway – Santa Margarita and Templeton

Arterials

The functional purpose of arterial roads is to carry traffic between principal arterial roads, centers of population, and to serve large volumes of traffic within an urban area or rural area. Several roads shown as existing arterials in the rural area are being used for this purpose. Improvements will be needed to achieve County standards in addition to making the proposed realignments and extensions shown on the circulation plan map. Road improvements that can link Paso Robles, Templeton and Atascadero will need to be considered as important alternatives to widening Highway 101.

1. **Airport Road.** Extend from Creston Road to the boundary of the El Pomar-Estrella sub-area.

2. **La Panza Road.** Widen for 3 miles south of State Hwy. 41; make minor alignment and grade improvements near junction State Hwy. 41.

3. **Highway 41.** Within the boundaries of the El Pomar-Estrella sub-area, widen pavement and shoulder and correct poor alignments.

4. **Paso Robles Parkway.** Construct a parkway loop road around the eastern city limits, beginning at the Highway 46 West interchange east to an intersection with Creston Road, then north to a proposed Airport Road/Highway 46 interchange, then north along Airport Road, and west to a new interchange at Highway 101.

5. **Lake Nacimiento Drive and Interlake Road.** These roads are intended to be upgraded to the Recreational Arterial standard to increase capacity for accommodating existing and future traffic volumes. Lake 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

Collector roads or streets function to enable traffic to move between minor roads or streets and arterial roads or streets.

Wellsona Area

These following improvements are proposed within the Wellsona area:

1. **Wellsona Road.** Near Highway 101, widen roadway.

2. **San Marcos Road.** Realign the intersection of San Marcos and Wellsona Roads and pave Wellsona Road to Highway 101.

3. **Monterey Road.** Extend to connect with Spring Street in Paso Robles at the existing Spring Street on-ramp.

4. **Stockdale Road.** Extend to connect with Villa Lots Road in Paso Robles.

El Pomar-Estrella Sub-area

The following improvements are proposed within the El Pomar-Estrella sub-area:

5. **Creston Road.** Construct intersection operational improvements where warranted.

6. **El Pomar Drive.** Construct operational improvements where warranted.

7. **Geneseo Road.** Repair “Arizona-style” crossing at Huerhuero Creek.

8. **Templeton Road.** Construct one-mile alignment upgrade along north end and intersection operational improvements where warranted.

9. **Palo Prieto Road.** Replace existing bridge Number 1 near Cholame.

Las Pilitas Area

The following improvements are proposed within the Las Pilitas sub-area:

10. **Pozo Road.** Improve to rural collector standards with bicycle lanes to Santa Margarita Lake Road.

11. **Park Hill Road.** Improve to rural collector standards to accommodate local traffic.

Los Padres Area

The following improvements are proposed within the Los Padres sub-area:

12. **Santa Margarita Mountain Road.** Improve to rural arterial standards between Pozo and La Panza/Highway 58.

13. **Pozo-Hi Mountain Road.** Relocate the right of way to the alignment previously used by the County. The County and the U.S. Forest Service should work in a cooperative effort to complete the relocation and return the land to its natural state when possible. Hi Mountain Road should be maintained so that conventional vehicles will be capable of access during at least three seasons.

Adelaida Sub-area

The following improvements are proposed within the Adelaida sub-area:

14. **Rural Collectors.** Pavement widths from 20 to 24 feet are appropriate except where shoulders are needed for safety or drainage. In hilly areas, appropriate standards should assure proper cut and fill and provision of safe shoulders. Minor improvements to the collectors shown on the LUE maps may be needed for safety as road conditions worsen, development occurs, or recreational traffic increases; however, these roads are generally expected to remain at a lower overall level of improvement.

Local Streets

Local roads and streets function to carry traffic and alternative transportation at low volumes within neighborhoods and non-residential areas. Road improvements, including walkways for pedestrians, will be determined at the project and subdivision review stage consistent with adopted plans and regulations.

El Pomar-Estrella Sub-area

The following improvements are proposed within the El Pomar-Estrella sub-area:

1. **Mill Road.** Upgrade to provide year-round access (as easement allows).

2. **Penman Springs Road.** Upgrade to provide year round access across Huerhuero Creek.

5.6 Other Means of Transportation

Bikeways

A goal of this plan and the County Bikeway Plan is to provide a framework for establishment of 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.

Objectives

1. **Regional Bikeway System.** Create an area-wide bikeway system to provide for efficient and safe transportation.

2. **Safe Bikeway Improvements.** Provide safe travel for both the commuter and the recreational rider.

3. **Bike and Ride Service.** Implement and market bike and ride services on all fixed regional transit routes.

Existing and Planned Bikeways

1. Several roads should include Class II bike lanes as part of future improvement projects: Lake Nacimiento Drive, State Highway 46 and Vineyard Drive southeast of Highway 46.

2. Highway 46 should be improved through the El Pomar-Estrella sub-area with Class II bike lanes located in the road right-of-way at the edge of the vehicle lanes. The difficulty of crossing major highways for pedestrians, equestrians, and bicycles in certain locations has led to consideration of the possibility of developing non-vehicular undercrossings.

3. Pozo Road is designated a Class II bikeway from the western edge of the sub-area to Santa Margarita Lake. A Class II bikeway is a "bike lane" within the road right of way at the edge of the vehicle lanes. Recommended bike lane width is four to six feet on each side of the road.

4. Lake Nacimiento Drive is a Class II Bikeway from Paso Robles to the dam. The recommended width of the bike lane is 5 to 6 feet, on both sides of Lake Nacimiento Drive.

Airports

Paso Robles Municipal Airport

The Paso Robles Airport is owned by the city of Paso Robles and provides an important service to commercial and recreational flight as the only commercial airport serving the North County planning area. Public transit currently serves the airport through the Paso Robles Dial-A-Ride system. Land uses surrounding the Paso Robles Municipal Airport are planned to include:

- The existing state youth authority school facility for boys to the west, with the remaining adjacent lands devoted to agricultural uses,

- Industrial uses on the south, north and east sides, and
- Suburban Residential uses and golf course to the east.

Public properties in the northwest and south sector of the airport property have been designated on the airport land use for commercial and industrial leases. The city of Paso Robles continues to promote industrial development adjacent to the airport with the expectation of serving commuter, air-freight and executive based aircraft. In addition, the airport has been designed to accommodate jet air passenger services. In order to protect the future operation of the airport, land uses surrounding the airport must be compatible with airport uses and the Paso Robles Municipal Airport Land Use Plan.

Private Airstrips

Two privately owned airstrips are located in the planning area: the MacGillivray airstrip is classified as a general aviation airport with local area service which is open to public use; the JRK Ranch airstrip is privately used only. Each is comprised of one runway with runway lengths being 3,000 feet for the MacGillivray strip and 2,300 feet for the JRK Ranch strip. No improvements are planned for either facility.

The 1974 Oak Shores Specific Plan proposed an airport with 3,000 foot runway in the northerly portion of the development. If such a facility is constructed, the County Airport Land Use Commission should initiate preparation of an airport land use plan for the airport, and should define the area covered by the Airport Review combining designation.

Trails

Low density development in the planning area is generating a large hiker and equestrian population and a corresponding need for trails. As called for by the County Parks and Recreation Element, a trail system for horse riding and walking needs to be established that will link the major creeks and suburban and rural residential areas to recreation areas and National Forest lands. Trails along Rocky Canyon Road and the Salinas River currently are frequently used for recreation. New trails could be developed on existing road rights-of-way, publicly-owned properties, or privately owned lands that are offered voluntarily.

Off road vehicle, hiking and equestrian trails run throughout the national forest. Some are well identified and marked, while others are more “cross country” oriented. Permitted off road vehicle trails (both two wheel and four wheel) are shown on the 1976 ORV Plan Map developed by the U.S. Forest Service. Restricted off road vehicle use is allowed on approximately 320 acres in San Luis Obispo County. Proposed equestrian and hiking trails are shown in the County Parks and Recreation Element.

Two major trail systems are identified in the planning 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.

Public Transit

The following discussion applies only within the Salinas River sub-area (refer to Figure 1-1):

A County goal is to provide convenient and timely public transit for all residents. Achieving this goal will reduce air pollution, traffic congestion, parking problems and foreign oil imports. Objectives to meet these goals include the following:

1. **Increase service levels.** Develop and support a regional and community fixed route transit system that connects all major population and employment centers.

2. **Increase convenience.** Increase the frequency, location and convenience of transit service to make it an attractive transportation mode.

3. **Reduce pollution.** Use transit services as one part of a coordinated effort to reduce air pollution.

Current Transit Needs

With the formation of a Regional Transit Authority in 1989, a regional transit route was established between Paso Robles and San Luis Obispo (Central Coast Area Transit). Large increases in ridership have prompted periodic expansions of the regional service.

A variety of public and private transportation systems currently serve the Salinas River sub-area. Approximately 100,000 trips a year are made on the various public transit systems in this area. These include dial-a-ride systems in Atascadero and Paso Robles, one special purpose demand-response system (Runabout) and the fixed route regional transit system (CCAT). Major population centers are connected through CCAT, which is operated by the San Luis Obispo Regional Transit Authority. Social service agencies, non-profit organizations and senior clubs supplement the local and regional systems. About fifteen vans and other vehicles are operated by these services in the Salinas River sub-area. Two private sector bus companies also provide intercity service in the area (Greyhound, Orange Belt).

The Regional Transportation Planning Agency conducts an annual hearing soliciting public input on transit needs, evaluates the testimony and recommends service options for each community. As these studies are updated in the future, recommendations will be reflected through updates of this area plan. The annual transit needs study is the most recent reference for short-term improvements.

Planned Transit Development

The short-term plan for transit service to the Salinas River sub-area is to increase the frequency of regional transit runs (Route 9, Central Coast Area Transit), and augment Dial-A-Ride in all population centers, including Templeton and Santa Margarita.

The long-term plan for transit development, as densities and total population build, is the creation of routes connecting north county residential and commercial centers along the Highway 101 corridor. In this way the frequency can be increased to half-hour periods between buses, attracting residents to consider transit as a viable alternative to the private automobile.

Bus stops will be divided into regional stops and sub-regional stops. The sub-regional stops can be bus pullouts that will accommodate school buses, and can be converted to full regional bus stop standards if population densities increase. Shading at bus stops should be provided

to reduce heat and exposure in the north county climate. Other details of bus stop development should be utilized that are listed in the Regional Transportation Plan.

Land Use and Transit

Highway 101 is the major transit corridor through the Salinas River sub-area. Land use decisions adjacent to this major highway are expected to continue to impact the efficiency and usage of transit. Land use planning that maximizes access to transit locates employment and residential areas in close proximity to existing or potential transit stops.

While transit is most efficient through high density corridors, many of the potential corridors are designated for low density development in response to other planning goals for the area. However, concentrations of development are planned that can facilitate and encourage the use of public transit as illustrated in Figure 5-3. Transit centers work best when oriented to a neighborhood within a convenient walking distance between residential and employment uses. This encourages residents to travel by bus, walking or bicycling.

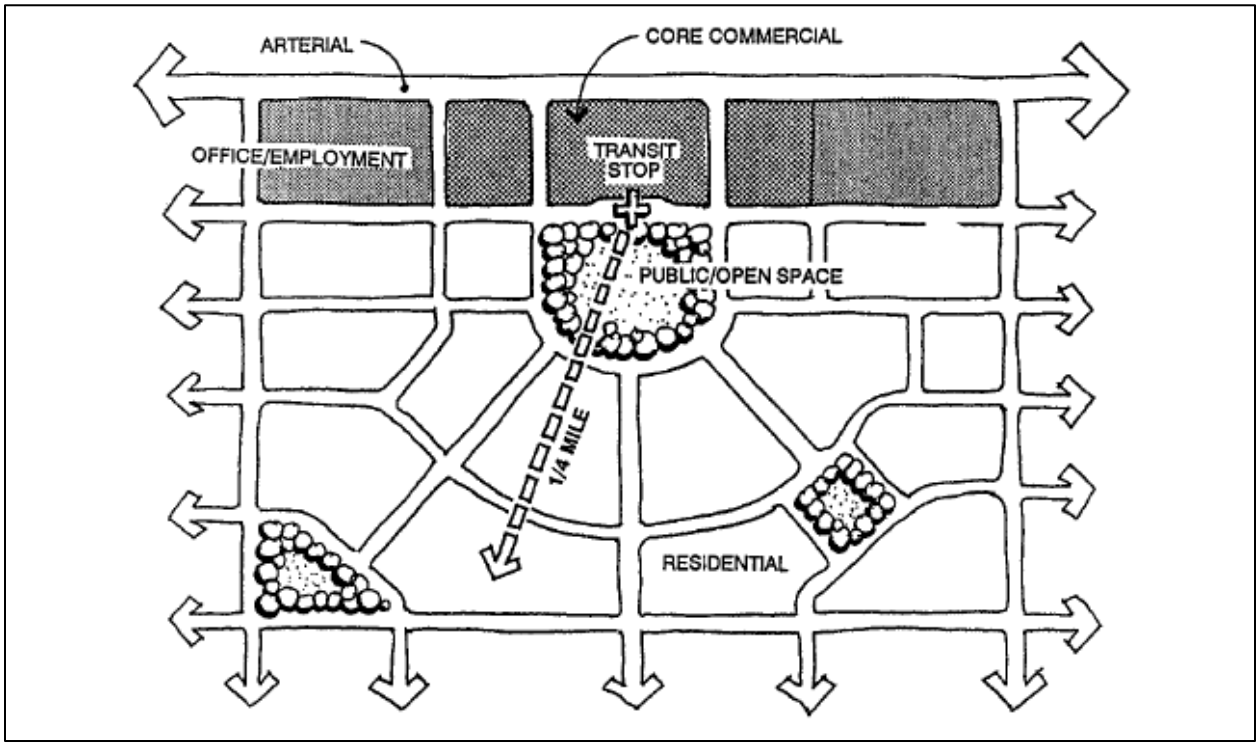

Figure 5-2: Transit Center Development

Transit-Oriented Development Policies

Transit-oriented development policies are needed in land use planning and in the review of discretionary project and subdivision applications to encourage and enhance transit usage within the Salinas River sub-area. Transit-oriented standards apply to development in Article 9 of the Land Use Ordinance (Chapter 22.94.080 – Salinas River Sub-area Standards). The following policies should guide land use planning:

1. Employment centers, such as the proposed north county Government Center, should be encouraged to include bus stops.

2. Mixed compatible land uses should be encouraged within or adjacent to employment centers, allowing for the development of areas where walking can connect homes, offices, stores and bus stops. Housing density near bus stops should be high enough to provide an adequate population base for effective transit operations.

3. Easements and rights-of-way for routes parallel to Highway 101 should be obtained to facilitate connecting transit stops and bicycle access with general transportation.

4. Transit facilities should be integrated into new development and be accessible by bike, walking and car.

Carpooling – Park and Ride Lots

The overall goal for park and ride lots is to increase their numbers throughout the county. Park and ride lots are transfer areas where people may drive or carpool to the lot, park their vehicles and continue on with another carpool or transit route. The Clean Air Plan and the Regional Transportation Plan have emphasized park and ride lots as transportation system management measures to shift away from single occupancy vehicle travel. Funding should be obtained for park and ride lots.

Lots proposed for the future should be along busy corridors and highways, where there is high visibility, adjacent to regional transit stops. Currently there are three park and ride lots in Atascadero, located on Curbaril, Santa Ysabel and Santa Barbara Road.

Railroad

Rail transportation provides an important method of conveying goods and people within the transportation system. The railroad runs parallel to Mission Street in San Miguel, Main Street in Templeton, and "G" Street in Santa Margarita. The railroad divides San Miguel and Santa Margarita. The commercial areas of these towns are in close proximity to the railroad. For this reason the railroad should be considered in central business district design plans recommended by the LUE for those urban areas. The County should work with the operator of the railroad line to resolve the issue of blockage of particular crossings so as not to affect the health, safety and welfare of the general public. When the County discovers a health and safety issue concerning the railroad, it should communicate the deficiency to the railroad.

Rail transit should be studied for its feasibility within the planning area, and perhaps to San Luis Obispo and other regions. The addition of this mode of transportation could be integrated with the transit-oriented planning policies mentioned above concerning activity centers. It would be necessary to integrate any light-rail trolley system with freight and passenger operations.

Telecommunications

Personal computers enable people to perform work, research and communications at home or other sites that are separate from traditional locations, communicating electronically or "telecommuting." Decentralizing work to people instead of moving people to work has the potential to reduce commuting trips and employer/employee costs. Telecommuting worksites should be established that have computer workstations, electronic network service and teleconferencing capabilities. In conjunction with the Highway 101 Cuesta Grade widening, scheduled for 1996-97, Caltrans has organized a multi-agency project for a telecommute site with connections to city, County and other agency offices and allow access to the general public.

5.7 Circulation Programs

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

Note: Many of the goals, policies, and programs in this plan apply only within certain sub-areas of the North County planning area. **Figure 1-1** should be referenced to determine the applicability of a goal, policy, or program to a specific parcel or region in the North County planning area.

Chapter 7 lists circulation programs that apply within the Atascadero and Paso Robles URLs. The Community/Village Plans (LUCE Part III) contain circulation programs for the North County planning area's village and urban areas.

Adelaida

The following circulation programs apply to the Adelaida sub-area (refer to Figure 1-1):

1. **Chimney Rock Road.** The County should construct a cul-de-sac at the west end of the public portion of Chimney Rock Road.

2. **Highway 101 Interchange.** The state Department of Transportation should construct a grade separated interchange at Highway 101 and San Marcos Road.

3. **Lake Nacimiento Drive.** The County should improve Lake Nacimiento Drive to the recreational arterial standard, including turn outs, passing lanes and bicycle lanes as necessary.

4. **Highway 46/Vineyard Drive and Oakdale Road.** The County and the state Department of Transportation should establish a method to provide funding for future left turn channelization when required [Amended 1987, Ord. 2331].

El Pomar-Estrella

The following circulation programs apply to the El Pomar-Estrella sub-area (refer to Figure 1-1):

5. **Secondary Access.** The County Department of Public Works and CDF/County Fire should provide technical assistance to existing subdivisions in identifying and improving primary and secondary collector roads to alleviate traffic congestion and improve emergency access.

6. **Existing Deficiencies.** The County Department of Public Works should identify existing deficiencies on public roads and establish a program and priorities for improvement that includes carefully considering whether "Arizona-style" crossings are appropriate before installing any new ones.

7. **Road Classification.** The County Department of Public Works should continue to review traffic volumes and levels of service for major roads, and update road classifications as necessary to reflect circulation patterns.

8. **Non-Vehicular Undercrossings.** The County Department of Public Works and Caltrans should analyze the need for, and the feasibility of, constructing non-vehicular undercrossings at major highways, such as Highways 41 and 46, and determine whether such improvements should be pursued.

9. **Trails and Bikeways.** The community should form a committee to work with the County Departments of General Services and Public Works to make recommendations on pedestrian/equestrian trail and bikeway routes and specifications that should be incorporated into the Parks and Recreation Element and the County Bikeways Plan. Subsequently, pedestrian/equestrian trails can be provided with new development in accordance with the Parks and Recreation Element.

10. **North County Traffic Circulation Study.** The County Department of Public Works, in cooperation with the cities of Paso Robles and Atascadero, should prepare a North County traffic circulation study that will develop a regional traffic model to quantify impacts to area roadways and bridges from new development. The study should be coordinated with the San Luis Obispo Council of Governments and Caltrans. The circulation study should be used to develop a traffic impact fee program to fund future circulation improvements in the North County.

Los Padres

The following circulation programs apply to the Los Padres sub-area (refer to Figure 1-1):

11. **Pozo Hi Mountain Road.** The County should relocate the Pozo Hi Mountain Road to the old County right-of-way and maintain on a seasonal basis.

12. **Roads in the National Forest.** The County Public Works Department should work with property owners and the Forest Service to transfer road rights of way providing public access to forest lands to Forest Service control. Access to forest lands from such roads should be limited to hikers and equestrian use, and motor vehicles where permitted. Where rights of way cannot be transferred, an agreement should be negotiated between the Forest Service, property owners and the County to allow year round public access to forest lands. Such agreements should include provisions for road maintenance, rubbish and litter control, and road closure in designated wilderness areas and during high fire hazard periods.

The following programs regarding trail circulation within the national forest are proposed to the U.S. Forest Service as recommendations only. Any proposal by users to extend or establish trails on private lands is to be submitted to the County for review, comment and approval. County review is to include affected property owners.

13. **Off Road Vehicles.** ORV trails and ORV rules should be clearly identified and enforced.

14. **Trail Systems Coordination.** Any proposal by the Forest Service to extend or establish trails on private lands is to be submitted to the County and affected property owners for review, comment and approval.

15. **Trail Crossings.** The Forest Service should work with the County and state Department of Transportation to establish trail crossings at all major roads, especially at Highway 101, allowing continuous trail passage.

16. **Trail Systems.** Coordinate hiking and equestrian trails with the state trail system and adjacent county trail systems. Obtain trail easements from private property owners linking various sections of recreational trails together.

Nacimiento

The following circulation programs apply to the Nacimiento sub-area (refer to Figure 1-1):

17. **Off Road Vehicle Access.** The County should not create or improve any public access which would allow or encourage use by off-road vehicles.

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

19. **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.

20. **Scenic Highway.** The County should retain Interlake Road as a designated state scenic highway.

21. **Trails.** In areas where there is interest in establishing equestrian trails, the County should work with equestrian groups, property owners, and agriculturalists to determine if rights of way may be secured to serve this need while respecting adjacent uses and ownerships.

South Shore

The following program applies only to the Running Deer Ranch area of the South Shore Nacimiento:

22. **Road Improvements.** The County Public Works Department should work with property owners to acquire offers of dedication for undedicated portions of Running Deer Road, and construct the road to collector standard

Salinas River

The following circulation programs apply to the Salinas River sub-area (refer to Figure 1-1):

23. **Wellsona Area – Interchange Improvements.** Formation of benefit assessment districts to address drainage, interchanges may need to be constructed at the Highway 101/Wellsona Road, Exline and Stockdale intersections in order to accommodate potential cumulative development allowed by the land use categories in this area. The specific improvements needed at this location are described in the Final Environmental Impact Report for the Moe and Dotson General Plan Amendments, ED 85-195 and 85-223. A funding mechanism such as an area- wide assessment district may need to be established to pay for the cost of the needed interchange. Other alternative solutions should be considered in the Wellsona Specific Plan.

24. **Transit-Oriented Development Planning.** The County should work with SLOCOG to implement more specific design guidelines and land use planning techniques to minimize traffic impacts. Encourage new development to be conducive to transit and

alternative transportation, within the context of the Congestion Management Plan. Encourage measures to extend transit to San Miguel.

25. **Additional Park-and-Ride Lots.** Park-and-ride lots should be developed in accordance with the Caltrans Park-and-Ride Lot Report (May, 1993). This report identifies four potential locations for park-and-ride lots in the Templeton area, including: Vineyard Drive east side of Route 101; Rossi and Vineyard; Las Tablas and Duncan at Route 101; Bennett and Las Tablas.

26. **Bikeways Plan Element.** The County should consider adopting the Bikeways Plan as part of the Circulation Element of the General Plan.

27. **Trails Plan.** The County should consider adopting the Trails Plan as part of the Parks and Recreation Element of the General Plan.

28. **Rail Transit.** Prepare a feasibility study of rail transit that could serve the sub-area and extend to other areas.

29. **Railroad Safety at all Grade Crossings.** The railroad should identify hazard areas and correction measures at all grade crossings, such as speed controls, additional warning devices, or fencing or landscaping treatment to reduce railway access and accidents.

Table 5-2: Schedule for Completing Circulation Programs

Program Title	Responsible Agencies	Potential Funding[1]	Priority[2]	Timeframe[3] (years)
Adelaida				
1. Chimney Rock Road	County	Unspecified		
2. Highway 101 Interchange	Cal-Trans	Unspecified		
3. Lake Nacimiento Drive	County	Unspecified		
4. Highway 46/Vineyard Drive and Oakdale	County, Cal-Trans	Unspecified		
El Pomar-Estrella Sub-area Programs				
5. Secondary Access	Co. Public Works, CDF/Co. Fire	County, Developers	High	Long-term (2015)
6. Existing Deficiencies	Co. Public Works	County	High	Short-term (2005)
7. Road Classifications	Co. Public Works	County	Medium	Ongoing
8. Non-vehicular undercrossings	Co. Public Works, CalTrans	CalTrans	Low	Long-term (2015)
9. Trails and Bikeways	Community, Co. General Services, Public Works	County	Medium	Short-term (2005)
10. Traffic Circulation Study	Co. Public Works	County	Medium	Short-term (2005)
Los Padres				
11. Pozo Hi Mountain Road	County	Unspecified		
12. Roads in the National	Co. Public Works	Unspecified		

Table 5-2: Schedule for Completing Circulation Programs				
Program Title	**Responsible Agencies**	**Potential Funding[1]**	**Priority[2]**	**Timeframe[3] (years)**
Forest				
13. Off Road Vehicles	U.S. Forest Service	Unspecified		
14. Trail Systems Coordination	U.S. Forest Service	Unspecified		
15. Trail Crossings	U.S. Forest Service	Unspecified		
16. Trail Systems	U.S. Forest Service	Unspecified		
Nacimiento				
17. Off Road Vehicle Access	County	Unspecified		
18. Road Improvements – Lake Nacimiento Drive	County	Unspecified		
19. Funding Road Improvements	County	Unspecified		
20. Scenic Highway	County	Unspecified		
21. Trails	County	Unspecified		
22. Road Improvements, South Shore	Co. Public Works	Unspecified		
Salinas River Sub-area Programs				
23. Interchange Improvements – Wellsona Area	Co. Planning, Public Works	State STIP; Assessment District; private funding	Low	10+
24. Transit-Oriented Planning	Co. Planning, Public Works; APCD; SLOCOG	General Fund; SLOCOG funds	High	1-3
25. Additional Park-and-Ride Lots	Co. Public Works; SLOCOG; CalTrans	CalTrans; County	High	1-3
26. Bikeways Plan as Part of the Circulation Element	Co. Planning, Public Works; SLOCOG	N/A	Moderate	1-3
27. Trails Plan as Part of the Recreation Element	Co. Planning, Public Works, General Services	N/A	Moderate	1-3
28. Rail Transit	SLOCOG	SLOCOG; State funds	Moderate	1-3
29. Railroad Safety at all Grade Crossings	Railroad Operator	N/A	High	1-3

Notes:

1. N/A in "Potential Funding" column means that the work would be performed by County staff as a part of the normal agenda of a County department. No special funding is required.
2. Priority listings are the relative importance within each timeframe: low, moderate, or high.
3. For Salinas River Sub-area Programs, timeframes are from the date of adoption of the Salinas River Area Plan Update (1/2/96).

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Figure 5-3: Adelaida Sub-area Circulation Element Map

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Figure 5-4: El Pomar-Estrella Sub-area Circulation Element Map

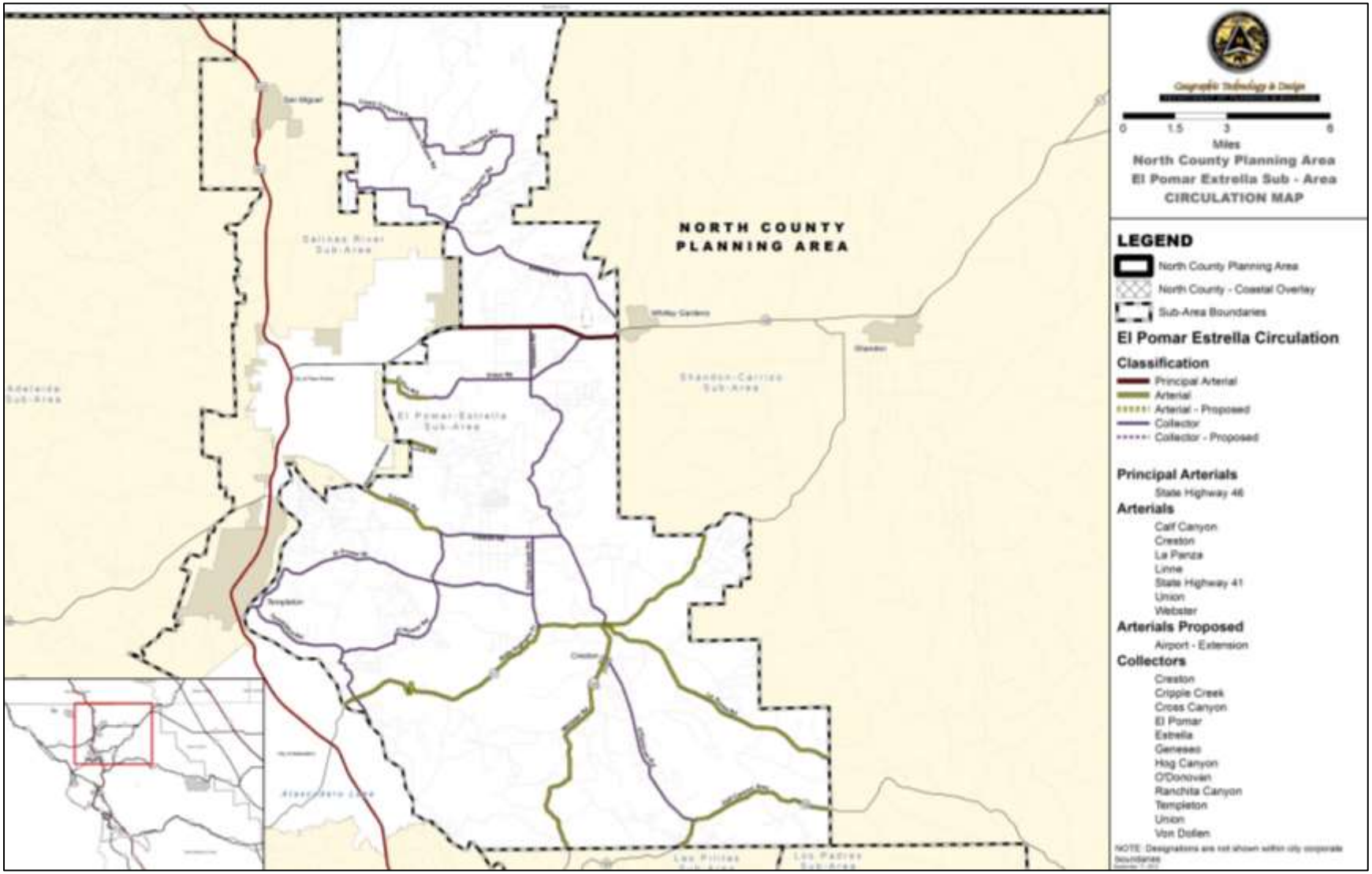

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Figure 5-5: Las Pilitas Sub-area Circulation Element Map

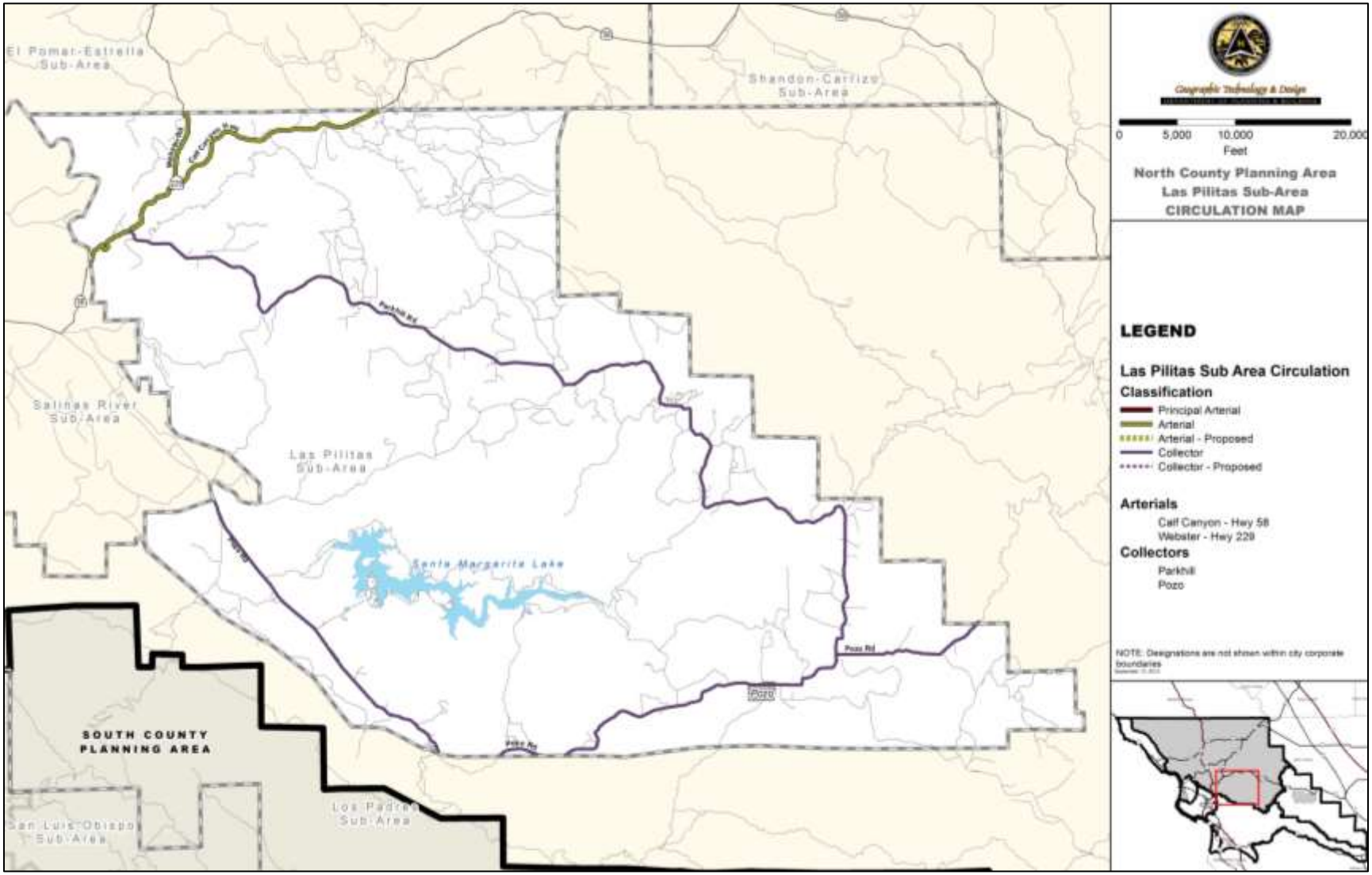

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Figure 5-6: Los Padres (North) Sub-area Circulation Element Map

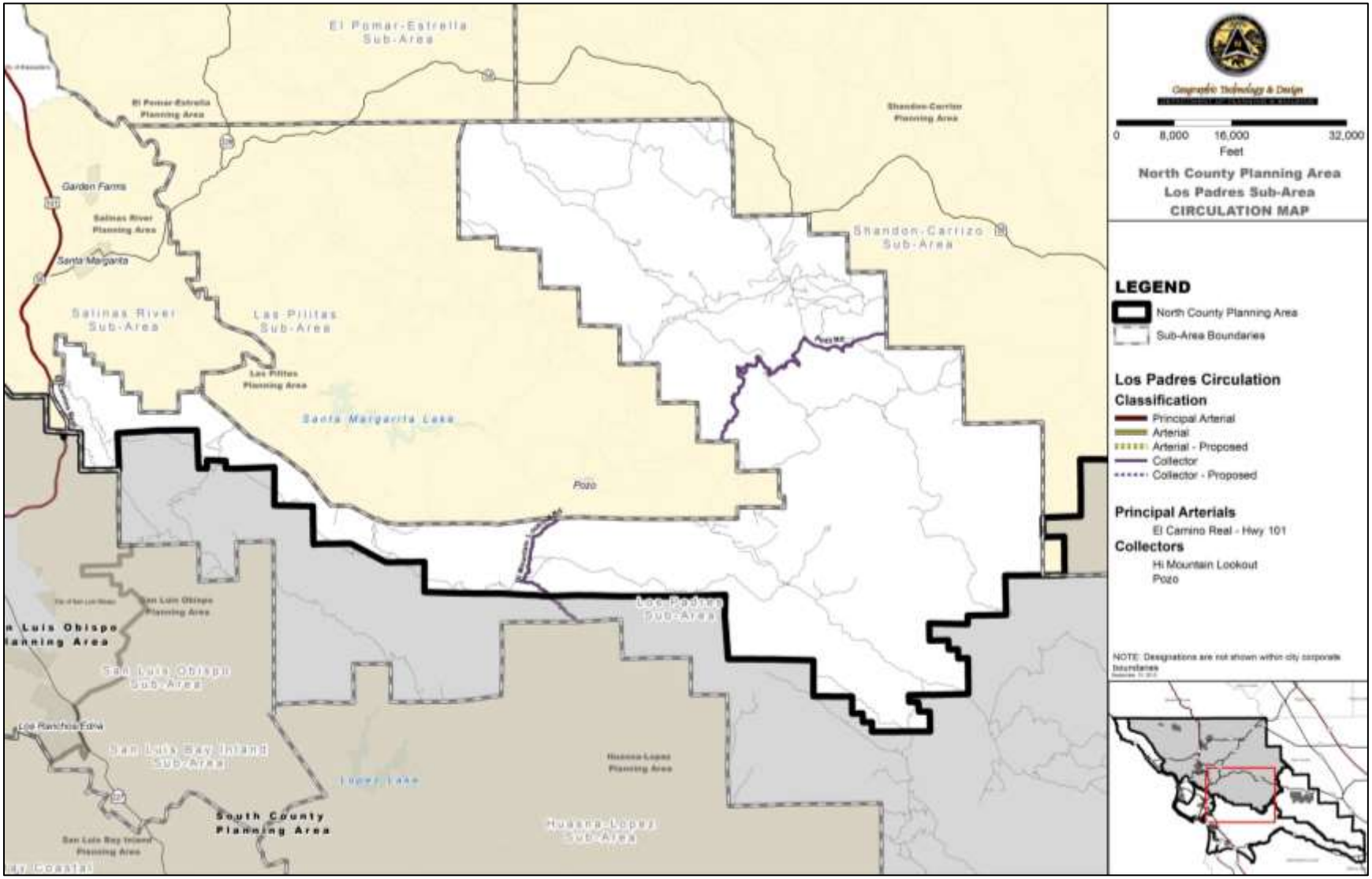

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Figure 5-7: Nacimiento Sub-area Circulation Element Map

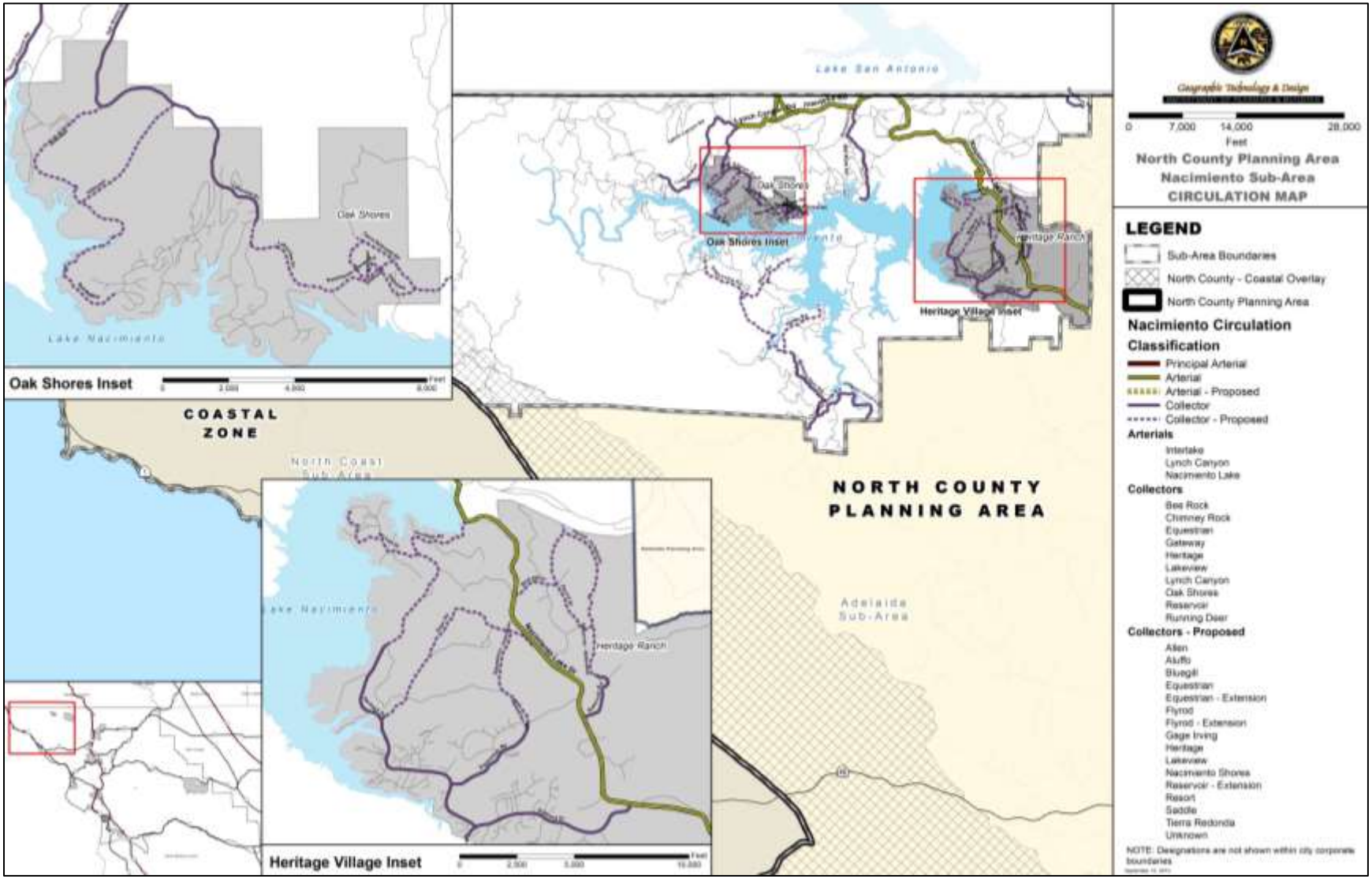

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Figure 5-8: Salinas River Sub-area (North) Circulation Element Map

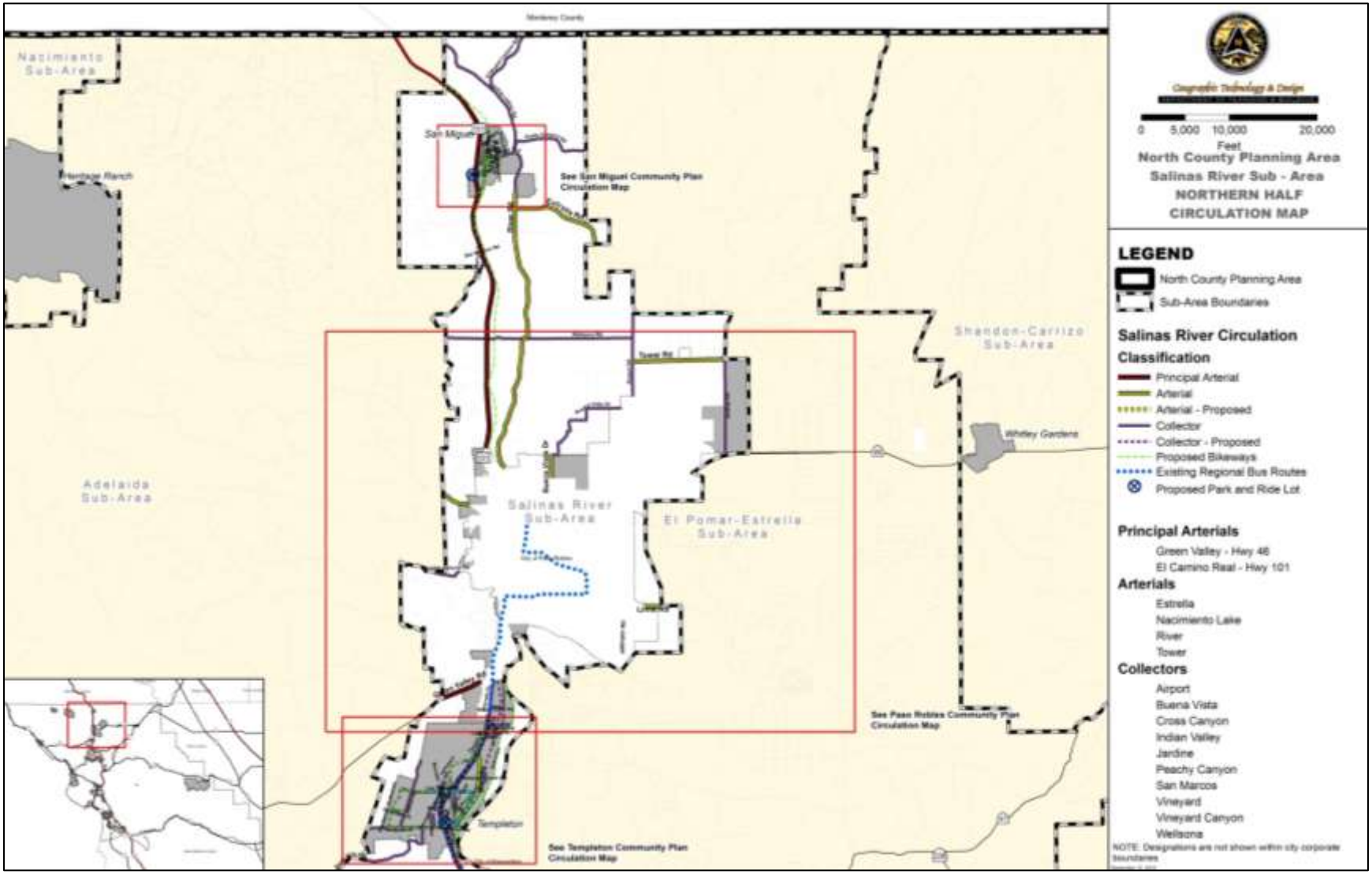

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Figure 5-9: Salinas River Sub-area (South) Circulation Element Map

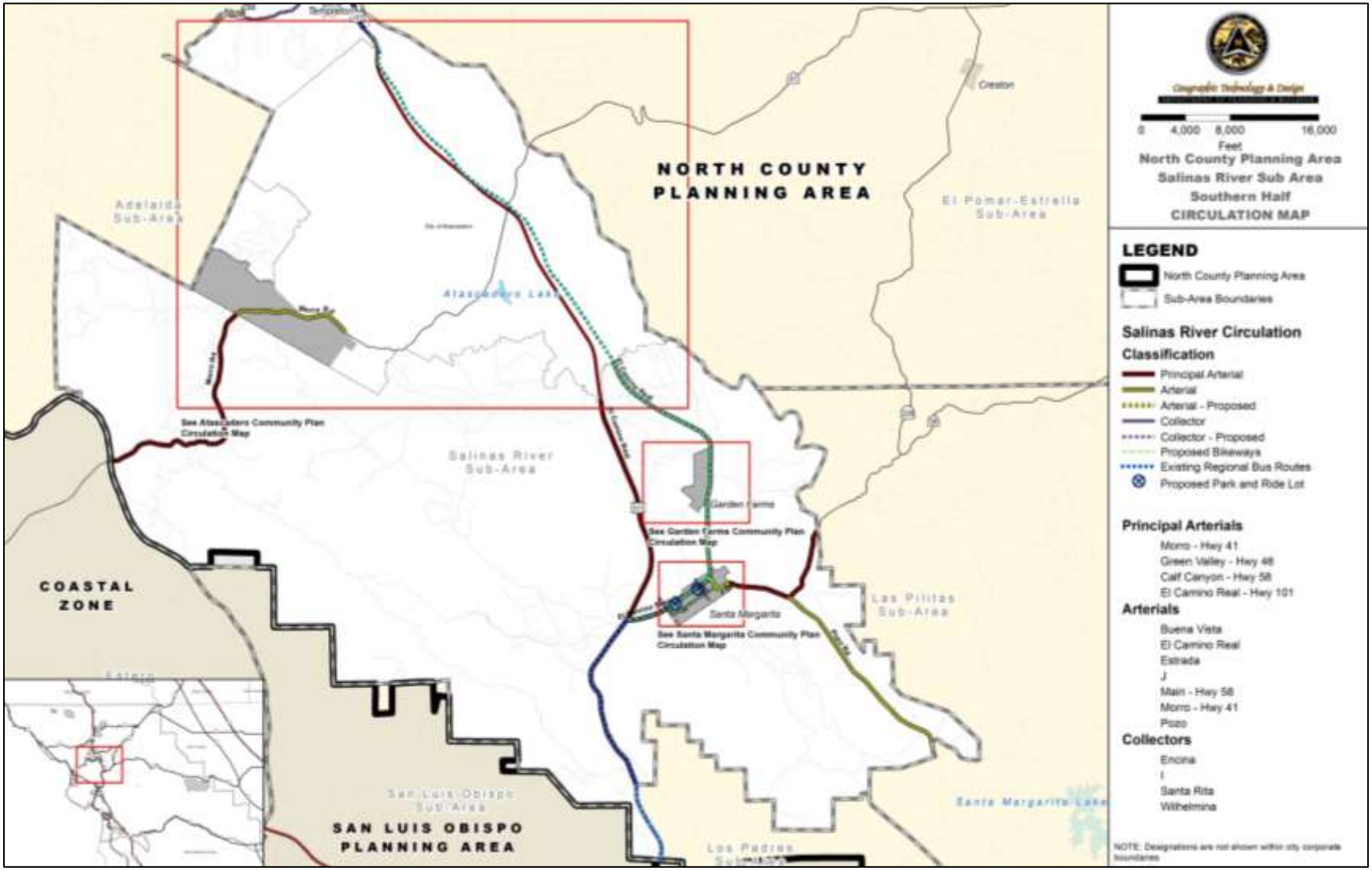

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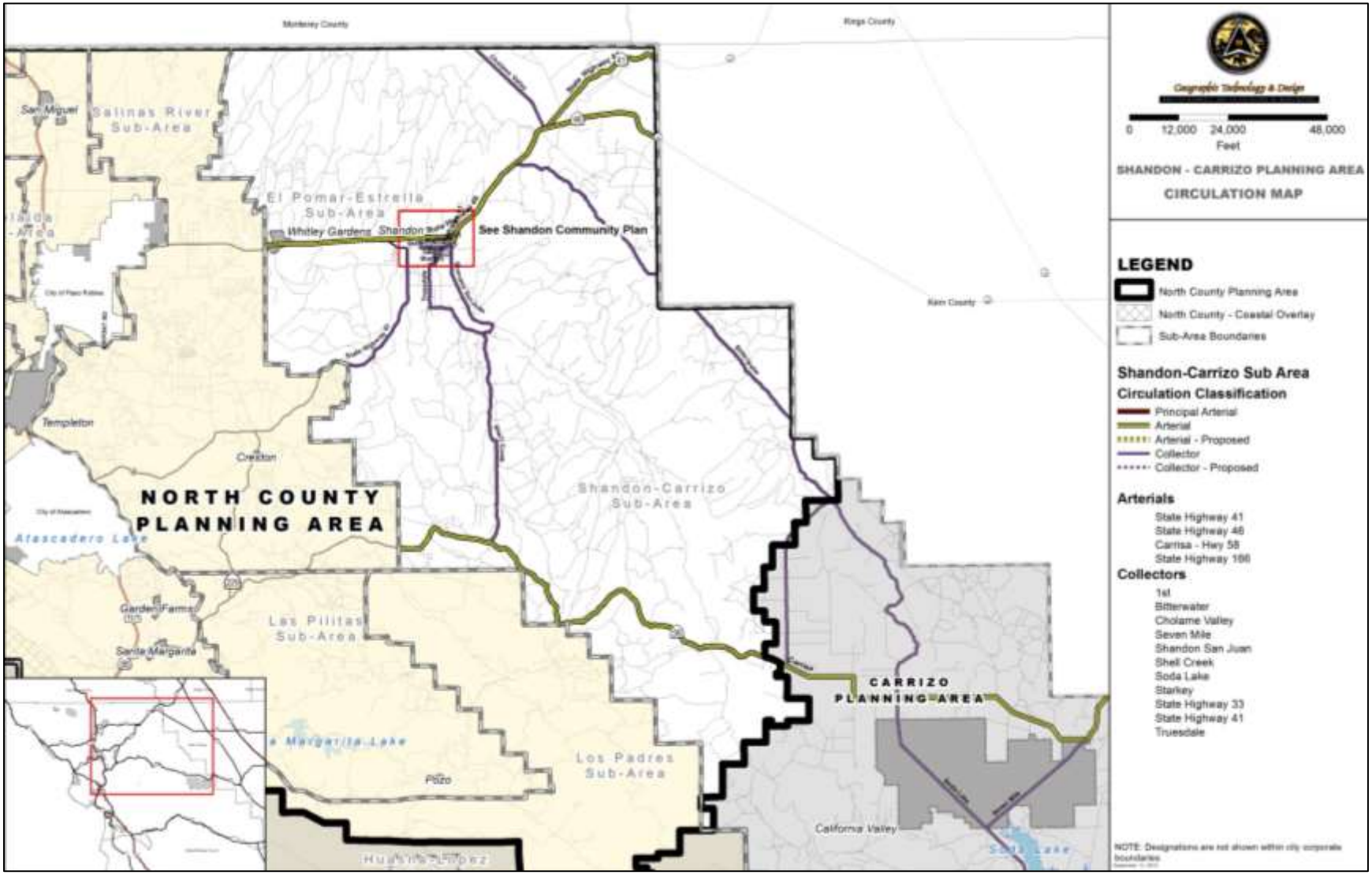
Figure 5-10: Shandon-Carrizo Sub-area (north) Circulation Element Map



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Chapter 6: Combining Designations and Proposed Public Facilities

6.1 Introduction

Combining designations are special overlay categories applied in areas of the county with hazardous conditions or special resources, where more detailed project review is needed to avoid adverse environmental impacts or effects of hazardous conditions on proposed projects. Nine such designations are described in Framework for Planning (LUCE Part I). In some cases, specific standards have been adopted for an area where a combining designation is applied. These standards are found in Article 9 of the Land Use Ordinance (Chapter 22.92), (Planning Area Standards) and are applicable to development proposals in addition to the standards of Chapter 22.14 of the Land Use Ordinance.

For combining designations within the Atascadero and Paso Robles URLs, refer to the combining designations maps for those areas at the back of Chapter 7.

6.2 Area Plan Combining Designations

The following combining designations are located within the rural portion of the North County planning area. For combining designations within the North County's urban and village areas, refer to the Community/Village Plans (LUCE Part III).

Airport Review (AR)

1. **Paso Robles Municipal Airport (AR).** The airport area is governed by two separate sets of regulations and accompanying review processes. First, Federal Aviation Administration Part 77 (Objects Affecting Navigable Airspace) identifies natural and manmade objects that are obstructions to air navigation that could constitute safety problems and electronic emissions that could impede aircraft communications and navigation. Second, the Airport Land Use Plan defines compatible land uses and performance standards for specific areas around the airport based on noise, height and safety considerations. Figure 6-1 shows the boundaries of these overlapping regulatory areas, which together define the area of the Airport Review combining designation.

Geologic Study Area (GSA)

2. **The Santa Lucia Range, Foothill and Hillside Areas (GSA)**. In the urban and village portion of the planning area 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 the Heritage Ranch and Oak Shores village areas are encompassed by this designation.

3. **San Andreas Fault Zone (GSA)(SRA).** Identified as a Special Studies Zone by the state Geologist under the provisions of the Public Resources Code, the San Andreas fault zone traverses the east county and is one of the most seismically active faults in North America. The fault zone is also important from a botanical and geological standpoint. The area near Poso Ortega Lake has particular interest, with a profusion of spring

wildflowers and other plant species as well as several narrow endemics. Because of the scarcity of wetlands in this arid part of the county, the sag ponds along the fault have special ecological significance. The geological features along the fault have national significance due to the extraordinary preservation of the fault trace in the arid climate. Much of the fault zone already has been given agricultural preserve status. Voluntary measures should be taken to protect geological features and to prevent destruction of natural vegetation along the fault zone. The dry beds of the intermittent sag ponds have been cultivated in the past, and some of these small depressions should be set aside as natural areas.

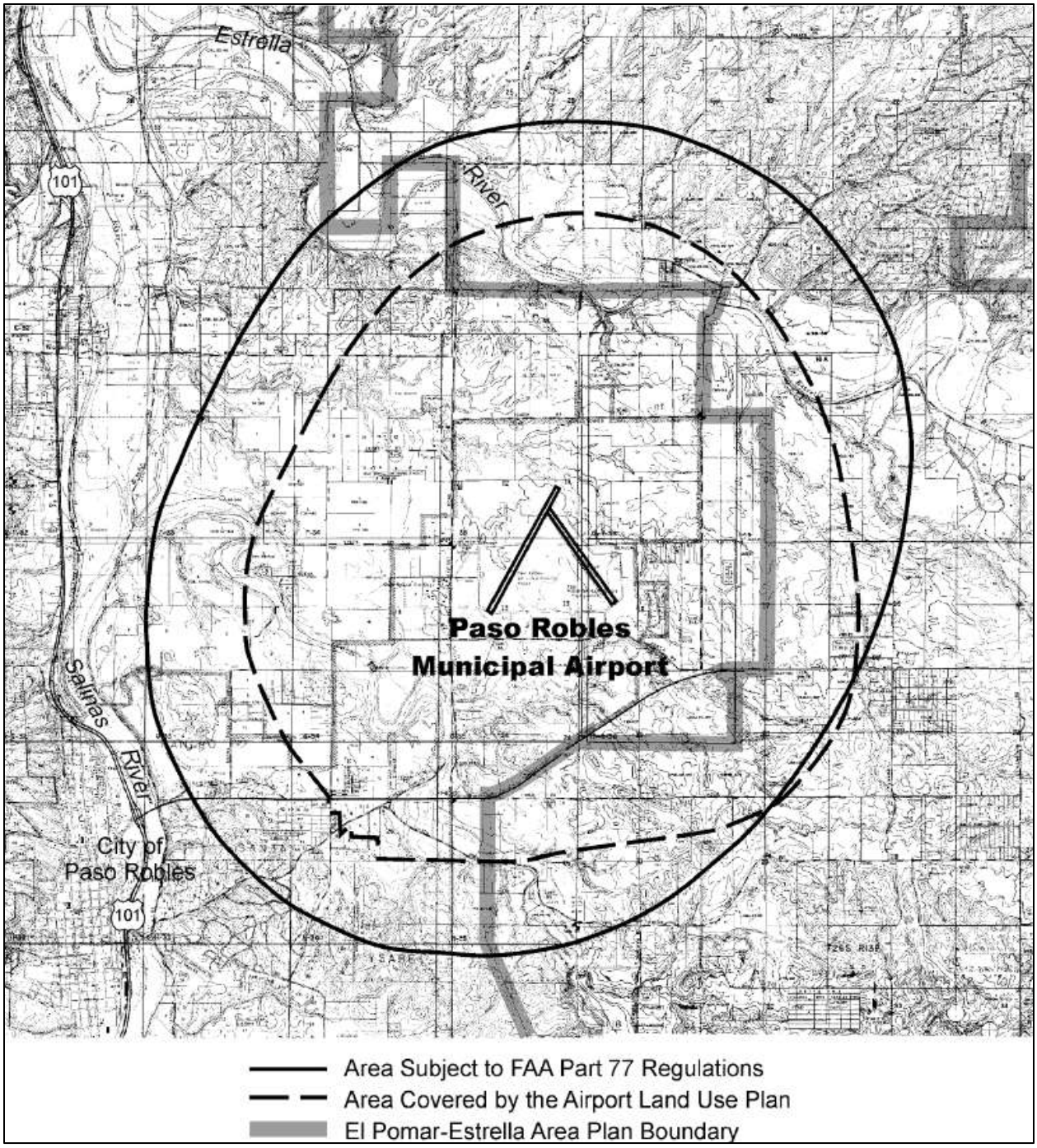

Figure 6-1: Paso Robles Airport Review Area

Flood Hazard (FH)

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

5. **Huerhuero Creek (FH).** Portions of the Huerhuero Creek are designated flood plain.

6. **Morro, Toro, Cayucos, and Villa Creeks and Tributaries (FH).** These flood prone natural drainage courses should be maintained in their natural state to protect native vegetation and wildlife habitats. Little Cayucos Creek should remain as a natural undisturbed drainage course because it has dense vegetation and fairly steep side slopes that would require a considerable amount of alteration to make it accessible for trails or other recreational uses.

7. **Nacimiento River and San Marcos, Las Tablas, Jack, Summit & Dover Canyons, Sheepcamp, Willow, Paso Robles, and Santa Rita Creeks (FH).** These creeks 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. This designation is also applied to the portion of the Nacimiento River flowing through Camp Roberts, two unnamed creeks in the vicinity of Live Oak Road and Highway 46, and one unnamed creek near Shadow Canyon and York Mountain Roads.

8. **Nacimiento River and Canyon; Dip, Franklin, Las Tablas, Snake and Town Creeks; and Lake Nacimiento (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.

9. **Salinas River (FH).** The Salinas River and the immediate area are designated on the Combining Designations map as a flood plain.

10. **Santa Rosa and San Simeon Creeks (FH).** These creeks are identified as having potential flood hazards; development must be avoided or incorporate mitigation measures.

11. **Santa Margarita Creek, Yerba Buena Creek, Estrella River and Huerhuero Creek (FH)**. These creeks are designated on the official maps as flood plains.

Historic Site

12. **Adelaida Cemetery (c. 1891) (H).** This cemetery served the small, early European immigrant community of Adelaida, and is still in use as a public cemetery.

13. **Adelaida School (1917) (H).** This school served early area ranchers. The simple wood structure is in good condition and is still in use as a community building.

14. **Creston Cemetery (H).** This cemetery, located just south of Hwy. 41 on the west side of Little Farm Road, has served the community since the days of its founding.

15. **Creston Community Church (H).** The church, built in 1886, was the second Protestant Church north of Cuesta Grade. It is a typical example of Pioneer architecture that played

an important role for early settlers in the plains area of the county. It has been designated by the County Historical Society as a County Historical Landmark.

16. **Chandler House (Webster) (H).** This two-story Victorian wood home represents an American Colonial Revival architectural style unique for this part of the county. It was built around l882.

17. **Eight-Mile House and Stagecoach Road – Cuesta Pass Area (H).** The Eight Mile House is one of San Luis Obispo County's earliest hotels, built in 1877 on Stagecoach Road north of Cuesta Pass. The hotel was located on an important route built in1876, of which a remnant survives on this property.

18. **Estrella Adobe Church (H).** This well preserved and restored church built in 1878 is an example of adobe construction and was the first Protestant church in the county (State Historical Landmark No. 542). The intent of this Combining Designation is to preserve the rural character of the surrounding area in order to preserve this important landmark.

19. **Geneseo School (H).** This school was built in 1886. It was used as a school until 1961/62 when it was sold and moved to Chandler's Webster Ranch, where it is preserved.

20. **J.F. MacGillivray Residence (c. 1879) (H).** This large two story Victorian, located on Adelaide Road was built by the Smith Brothers, early builders in the area. It is a well preserved example of American Colonial Revival architecture.

21. **Linne School (H).** This school was built for the town of Linne where a Swedish community was established late in the nineteenth century. It has been moved to the Chandler Ranch for preservation.

22. **Pozo Saloon (H).** This fine example of Pioneer architecture built in 1865 was and still is the main social gathering place for the Pozo area. It was a rest stop for riders and stagecoaches in earlier days, and the saloon is still in operation today.

23. **Rinconada School (H).** This school is typical of early facilities in the county and was originally located near Pozo around 1880. It has been relocated on the Chandler Ranch and is used as a museum.

24. **Rotta Winery (c. 1856) (H).** This winery was originally constructed of brick and plaster. A main feature of the structure is a 7,000 gallon redwood wine cask converted to a sales room. The winery is still operating today.

25. **San Marcos Cemetery (c. 1889) (H).** Members of the Mennonite Church worshiped at this site, located near Chimney Rock at the intersection of Lake Nacimiento Road and Chimney Rock Road, from 1889 to 1911. The church building and cemetery were moved to the Willow Creek area in 1911.

26. **Willow Creek Cemetery (c. 1911) (H).** After relocation from the San Marcos area, members of the Mennonite Church worshiped at this site, located at the intersection of Vineyard Drive and Dover Canyon Road, from 1911 to 1967. The original church building was destroyed by fire in 1967. The site is still in use today as a private cemetery.

27. **York Mountain Winery (1882-1890) (H).** Also still in operation, this winery is an example of local indigenous architecture constructed of local stone and set into a hill.

Later additions included an outer office and accessory additions of red brick with heavy timber roofs. The style is Pioneer, with arches over some windows and doors.

Sensitive Resource Area

28. **Black Mountain Wild Horse Range (SRA).** Is located in the Los Padres National Forrest on the east side of the La Panza Mountain Range. This area is the known range of several wild horses. Under 1971 legislation, all wild horses are considered integral to the natural system and are protected. These wild horses have been officially designated by congress.

29. **Camp Natoma (SRA).** An organizational camp run by the Campfire Girls, Camp Natoma is located on Cypress Mountain Road. This damp limestone habitat includes a very rare fern among other vegetational types of botanical value. A related community along nearby Franklin Creek includes several other valuable plant species. These sites should be protected as natural areas by the Campfire Girls management.

30. **Chimney Rock (SRA).** This significant natural landmark is near the intersection of Lake Nacimiento Drive and Chimney Rock Road. The designation applies only to the rocky outcropping and the immediately encircling area and not the surrounding privately owned farmlands which are currently in agricultural preserve status.

31. **Cuesta Ridge Botanical Area (SRA).** This scenic ridge northwest of Cuesta grade contains a Sargent cypress grove with a rare local endemic plant, Cuesta Pass checkerbloom (*Sidalcea hickmannii ssp. Anomala*), along with other restricted endemic species. The largest officially registered Sargent cypress is located in this stand.

32. **Cypress Mountain (SRA).** This peak is in a remote area of the Santa Lucia Range. It includes a large Sargent cypress grove and several rare and endemic plant species. The area is approximately 1,000 acres in total size and includes parcels in BLM ownership. The BLM parcels should be retained in public ownership as a natural area with open space easements acquired on privately owned portions of the site.

33. **Klau Mine Botanical Area (SRA).** This area is located in the Santa Lucia Range near Cypress Mountain Drive and Klau Mine Road. Arctostaphylos luciana, a rare species of manzanita restricted to this county and known only in a few isolated locations, is found on this site. Streamside flora in this area is also of botanical interest. Considerable damage to the species has occurred from mining activity and protection should be provided for remaining stands. 270 acres is owned by the BLM and should be retained in public ownership as a natural area with open space easements acquired on privately owned portions of the site.

34. **Lake Nacimiento Drive Interlake Road (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.

35. **Hi Mountain Road (SRA).** The Regional Transportation Plan designates this as a scenic road and recommends it for scenic highway standards.

36. **Knobcone Pine Forest (SRA).** Knobcone pine (*Pinus attenuata*) is restricted to an area of several square miles east of Highway 101 at Cuesta summit. Coulter pine (Pinus coulteri) is also in this area.

37. **La Panza Ranch Natural Area (SRA).** This remote ridge includes several square miles with little alteration and is one of the more primitive areas in the county.

38. **Pine Mountain (SRA).** This section of the La Panza range has botanical, wildlife, scenic and historic value. An extensive Coulter pine forest is included in the parcel, as well as a California condor nest site. The La Panza gold rush of the 1870's took place in this area. The mountain range, extending south to Machesna Peak, has been relatively unscarred by human intrusion.

39. **Rinconada Mine Botanical Area (SRA).** About 800 acres of foothill woodland are in this site located off Highway 58 near Santa Margarita Lake. Monardella palmeri, a plant on the California Native Plant Society's list of rare and endangered species, is known to this area. In addition, the site is botanically significant as an outstanding representative of foothill woodland with a wide diversity of species.

40. **Rocky Butte Botanical Area (SRA).** Located along the west of Lake Nacimiento, this high ridge between Rocky Butte and Monterey County has outstanding botanical value and serves as a valuable scenic backdrop. Approximately 460 acres in the SRA consist of several small parcels owned by the Bureau of Land Management (BLM). These BLM parcels should be retained in public ownership as natural area and open space easements should be encouraged on privately owned portions of the area.

41. **Tierra Redonda Mountain (SRA).** A major landmark located north of Lake Nacimiento, this broad table top mountain encompasses approximately 1300 acres with 320 acres under Bureau of Land Management (BLM) ownership. The mountain is of outstanding ecological importance and has been given a high priority for preservation by the State Department of Parks and Recreation. Natural communities include grassland, savannah, chaparral, limestone streamside habitat, sand dunes, marshland, and the predominant oak woodland community. Several rare or endemic plant species are found here including Baeria letalea, Adenostemma sparsifolium, and others. Most of the public lands are generally designated for open space use only. Emphasis should be placed on maintenance of the entire mountain as an undisturbed ecosystem rather than several small isolated preserve areas. Use should be carefully regulated because of fire hazard problems and potential damage to fragile ecosystems.

42. **Rinconada Mine Botanical Area (SRA).** Most of this area is within the Las Padres National Forest. Monardella palmeri, a plant included on the California Native Plant Society's list of rare and endangered species, is known to this area. In addition, the site is significant as an outstanding representative foothill woodland community, with a wide diversity of species.

43. **Santa Margarita Lake Watershed (SRA).** This area is comprised of the public and private lands that are within the immediate watershed of the lake. While the County has no jurisdiction over the public lands (BLM), every effort should be made to establish a working arrangement between the County and the federal government to carefully review any development proposals. Low intensity recreational uses would be appropriate, but these watershed lands should not be used for resource extraction operations of any kind.

44. **Santa Lucia Wilderness Area (SRA).** This rugged area is extremely important for its wilderness wildlife value, and is one of the most primitive in the county. Several rare and endemic plant species are present, and the area is valuable as a wildlife habitat, watershed and scenic backdrop.

45. **Shandon Vicinity Creek Area and Habitat Area (SRA).** The riparian forest and a portion of the adjacent upland areas associated with the Estrella River and San Juan Creek in the vicinity of Shandon are important wildlife habitat for the San Joaquin kit fox, Western burrowing owl and other wildlife species, and serve as important corridors for wildlife movement. Another important wildlife movement corridor is located near the base of the hillside near the eastern edge of Shandon. Development will need to comply with the applicable provisions in the Shandon Community Plan Habitat Conservation Plan (HCP) or other applicable HCP. Until such time as an HCP exists for this area, equivalent measures may be used on a case-by-case basis.

46. **Waterdog Creek (SRA).** This remote mountainous area is located in the Santa Lucia Range near the Monterey County line. The large site includes an extensive Sargent Cypress Grove with associated flora. Approximately 1400 acres is owned by the Bureau of Land Management (BLM), but the more botanically significant portions of the site are privately owned. The BLM parcels should be retained in public ownership as natural areas with open space easements acquired on privately owned portions of the site.

47. **Whale Rock Reservoir Watershed (SRA).** This area encompasses the immediate watershed of Whale Rock Reservoir owned by the state. Rangeland uses surrounding the state owned land should provide sufficient protection of the watershed.

Energy or Extractive Area (EX)

48. **Klau Mine (EX).** This designation refers to several intermittently operated mercury mines and prospects along Klau Mine Road. Mercury exploration and mining activities must be carefully regulated to minimize physical landscape scarring and creek pollution that may result from mineralized waters leaching from mine tailings and mill ponds. [Amended 1981, Ord. 2089.]

49. **Lime Mountain Mine (EX).** This surface mine is located on Chimney Rock Road in the Santa Lucia Range and has been in operation for approximately thirty years. Limestone is mined here for use by sugar companies in their refining processes. Excavated rock is transported by trucks to a railroad loading facility at San Miguel. The most apparent off site features of the operation are noise, traffic and visual impact. The operation recently received approval to install additional are processing equipment on the site subject to submittal of a reclamation plan and other performance oriented conditions. When the quality limestone reserves on the 45 acres presently being mined are exhausted, the operator intends to develop additional surface mine sites on adjoining properties under existing mineral rights leases. Any further expansion of this mining operation should be reviewed carefully to minimize such off site impacts as noise, traffic, and visual impacts.

50. **Sand and Gravel Quarries (EX).** There are six quarries located within the Salinas River sub-area. Five of the quarries are located in or adjacent to the Salinas River. They all supply sand and gravel and are open pits. Kaiser Quarry is the sixth and largest, and is located east of the Garden Farms village area. It is also the largest sand, gravel and crushed rock operation in the county.

51. **Standard Oil Company Tank Farm (EX).** This facility, located in the hills northeast of Morro Bay, is surrounded by open lands designated Agriculture. No site expansion is proposed.

Extractive Resource Area (EX_1)

52. **Navaho Creek (EX_1).** This area consists of approximately 135 acres in and adjacent to the Navaho Creek channel, southeast of the intersection of Highway 58 and Red Hill Road, beginning one and one half miles south of the Highway 58 crossing and extending for about two miles upstream. This area is included in the EX combining designation to reflect that it is classified by the State Department of Conservation's Division of Mines and Geology as containing or being highly likely to contain significant deposits of Portland cement concrete aggregate materials. As of 1989, one company was mining sand and gravel along Navaho Creek. [Amended 1991, Ord. 2498]

53. **Salinas River and La Panza Granitics (EX-1).** The Salinas River EX-1 combining designation consists of approximately 1,731 acres in the unincorporated area in and adjacent to the Salinas River channel, extending from the Paso Robles city limits to and area east of the southern portion of the city of Atascadero. This area is included in the EX-1 combining designation to reflect that it is classified by the State Department of Conservation's Division of Mines and Geology as containing or highly likely to contain significant deposits of Portland cement concrete aggregate materials. As of 1994 89, there were five sand and gravel operations along the unincorporated portion of the Salinas River within both the Salinas River and El Pomar – Estrella sub-areas (Amended 1991, Ord. 2498).

    Another area is also classified by the state as containing or being highly likely to contain significant deposits of Portland cement concrete aggregate. It is part of a larger area identified as the La Panza Granitics and is located adjacent to the Salinas River southeast of the city of Atascadero. As of 1994 89, one quarry was operating in the portion of the La Panza Granitics included within the Salinas River sub-area. Most of the La Panza Granitics are located within the Las Pilitas and El Pomar – Estrella sub-areas (Amended 1991, Ord. 2498).

    There is also a sand and gravel mine in Huerhuero Creek near Creston. That site is included in the EX combining designation.

Transfer of Development Credits Site (TDCS)

54. **Bonnheim Ranch (TDCS).** The ranchlands bordered on the north by Lake Nacimiento, and the west, east and south by Chimney Rock Road, have been determined to be eligible to be considered for the Transfer of Development Credit Sending Site (TDCS) Combining Designation. Sites in this area shall only be reviewed as to method of determining development value and issuance of bonus credits by the Review Authority. The guarantee of conservation shall be based on the method that would otherwise have been used to determine eligibility as a sending site. [Amended 1996, Ord. 2776]

55. **Denney Property Transfer of Development Credits Sending Site (TDCS).** A conservation easement restricting development potential has been recorded on this approximately 52-acre parcel located on the south side of Creston Road, southeasterly of Beachwood Drive. This site was approved as a sending site for transfer of development credits (TDCs) in accordance with the Land Use Ordinance.

Transfer of Development Credits Receiving Site

56. **Smith Property Transfer of Development Credits Receiving Site (TDCR).** A parcel map (CO 98-194, Smith) has been recorded on this site located at the intersection of El Pomar Drive and Moss Lane. This parcel map was approved as a receiving site for transfer of development credits (TDCs) in accordance with the Land Use Ordinance.

57. **Spanish Lakes Transfer of Development Credits Receiving Site (TDCR).** A cluster subdivision (Tract 2308, Spanish Lakes) has been recorded on a site located between Creston Road and South River Road, south of Paso Robles. This tract was approved as a receiver site for transfer of development credits (TDCs) in accordance with the Land Use Ordinance, and the TDCs were used to achieve higher density than would otherwise be allowed for the applicable land use category.

6.3 Combing Designation Programs

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

Note: Many of the goals, policies, and programs in this plan only apply to certain sub-areas of the North County planning area. Figure 1-1 should be referenced to determine the applicability of a goal, policy, or program to a specific parcel or region in the North County planning area.

The Community/Village Plans (LUCE Part III) contain combining designation programs for the North County's village and urban areas.

Sensitive Resource Areas

1. **BLM Lands.** The County should encourage retention all of BLM parcels in the Sensitive Resource Area in public ownership as natural areas.

2. **Sensitive Resource Areas - BLM Lands.** The Bureau of Land Management should retain their parcels in the Rocky Butte Botanical Area, on Tierra Redonda Mountain and along Waterdog Creek in public ownership as natural areas.

3. **Camp Natoma.** The County should encourage natural habitat protection by camp operators.

5. **Granite Ridge Natural Area.** The County Department of General Services should work with willing sellers and donors to secure easements and then provide for habitat protection and restoration and access in connection with the Granite Ridge Natural Area identified in the Natural Areas Plan (Rocky Canyon Park and Trails System in the County Trails Plan).

4. **Klau Mine Botanical Area – Plant Inventory and Protection.** The County should work with property owners to support completion of an inventory of the limits of Arctostaphylos luciana by a qualified botanist and to investigate means of protecting remaining stands from disturbance by mining or other development.

5. **Klau Mine Botanical Area – Protective Easements.** The County should work with property owners to obtain open space agreements for privately owned lands in the area containing Arctostaphylos luciana to protect the species from intrusion and destruction.

6. **Salinas River Natural Area.** The County Department of General Services should work with willing sellers and donors and coordinate with public agencies to acquire and provide areas for habitat protection, environmental education and passive recreation in connection with the Salinas River Natural Area identified in the Natural Areas Plan (Salinas River Trail in the County Trails Plan).

7. **Tree Protection.** A countywide tree protection ordinance should include the El Pomar-Estrella sub-area

8. **SRA Identification.** The County Department of Planning and Building should conduct a study identifying locations where the Sensitive Resource Area combining designation for biological resources should be applied within the El Pomar/Estrella sub-area, and countywide amendments to the Land Use Element should be initiated accordingly.

9. **Santa Margarita Lake Watershed.** The County should work with affected state and federal agencies to prepare a resource protection plan for the watershed area.

10. **Hi Mountain Road.** The County and U.S. Forest Service should prepare a study of Hi Mountain Road to establish the limits of the scenic corridor and to develop appropriate standards for land use and development within their respective jurisdictions.

Historic Site

11. **Identify Historic Structures.** The County Department of Planning and Building should work with recognized preservation organizations and interested individuals to determine whether additional churches, schools and other structures deserve designation and protection as historic resources.

12. **Mission Santa Margarita de Cortona Asistencia.** The County should provide encouragement and support for the preservation and reconstruction of the old rancho headquarters and the mission outpost with the cooperation of the rancho owners.

13. **Future Historic Sites.** The County should coordinate with historical societies to provide assistance and in determining appropriate places for historic site designations.

Table 6-1: Schedule for Completing Combining Designation Programs				
Program Title	**Responsible Agencies**	**Potential Funding[1]**	**Priority[2]**	**Timeframe[3] (years)**
Sensitive Resource Area (SRA)				
1. SRA Identification	Co. Planning	County	Medium	Mid-term (2010)
2. Tree Protection	Co. Planning	County	High	Short-term (2005)
3. Salinas River Natural Area	Co. General Services	County, grants, landowners	Medium	Long-term (2012)
4. Granite Ridge Natural Area	Co. General Services	County, grants, landowners	Medium	Long-term (2012)
5. Klau Mine Botanical Area – Plant Inventory	County	Unspecified		
6. Salinas River Natural Area	Co. General Services	Unspecified		
7. Tree Protection	County	Unspecified		
8. SRA Identification	County	Unspecified		
9. Santa Margarita Lake Watershed	County	Unspecified		
10. Hi Mountain Road	County, U.S. Forest Service	Unspecified		
Historic Site (H)				
11. Identify Historic Structures	Co. Planning	County	Medium	On-going
12. Mission Assistencia	Co. General Services	N/A, grant, private	Medium	3-5
13. Future Historic Sites	Co. Planning, General Services	N/A, grant, private	Medium	3-5

Notes:

1. N/A in "Potential Funding" column means that the work would be performed by County staff within their budget. No special funding is required.
2. Priority listings are the relative importance within each timeframe: low, moderate, or high.
3. For Salinas River Sub-area Programs, timeframes are from the date of adoption of the Salinas River Area Plan Update (1/2/96).

6.4 Proposed Public Facilities

A principal function of county government is to provide services to the extent needed by the population served. In this section, only public services and facilities that have a direct effect on land use (and are or will become publicly managed) are considered. Development guidelines for proposed public facilities are contained in Framework for Planning.

The Public Services and Facilities Element of the Nacimiento/San Antonio General Plan proposed specific recommendations for the solution of problems related to sewage disposal, water treatment, drainage and solid waste management. The Land Use Element updates that previous document; however, the data presented in that report remains valid and is recommended for use in the planning of future facilities.

Future locations of public facilities proposed for the North County planning area are noted on the combining designations map. These facilities are described below:

1. **Jack Creek and Santa Rita Creek (R-Reservoir).** Privately owned parcels on these creeks would be inundated by proposed water conservation reservoirs that would be used to supply water to urban areas located away from the Adelaida sub-area. Until such time as the reservoirs are actually constructed, or the proposals are dropped from County policy, all development should be located above the proposed maximum elevation of the lakes. Alternate access roads should also be provided to any proposed development site so that the future reservoir will not deny proper access. If the County decides to implement the reservoir projects, the recreation potential of the lakes and surrounding properties should be fully explored through an amendment to the Land Use Element.

2. **Santa Rosa and San Simeon Creek** (**R-Reservoir**). Potential reservoir sites are identified on Santa Rosa Creek and on San Simeon Creek (only a small portion of the proposed San Simeon Creek Reservoir site is located within the Adelaida sub-area). Recent studies indicate that development of surface storage facilities, including transmission and treatment, would be exorbitantly expensive in relation to storage capacities.

   Also, environmental concerns surrounding such development include impediments to anadromous fish and loss of riparian habitat. Nevertheless, these reservoir sites are indicated on the combining designations map as a potential future source for supplementary water.

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

4. **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 planning area and an alternative site should be selected.

5. **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 planning area (Amended 1983, Ord. 2133).

6. **Schools.** Potential school sites are located in the Heritage Ranch and Oak Shores village areas. One site is reserved in Oak Shores and the County has already obtained a school site within Heritage Ranch. At present, there are no plans to build schools in the planning area. However, the site at Heritage Ranch should be redesignated 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)

7. **Parks** – Potential future public parks within the Salinas River sub-area are shown in general vicinity locations on the combining designation maps, where each park symbol denotes a preferred area within 1,000 feet of the symbol for a site. The adopted Parks and Recreation Element indicates additional potential park locations for further planning.

Chapter 7: Atascadero and Paso Robles Urban Reserve Lines

7.1 Introduction

The Atascadero and Paso Robles urban areas are located just outside of the Atascadero and Paso Robles city-limits. Unlike the other North County urban and village areas, the Paso Robles and Atascadero URLs are not distinct communities; rather, they are unincorporated extensions of the adjacent cities. Residents of these areas not only share urban infrastructure and government-operated facilities and services, such as schools, libraries, and parks, with city residents, but they also shop, work, and perform business in the same commercial and office areas.

Paso Robles URL

As an incorporated city, Paso Robles administers and operates services through its own municipal government to serve areas within the city limits. The Paso Robles urban reserve line encompasses a slightly larger area. The incorporated area and the county areas within the URL are shown in Figure 7-1.

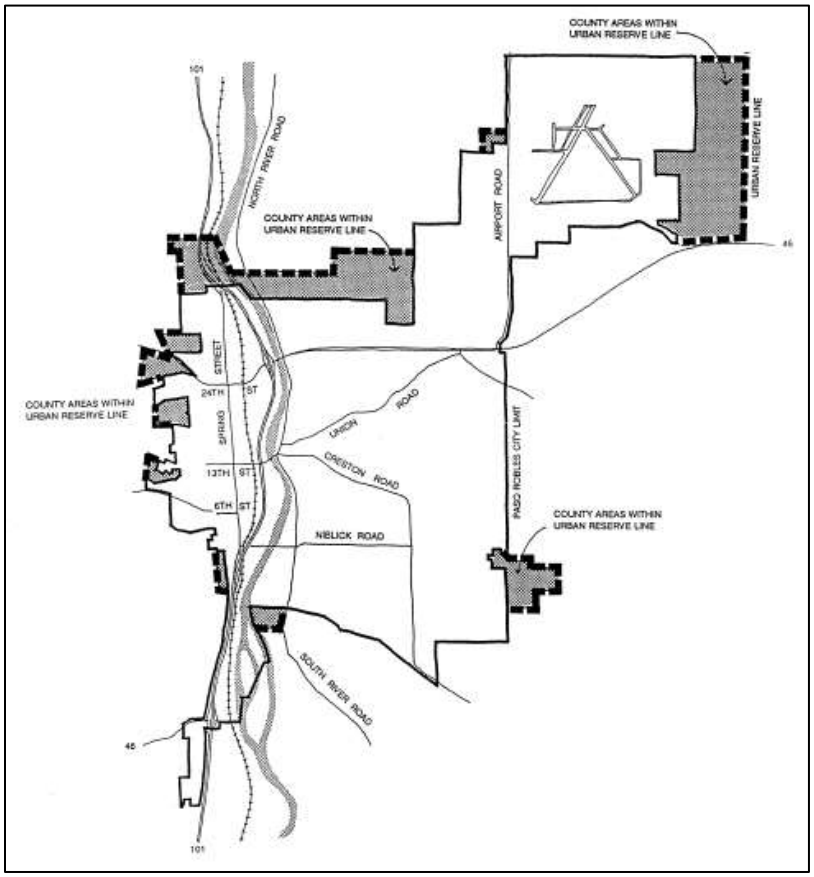

Figure 7-1: Paso Robles City Limits and Urban Reserve Area

7.2 Public Facilities, Services, and Resources

Water Resources

Atascadero URL

Water is provided to the city of Atascadero and the developed areas within the Atascadero Colony by the Atascadero Mutual Water Company. This is a private company jointly owned by the individual property owners within E. G. Lewis' original Atascadero Colony subdivision.

The water company is currently entitled to 3,372 acre-feet per year from the Salinas River. It also has groundwater wells within a sub-section of the Paso Robles basin. In 1993 the company pumped a total of 5,456 acre-feet of water, with approximately 68 percent taken from the Salinas River and 32 percent from the groundwater wells. During dry years, relatively more water is extracted from the groundwater basin.

Company officials indicate that their present delivery system can be expected to deliver an average of 9,080 acre-feet annually, with a maximum peak capacity of about 1.68 acre-feet per hour.

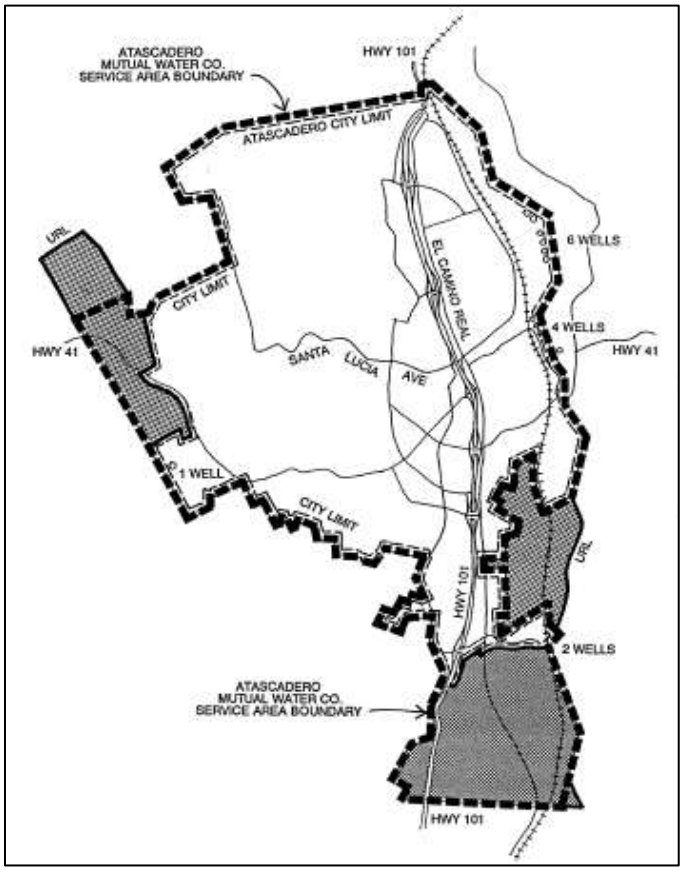

Figure 7-2: Service Area - Atascadero Mutual Water Company

Paso Robles URL

Water supplies are obtained from some wells near the Salinas River and others that pump from the Paso Robles groundwater basin. The current water supply and distribution system are estimated to be adequate to serve a population of 35,000, about 3,600 less than the build-out population. Future water service expansion to urban areas and full extension of services to the airport area will eventually require additional water supplies and infrastructure facilities. Accordingly, the city has requested a 4,000 acre-foot allocation from the Lake Nacimiento project. Another potential source is the extraction and treatment of lower quality "sulfur water" from the Paso Robles groundwater basin east of the city.

Sewage Disposal

Atascadero URL

The city of Atascadero operates its own sewage treatment plant, which serves a relatively small portion of the incorporated area. Properties in the balance of the city and the adjoining unincorporated area use individual septic systems.

Paso Robles URL

The city of Paso Robles sewage treatment plant serves both Paso Robles and Templeton. The plant has a total capacity of 4.9 million gallons per day (mgd). There is 4.5 mgd reserved for the city of Paso Robles. Existing treatment are adequate to serve a projected Paso Robles population of 41,000. At 75 percent of capacity (31,000), the state requires that planning for expansion must begin.

Schools

Atascadero URL

Atascadero Unified School District operates schools in Carrizo Plains, Creston and Santa Margarita, as well as four elementary schools, a junior high school and high school in Atascadero, itself.

Paso Robles URL

The Paso Robles public school systems (Paso Robles Union School District and Paso Robles Joint Union High School District) operate 5 elementary schools, a middle school and a high school.

Parks

Atascadero URL

Parks in the Atascadero urban area include four city parks and the County's Heilmann Regional Park. Because of its proximity to the city, Heilmann Regional Park also functions as a community park. Six public school sites provide additional recreational facilities. Future demand for park facilities is shown in the Parks and Recreation Element.

Table 7-1: Atascadero Area Neighborhood & Community Parks

Facility	Size (acres)
Sunken Gardens	1
Paloma Creek Park	23.0
Traffic Way Park	6.2
Atascadero Lake Park (including zoo)	50.0
Heilmann Regional Park[1]	37.0
School Playgrounds, six schools[2]	33.5
Total Acres[2]	**132**

Notes:

[1]50 percent of Heilmann Regional Park acreage is included in total, since it also functions as a community park.

[2]School acreage credit is 50 percent of actual acreage.

Paso Robles URL

Ten city parks are located in the Paso Robles urban area. Seven public school sites provide additional recreational facilities. The parks are listed in Table 7-2.

Table 7-2: Paso Robles Area Neighborhood & Community Parks

Facility	Size (acres)
Robbins Field Ballpark	2.4
Paso Robles City Park	4.80
Pioneer Park	6.10
Melody Park	3.00
Sherwood Park	12.30
Mandella Park	0.25
Niblick Park	0.25
Barney Schwartz Park	39.00
Royal Oak Park	1.30
Turtle Creek Park	4.50
Centennial Park	16.00
School Playgrounds, seven schools[1]	35.00
Total Acres[2]	**132**

Notes:

1. 50 percent of Heilmann Regional Park acreage is included in total, since it also functions as a community park.
2. School acreage credit is 50 percent of actual acreage.

Fire Protection

Atascadero URL

Fire protection in the city of Atascadero is provided by its own fire department. The city has two fire stations and is manned by a combination of paid and volunteer fire fighters. Mutual and automatic aid agreements exist between the city, Atascadero State Hospital, CDF/County Fire and the Templeton Community Services District. Other portions of the urban area outside the fire district are protected by the CDF/County Fire station located south of Paso Robles or the Parkhill Station.

Paso Robles URL

Within the city of Paso Robles, fire protection is provided by a fire department which has a combination of paid and volunteer personnel. The city has an automatic and mutual aid agreement with CDF/County Fire. The Paso Robles Department has three stations. One station is located in the old downtown area of Paso Robles, a second is located on the east side of the

city of Paso Robles and the third is located at the Paso Robles Airport. The downtown station is scheduled for renovation during the 1997-99 period. A fourth station will be located in the vicinity of Highway 46 and Golden Hills Road. Construction is projected for the year 2000.

Drainage

Atascadero URL

Creeks in Atascadero occasionally overflow their banks and cause some local flooding. These areas are within the city of Atascadero and are identified in the Atascadero General Plan.

Paso Robles URL

The major flood prone areas are the Salinas River bed, the Huerhuero Creek and smaller areas in the canyons west of the city. These areas are the subject of floodplain regulations (see Flood Hazard combining designation). Drainage studies were initially made in 1954, and should be updated to reflect present and future development, determining problem areas and remedial actions. The city and County Engineering Departments should jointly prepare such a plan, particularly for the area west of the city where future development can have a severe drainage impact on portions of the city.

7.3 Public Services and Resources Programs

The following programs apply within the Paso Robles URL:

1. **Tract 7 East of Paso Robles Airport.** Work with area property owners to identify the potential extent of water supply and septic system problems. Consider the formation of an assessment district, service district, or County service area to provide road improvements, a community water supply system and septic system monitoring and maintenance.

2. **Drainage Control in the Paso Robles Area.** The County should work with the city of Paso Robles to establish a joint powers agreement to develop an areawide drainage study and implementation plan.

7.4 Land Use

Summary

The following discussion of land use within the Atascadero and Paso Robles URLs is limited to areas between the city limits and the urban reserve lines. Land within the city limits is discussed and mapped only to support an understanding of relationships to surrounding land uses.

The Paso Robles urban reserve line encompasses 2,147 acres outside the city limits, which includes the Jardine Road area. This acreage is estimated to be adequate for the city to expand and accommodate population growth beyond the year 2010.

The city of Paso Robles is seeking economic development to balance current and projected residential growth, while maintaining resource and service capabilities. The major issue concerning this strategy will be how well the city can sustain local and regional resources. Areas of concern are the capacities in the schools, the water supply system, Highways 46 and

101, and air quality in the north county region. Urban expansion is planned to be contingent on adequate resources and services for existing as well as new incorporated areas.

Residential Rural

Atascadero URL

This portion of the original Atascadero Colony has steep slopes substantially covered with chaparral on the western edge of the urban area. Like other areas of the colony, roads have been platted and water service can be extended by the Atascadero Mutual Water Company. Most of the area is difficult to develop due to steep slopes and the expense and difficulty of extending services in this remote area of the colony. The Atascadero City General Plan designates this area for lots from 2 to 10 acres. However, with the terrain and service constraints, it does not appear that development below 5 acres is feasible nor appropriate. The area is far from the urban core and is a transition area to adjacent rural uses.

Paso Robles URL

Two areas – 1) Buena Vista Road/Golden Hill Road and 2) Linne Road – are designated in the Residential Rural category to recognize existing land uses until annexation by the city. This category will retain the capability for the city to determine urban uses, densities and layout upon future annexation.

Residential Suburban

Paso Robles URL

There are five Residential Suburban expansion areas outside of the city limits that are within the Paso Robles URL. The areas are characterized by scattered development of various intensities, many with moderate homes, some with orchards and gardens, and many with horse corrals and farm animals. The Residential Suburban designation generally corresponds to the city's Residential Suburban category in the Paso Robles Land Use Element. A limitation on the allowable density to 2.5 acres per parcel will be consistent with city policy for the ultimate urban density.

- **West Paso Robles.** The west Paso Robles Residential Suburban area is situated in the hilly areas adjacent to the city limits. This area is similar to the west Paso Robles Residential Rural area that has developed using the lot split process. It has a direct effect upon the city of Paso Robles in that water runoff causes local flood conditions. Future development of this area must not further contribute to downstream flooding. Access roads should be carefully graded on hillsides with common access driveways to eliminate unnecessary paving in steeper hillside areas. All development should conform to city development standards.

- **Jardine Road Area.** The second Residential Suburban area is the old Tract No. 7 subdivision, east of the Paso Robles Municipal Airport. The subdivision is primarily accessed by vehicles only. While roads are platted for the area, they have not been adequately developed except for Jardine Road, which is a County-maintained road through the center of the tract. The area is flat to gently rolling and has been developing with single family residences on the existing one and two acre lots. To prevent access problems from becoming intolerable, road improvements should be required before the issuance of building permits.

As the old lots continue to build-out there exists the potential for conflicts between domestic wells and the use of septic tanks on the small lots. As build-out occurs, consideration should be given to installing a community water supply system in order to avoid possible water supply/sewage disposal conflicts. Efforts should be made to form an assessment district to provide local funding for the development of a community water system and an adequate network of local roads.

The nearby Paso Robles Municipal Airport is vital to both the city's and the county's economy. It needs to be protected from conflicts with residential development. In order to minimize conflicts between airport operations and residential development and to avoid exacerbating potential water quality problems, second units are prohibited by the Land Use Ordinance.

- **South Vine Street.** The Residential Suburban areas south of Paso Robles and west of Highway 101 have direct access to South Vine Street paralleling the freeway. Slopes are moderate and should accommodate the allowed 2.5-acre density if clustered. Clustering or other techniques that achieve the same result as clustering will be important in order to use open space to buffer residential sites from nearby agricultural uses.

- **Rosemead Farms.** The Rosemead Farms Residential Suburban area south of Highway 46 is relatively flat and appropriate for estate sized suburban parcels. It should develop with an internal circulation system connecting all the suburban residential developments. Landscaping is desirable to lessen visibility of suburban residential uses and should also occur along lots and uses adjacent to commercial uses.

- **South Paso Robles.** The south Paso Robles Residential Suburban area is located on the south side of the city between the Southern Pacific Railroad tracks and River Road. It is generally level and is used for crop production. The western portion of the area lies within the Salinas River flood hazard area. Building within the flood hazard area should be avoided.

Public Facilities

Paso Robles URL

The Paso Robles District Cemetery is located within the Public Facilities category.

7.5 Land Use Programs

The following programs apply within the Paso Robles URL:

1. **Land Use Conversion.** Encourage continued residential rural, agricultural and other low density uses within the urban reserve line until annexation by the city of Paso Robles.

2. **Rosemead Farms Area.** The Planning and Public Works Departments should prepare an internal circulation plan to guide future land division.

Table 7-3: Schedule for Completing Land Use Programs - Paso Robles URL				
Program Title	**Responsible Agencies**	**Potential Funding[1]**	**Priority[2]**	**Timeframe[3] (years)**
Sensitive Resource Area (SRA)				
1. Land Use Conversion	Co. Planning, City of Paso Robles	No increase	High	On-going
2. Rosemead Farms Area	Co. Planning, Public Works, City of Paso Robles	N/A, grant	Low	3-5

Notes:

1. N/A in "Potential Funding" column means that the work would be performed by County staff as a part of the normal agenda of a County department. No special funding is required.
2. Priority listings are the relative importance within each timeframe: low, moderate, or high.
3. For Salinas River Sub-area Programs, timeframes are from the date of adoption of the Salinas River Area Plan Update (1/2/96).

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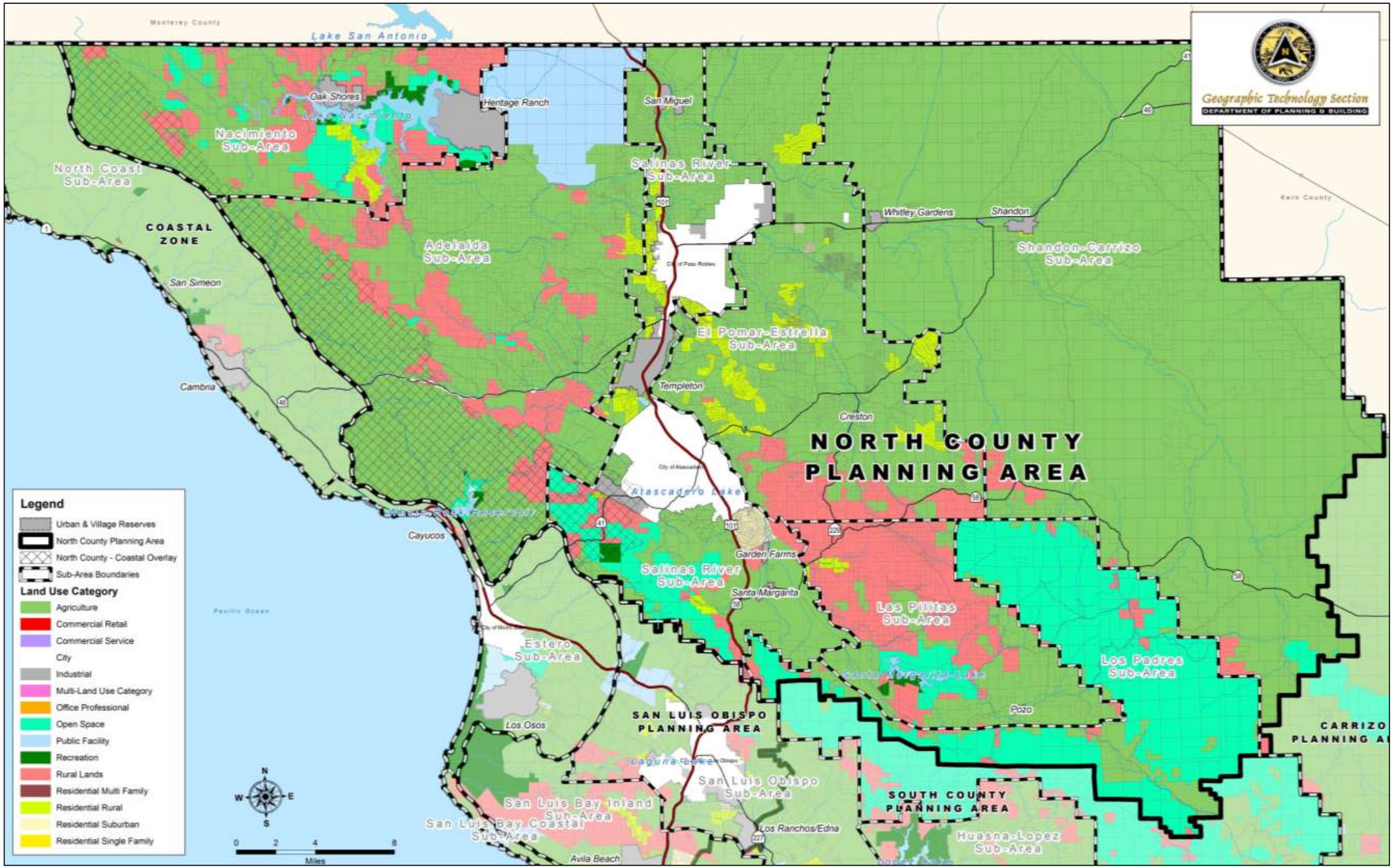
Geographic Technology Section
DEPARTMENT OF PLANNING & BUILDING
Monterey County
Lake San Antonio
Oak Shores
Lake Nacimiento
Heritage Ranch
San Miguel
Nacimiento Sub-Area
North Coast Sub-Area
COASTAL ZONE
Salinas River Sub-Area
Whitley Gardens
Shandon
Shandon-Carrizo Sub-Area
Kern County
Adelaida Sub-Area
San Simeon
El Pomar-Estrella Sub-Area
Templeton
Cambria
Creston
NORTH COUNTY PLANNING AREA
Atascadero Lake
Cayucos
Garden Farms
Salinas River Sub-Area
Santa Margarita
Las Pilitas Sub-Area
Pacific Ocean
Estero Sub-Area
Los Padres Sub-Area
Pozo
SAN LUIS OBISPO PLANNING AREA
Los Osos
CARRIZO PLANNING AREA
San Luis Obispo Sub-Area
SOUTH COUNTY PLANNING AREA
San Luis Bay Inland Sub-Area
San Luis Bay Coastal Sub-Area
Los Ranchos/Edna
Huasna-Lopez Sub-Area
Avila Beach
Legend
Urban & Village Reserves
North County Planning Area
North County - Coastal Overlay
Sub-Area Boundaries
Land Use Category
Agriculture
Commercial Retail
Commercial Service
City
Industrial
Multi-Land Use Category
Office Professional
Open Space
Public Facility
Recreation
Rural Lands
Residential Multi Family
Residential Rural
Residential Suburban
Residential Single Family
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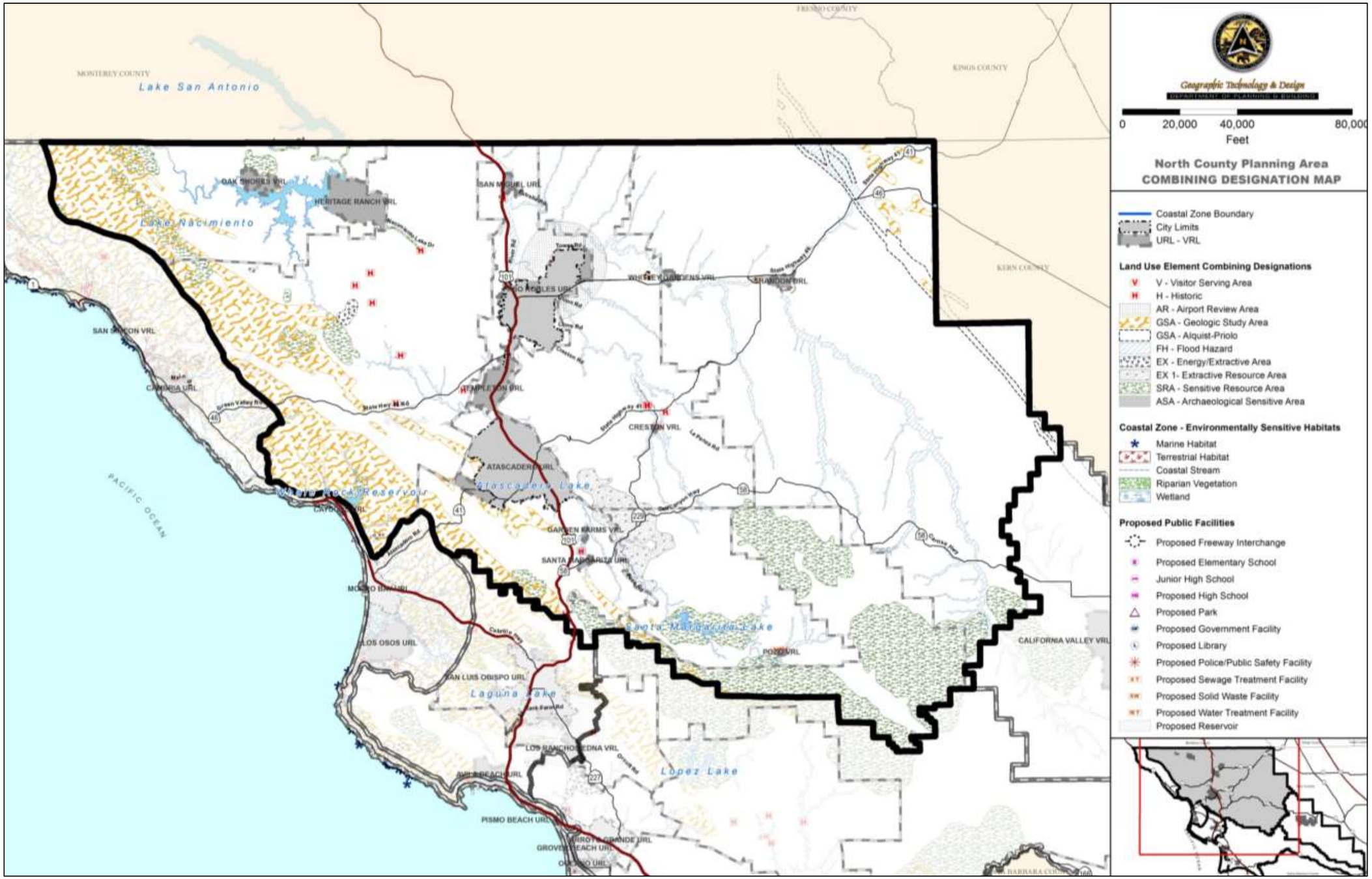
Geographic Technology & Design
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North County Planning Area
COMBINING DESIGNATION MAP
Coastal Zone Boundary
City Limits
URL - VRL
Land Use Element Combining Designations
V - Visitor Serving Area
H - Historic
AR - Airport Review Area
GSA - Geologic Study Area
GSA - Alquist-Priolo
FH - Flood Hazard
EX - Energy/Extractive Area
EX 1- Extractive Resource Area
SRA - Sensitive Resource Area
ASA - Archaeological Sensitive Area
Coastal Zone - Environmentally Sensitive Habitats
Marine Habitat
Terrestrial Habitat
Coastal Stream
Riparian Vegetation
Wetland
Proposed Public Facilities
Proposed Freeway Interchange
Proposed Elementary School
Junior High School
Proposed High School
Proposed Park
Proposed Government Facility
Proposed Library
Proposed Police/Public Safety Facility
Proposed Sewage Treatment Facility
Proposed Solid Waste Facility
Proposed Water Treatment Facility
Proposed Reservoir
MONTEREY COUNTY
KINGS COUNTY
KERN COUNTY
Lake San Antonio
Lake Nacimiento
OAK SHORES VRL
HERITAGE RANCH VRL
SAN MIGUEL URL
WHITLEY GARDENS VRL
BRANDON VRL
SAN SIMEON VRL
CAMBRIA URL
TEMPLETON URL
CRESTON VRL
ATASCADERO URL
Atascadero Lake
Nacimiento Reservoir
GARDEN FARMS VRL
SANTA MARGARITA URL
MORRO BAY URL
Santa Margarita Lake
POZO URL
CALIFORNIA VALLEY VRL
LOS OSOS URL
SAN LUIS OBISPO URL
Laguna Lake
LOS RANCHOS EDNA VRL
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GROVER BEACH URL
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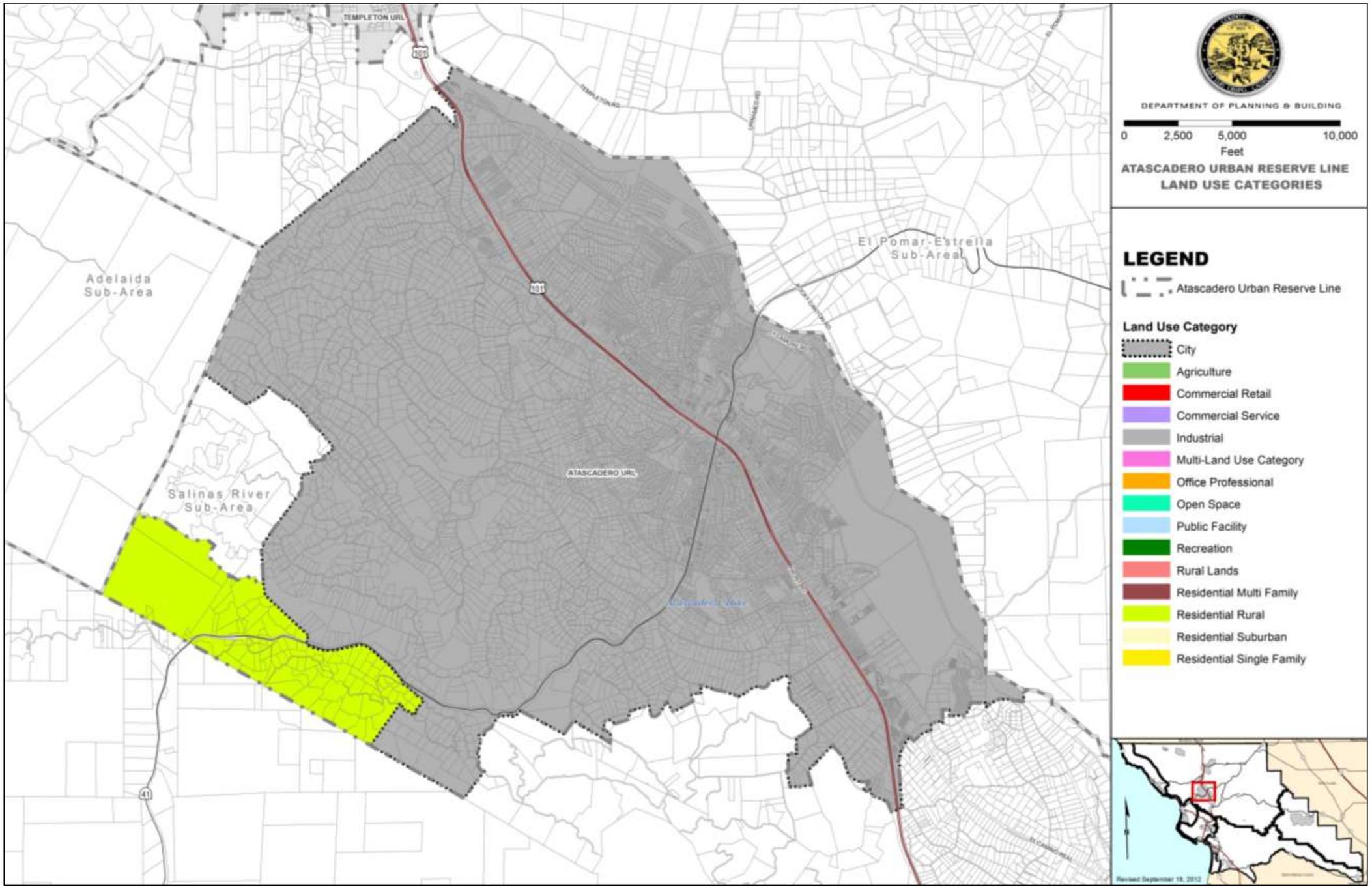

Atascadero URL Land Use Categories Map

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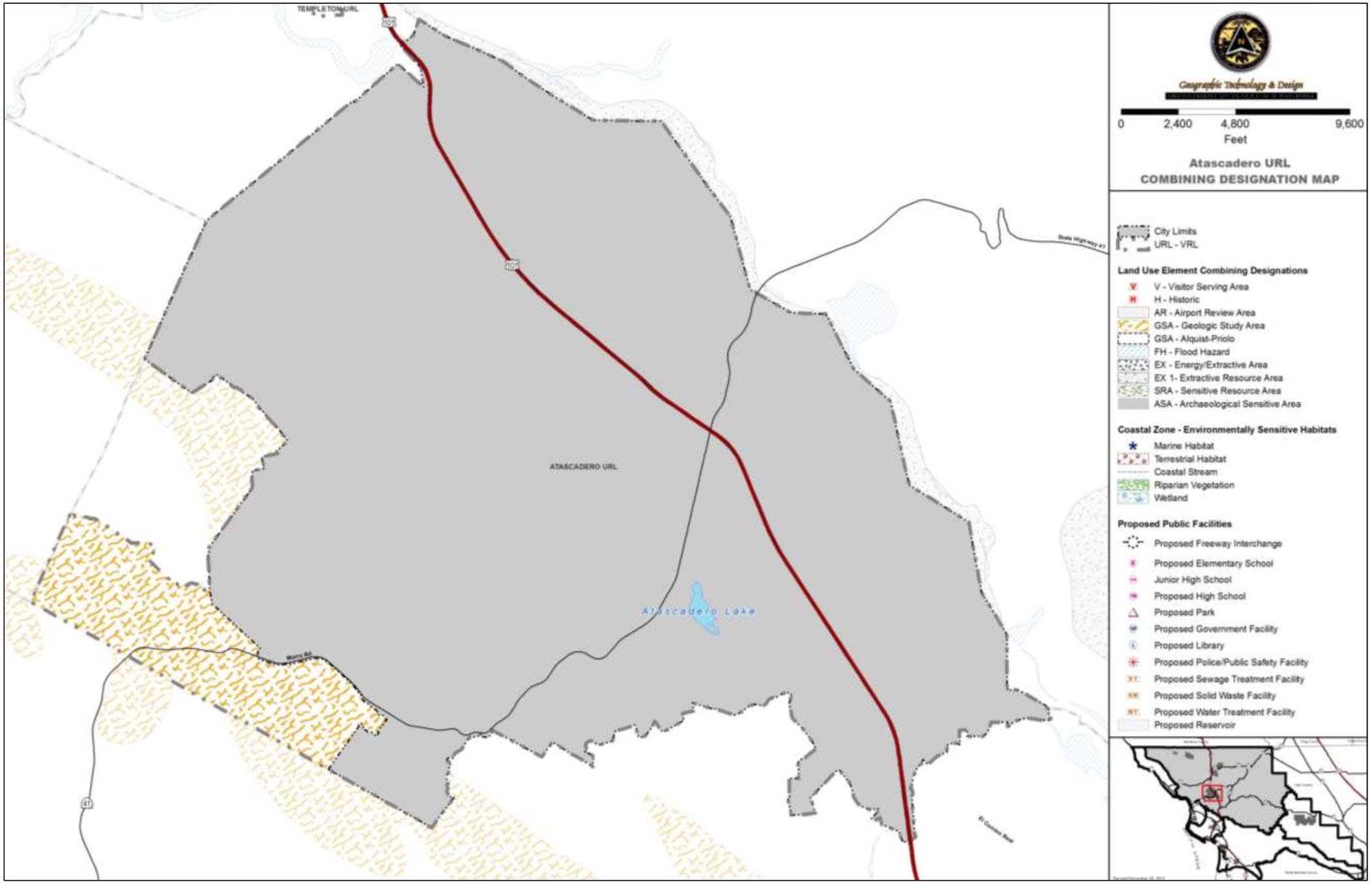

Atascadero URL Combining Designations Map

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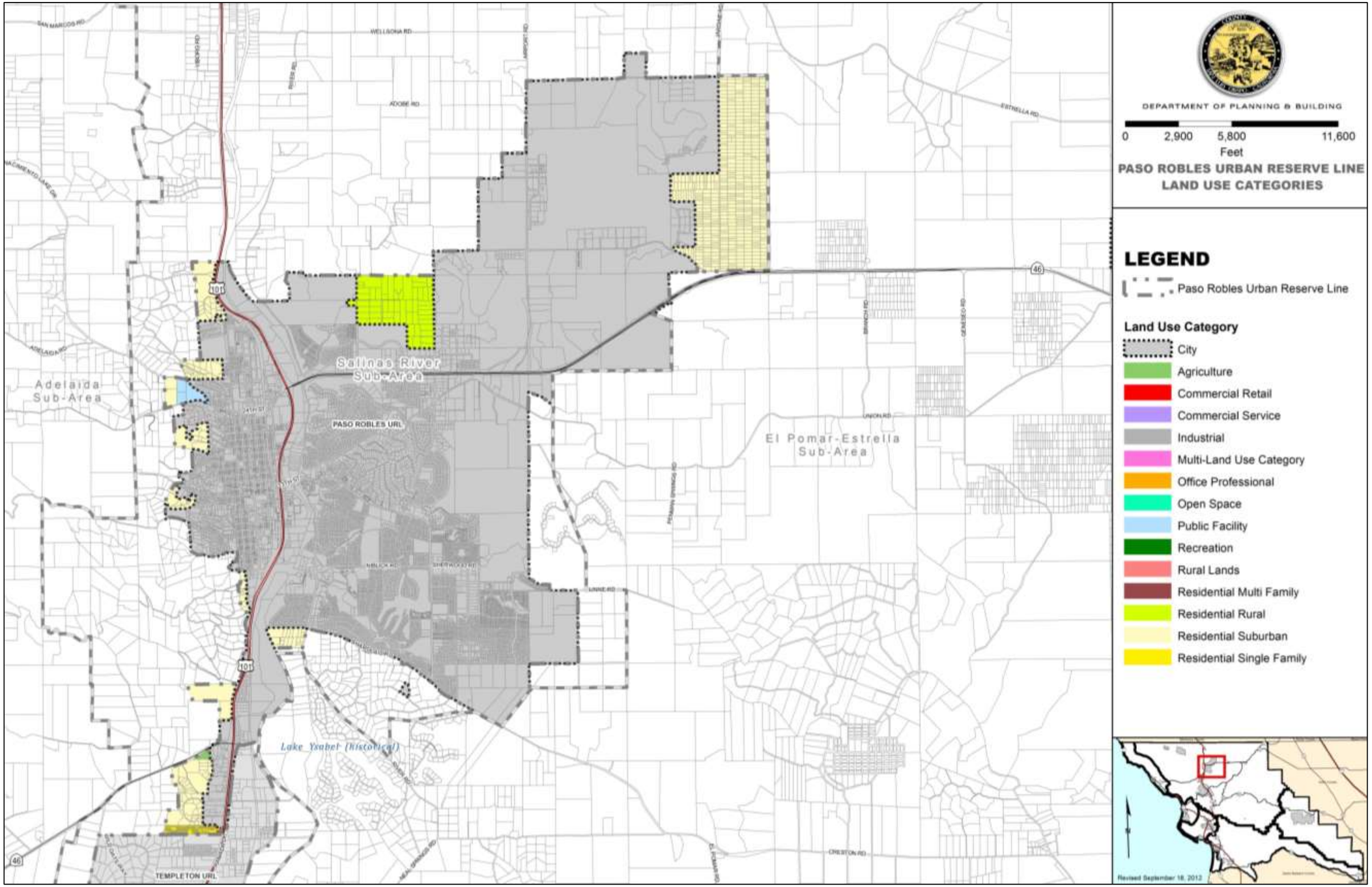

Paso Robles URL Land Use Categories Map

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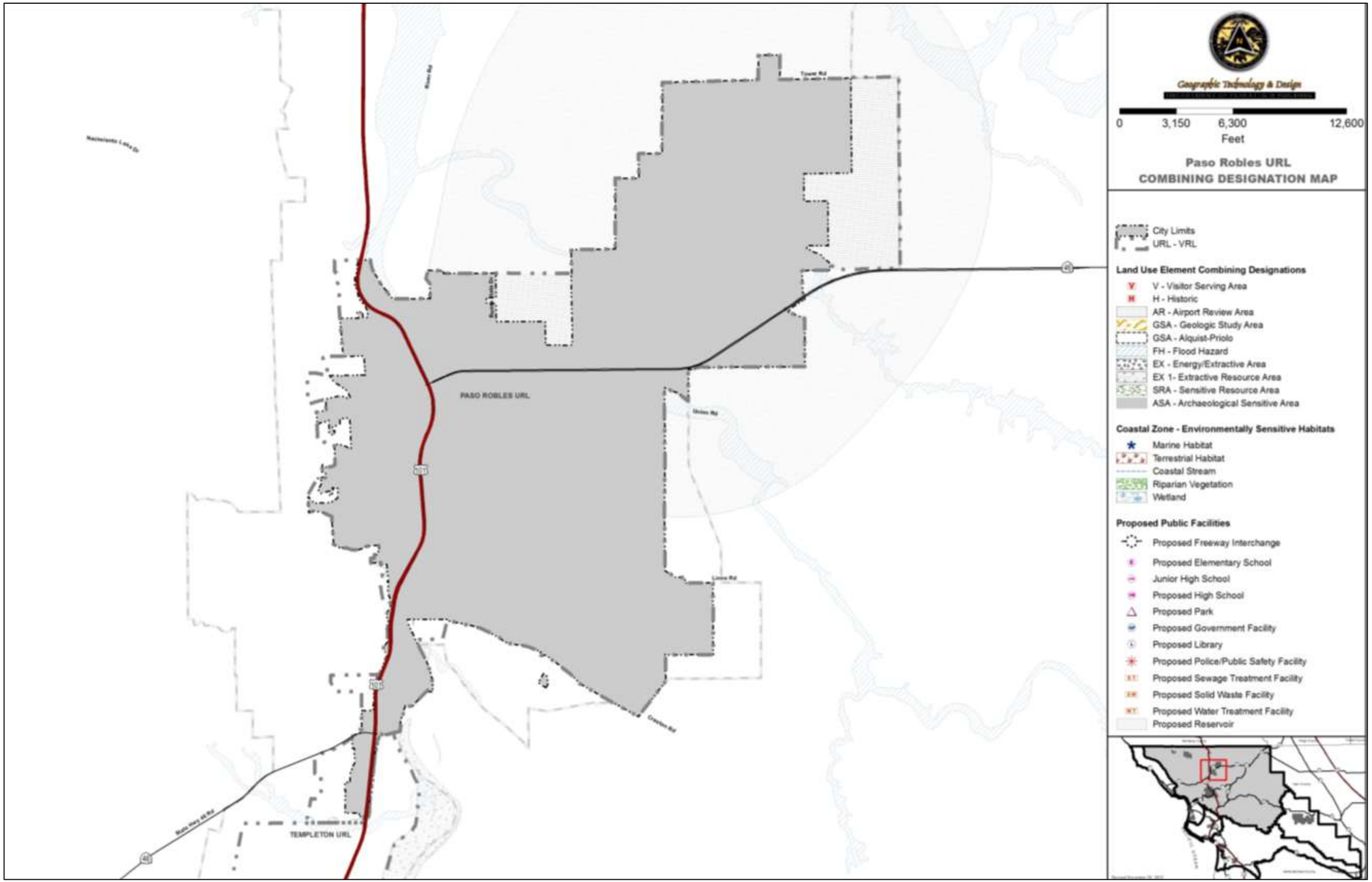

Paso Robles URL Combining Designations Map

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