North County Villages Plan
(Garden Farms, Pozo and Whitley Gardens)
[Planning Commission Recommended]

August 8, 2013

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Chapter 1: Introduction

1.1 Purpose

This North County Villages Plan establishes a vision for the future that will guide development over the next 20 years. This plan is for three of the six villages located in the North County planning area: Garden Farms, Pozo and Whitley Gardens. The villages of Heritage Ranch, Oak Shores and Creston each have separate plans.

1.2 Relationship to General Plan

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

The Framework for Planning (LUCE Part I) is the central policy document, while this plan contains programs more specifically applicable to the North County villages. In accordance with the Framework for Planning, allowable densities (intensity of land use) are established. In addition to the Framework for Planning, the North County Area Plan contains regional land use and circulation goals, policies, and programs that apply to the three villages of Garden Farms, Pozo and Whitley Gardens.

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

1.3 Features of the Plan

This plan describes County land use and transportation programs for a 20-year time frame in the villages of Garden Farms, Pozo and Whitley Gardens, including regulations also adopted in the Land Use Ordinance and Land Use Element. The three villages were previously part of three separate area plans. Garden Farms was included in the Salinas River area plan, Pozo was included in the Las Pilitas area plan and Whitley Gardens was included in the Shandon-Carrizo area plan. The information contained in this plan is taken from these three former area plans and is current as of the last major update or original adoption date of each area plan (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 LUCE. No changes have been made to reflect current conditions in the three villages.

Table 1-1: Former Area Plans- Date of Adoption or Major Update		
Village	**Former Area Plan**	**Date of Adoption or Major Update**
Garden Farms	Salinas River	January 2, 1996
Pozo	Las Pilitas	September 22, 1980
Whitley Gardens	Shandon-Carrizo	September 22, 1980

This plan includes the following major features:

Background Information

This plan provides information on land use, population, availability of resources and public services, and environmental characteristics. This information (current as of dates specified in Table 1-1) is the basis for many of the plan recommendations.

Policies, Programs and Standards

In addition to countywide policies in Framework for Planning, the North County Area Plan contains areawide land use and circulation policies affecting the villages of Garden Farms, Pozo and Whitley Gardens. These policies are implemented in the three villages through the recommended programs in Chapters 3, 5 and 6 of this plan and the standards in Article 9 (Las Pilitas, Salinas River, and Shandon-Carrizo Sub-area Standards) and Article 10 (Chapter 22.104 - North County Area Communities and Villages) of the Land Use Ordinance.

Proposed programs listed at the end of Chapters 3, 5 and 6 are non-mandatory actions that may be initiated by the County, communities, or other agencies to correct or improve local problems or conditions, and to otherwise help implement the goals and policies of the North County Area Plan. Since many recommended programs involve public expenditures, their initiation depends upon availability of funding. Areawide programs listed in the North County Area Plan may also affect the villages of Garden Farms, Pozo and Whitley Gardens.

Specific, mandatory development standards are included in Article 10 of the Land Use Ordinance (Chapter 22.104 - North County Area Communities and Villages) that address special conditions in communities and neighborhoods and help implement the goals and policies of the North County Area Plan. These standards address land use, public services, circulation, sensitive resources, and natural hazards (the latter two overlays are called "combining designations"). Article 9 of the Land Use Ordinance (Las Pilitas, Salinas River, and Shandon-Carrizo Sub-area Standards) includes areawide and regional development standards that may also affect the three villages covered in this plan. The standards provide criteria for detailed evaluation of development projects.

Resource Management

Chapter 3 describes the existing and future status of water supply, sewage disposal, schools, and other public services in the villages of Garden Farms, Pozo and Whitley Gardens. Included are estimates of population thresholds at which potential resource capacity problems may occur. Chapter 6 includes descriptions of historic resources. While this plan focuses on public facilities, services, and resources within the villages of Garden Farms, Pozo and Whitley Gardens, the North County Plan addresses these topics on a regional scale.

Area Plan Maps

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

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

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

1.4 Setting

The three villages covered by this plan are disbursed across the North County planning area. The village of Garden Farms is located immediately south of Atascadero Colony and west of El Camino Real. The village of Pozo consists of approximately 42 acres along Pozo Road in an agricultural area originally known as San Jose Valley. The village of Whitley Gardens is a suburban residential settlement located on a relatively flat plain alongside Highway 46 adjacent to the Estrella River. Situated midway between Shandon and Paso Robles, it occupies about 606 acres.

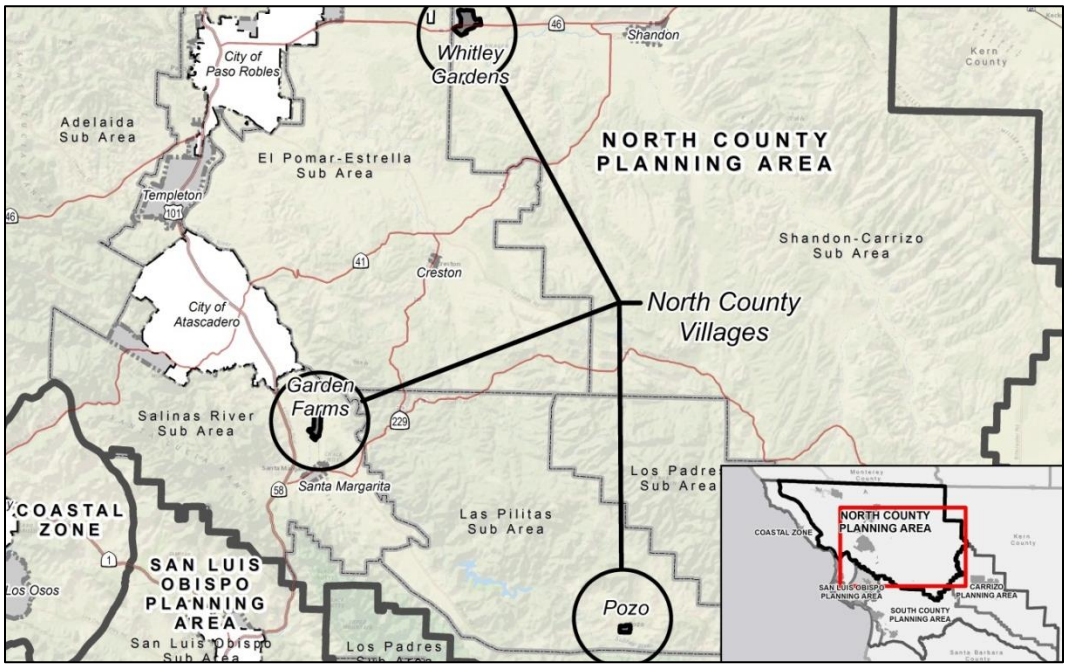

Figure 1-1: Regional Map

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Chapter 2: Population and Economy

2.1 Population

This chapter focuses on the population of Whitley Gardens and is current as of the last major update to the Salinas River Area Plan (1996). Due to the small number of people in Garden Farms and Pozo, the former Salinas River and Las Pilitas area plans did not include population and economic data for those village areas. A more comprehensive discussion on regional economic and population trends affecting the villages is included in the North County Area Plan.

Whitley Gardens has a current population of less than 200, and potential growth to several times that population. The community is an outlying suburban area valued by residents for its rural setting and surrounding farmlands. Table 2-1 shows the total absorption capacity for the various land use categories in Whitley Gardens.

Table 2-1: Absorption Capacity - Whitley Gardens

Land Use Categories	Potential Population
Agriculture	-
Rural Lands	12
Residential Suburban	1,060
ABSORPTION CAPACITY	**1,072**
Existing Population	176
POTENTIAL ADDED POPULATION	**896**

Economy

The economy of the individual villages is intertwined with and, in many ways, inseparable from the economy of the larger North County region. The North County Area Plan (LUCE Part II) describes the North County economy and establishes regional economic goals. The achievement of these goals will depend on the cooperation of all North County communities, including the villages.

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Chapter 3: Public Facilities, Services, and Resources

3.1 Introduction

Chapter 3 provides a description of public facilities, services and basic resources within the villages of Garden Farms, Pozo and Whitley Gardens. It identifies capacities and compares them with current and projected demand levels, based on 1980 and 1996 information. It then identifies appropriate program options that the County might use to deal with current and potential deficiencies. In addition, this chapter identifies programs for improving our basic understanding of existing and potential resources.

NOTE: This chapter describes service levels and available resource capacities as of the last major update to the applicable former area plans (refer to Table 1-1). More recent data on resource and service levels is available in the County's Resource Summary Report, which is updated every two years.

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

In addition to the discussion in this chapter, the North County Area Plan describes regional facilities and services that are not necessarily based in the villages of Garden Farms, Pozo and Whitley Gardens but are available to North County residents. The Area Plan also describes natural resources and environmental characteristics in the larger North County region, including geological resources, groundwater, soils and agriculture, biological resources, visual resources, and air quality.

3.2 Status of Public Facilities, Services, and Resources

Garden Farms

Water Supply

The Garden Farms Water District is an independent county services district governed by its own board of directors. It has provided water service to the area since 1955. The district is empowered to provide other services, but presently has no plans to do so. The district's service area is illustrated in Figure 3-1.

The district's water system pumps from three wells which together produce 260 gallons per minute. Capacity is reduced in years of below-average rainfall.

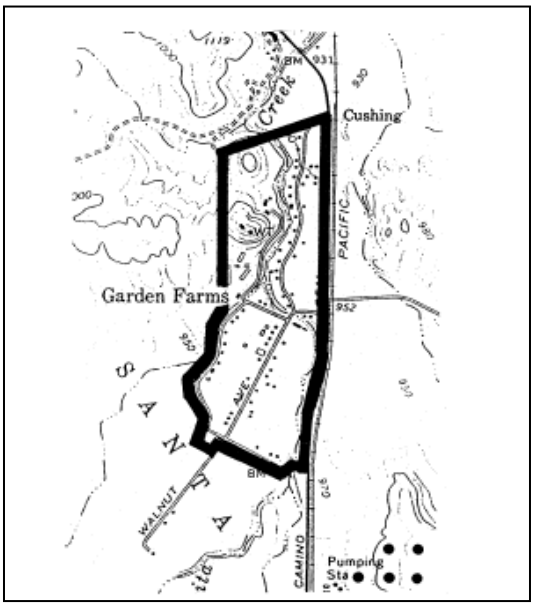

Figure 3-1: Garden Farms Water District

The dependable yield of the district's water supply is unknown. It is anticipated that Garden Farms' water supply will be addressed in the Paso Robles groundwater basin update, to begin in 1996 or 1997.

Water quality associated with septic system encroachment on well sources remains a concern, but, to date, no problems have been recorded.

Due to system age and past neglect, the water district has begun gradual improvement of the delivery system. This will improve the existing system only; any significant increase in demand will require expansion of the delivery system.

Sewage Disposal

Garden Farms currently has on-site septic systems. There have been no major septic system failures recorded in this area even though the soil in Garden Farms has a slow percolation capacity and the town is subject to flooding.

Fire Protection

Garden Farms receives its fire protection from CDF/County Fire, Parkhill Fire Station, located east of Santa Margarita. Response times range from 10-12 minutes.

Drainage

Garden Farms experiences problems similar to Santa Margarita and has been flooded by Santa Margarita and Yerba Buena Creeks. However, there is currently no County flood control zone of benefit in place to deal with the resolution of flooding problems.

Whitley Gardens

Water Supply

Water for Whitley Gardens is provided by the Green River Mutual Water Company. The distribution system was installed in the 1920s and is undersized for existing development. Storage capacity may not be adequate to meet fire flow requirements for significant new development, though flow rates from new or existing wells may be sufficient.

Sewage Disposal

Whitley Gardens is served by on-site septic systems.

Solid Waste Disposal

Successful refuse disposal practices include direct haul by residents and private garbage companies to disposal sites. Residents in Whitley Gardens have garbage pickup available. Residents use the Paso Robles landfill near Highway 46 and Whitley Gardens.

Police Service

Whitley Gardens is serviced by the County Sheriff. Response times are generally poor. The California Highway Patrol also patrols most of the major rural roads.

Fire Protection

Fire protection is provided by the California Division of Forestry (CDF) with a fire station in Shandon. Rural fire protection is judged to be generally adequate for the future anticipated growth.

Emergency Medical Service

Ambulance service is provided by private ambulance service in Paso Robles. Response time is poor.

Schools

Whitley Gardens is in the Paso Robles Unified School District. There is an elementary school in the village area. The school is presently adequate to serve existing rural agricultural school populations. Future development of existing undeveloped rural subdivisions could lead to overburdened school facilities and require expansion.

Human Services

All human services (mental health, welfare, etc.) are provided outside of the community.

Pozo

Due to the relatively small population within the Pozo village reserve line, the discussion of public facilities, services and resources is not specific to that area, but instead refers to the Las Pilitas sub-area of the North County Area Plan.

Water Supply

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 North County planning area as well as the city of San Luis Obispo. The lake will not supply the Las Pilitas sub-area. Remaining portions of the Las Pilitas sub-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.

Sewage Disposal

The entire area relies on septic tanks for sewage disposal. This method should continue to be satisfactory for anticipated levels of development. As development occurs adjacent to the entrance to Santa Margarita Lake, special care must be taken that septic tank leach fields do not pollute drainage courses leading to the lake.

Solid Waste Disposal

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.

Police and Fire Protection

The entire area is served by the Sheriff's Department substation in Atascadero. Fire protection is provided in the Las Pilitas sub-area by both the California Department of Forestry (CDF) and the U.S. Forest Service. The CDF has primary responsibility for private lands outside Las Padres National Forest. The CDF Santa Margarita Station on Park Hill Road east of Highway 58 serves the entire sub-area. The 15 minute response area of that station includes Park Hill and Santa Margarita/Pozo Roads, to about three miles south of Santa Margarita Lake. CDF can reach most remaining portions of the sub-area within 30 minutes; however, the rugged, more remote areas north and east of Santa Margarita Lake and at the southeasterly edge of the sub-area have response times from 30 to 60 minutes. Responses in excess of 15 minutes provide little possibility for saving a structure; response times of 60 minutes could mean disaster in steep, chaparral covered areas.

The Forest Service Station at Pozo and CDF air tankers from Paso Robles Airport are also available if needed.

Emergency Medical Services

Ambulance service is provided from the adjacent Salinas River sub-area. Emergency hospital service is provided at Twin Cities Community Hospital west of Templeton. The Sheriff's Department is also available if needed.

Human Services

Counseling, mental health, welfare, and family planning services are in Paso Robles, Atascadero and San Luis Obispo.

Schools

The entire Las Pilitas sub-area is within the Atascadero Unified School District. Elementary students travel to Santa Margarita or Creston, and high school students travel to Atascadero. No new schools are envisioned within the sub-area due to the low projected population.

Library

The County branch library system includes a library in a small temporary structure in Pozo. A major branch County library is also located in Atascadero. The branch library is expected to relocate at the old Pozo school building when the present restoration project is completed.

Recreation Services

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.

3.3 Community Service Programs

"Programs" are specific non-mandatory actions or policies recommended by the Land Use Element to achieve community or areawide objectives identified in this community plan. The implementation of each LUE program is the responsibility of the County or other public agency identified in the program itself.

Because programs (some of which include special studies) are recommended actions rather than mandatory requirements, implementation of any program should be based on consideration of community needs and substantial community support for the program and its related cost.

NOTE: In addition to the programs listed here, the North County Area Plan contains regional programs that may also affect the villages of Garden Farms, Pozo and Whitley Gardens.

The following public service programs apply in the villages as specified.

Solid Waste Disposal

1. **Collection Stations – Pozo.** The County should establish rural container collection stations in the Pozo village area.

Water Supply

2. **Whitley Gardens Water System.** The Green River Mutual Water Company should upgrade the Whitley Gardens water storage and distribution system.

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Chapter 4: Land Use

4.1 Introduction

This chapter discusses land use issues affecting the villages of Garden Farms, Pozo and Whitley Gardens. The Land Use Element official maps separate the villages into land use categories, which define regulations for land uses, density and intensity of use. No land use programs are established specifically for the villages; however, the North County Area Plan includes programs that recommend actions by the County or other agencies to address land use and growth-related issues in the rural portions of the planning area.

4.2 Land Uses Categories

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

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

Table 4-1 summarizes the land use category acreages for each village.

Table 4-1: Land Use Category Acreage

Land Use Categories	Garden Farms	Pozo	Whitley Gardens
Agriculture	-	-	-
Rural Lands	-	-	-
Recreation	-	-	-
Open Space	-	-	-
Residential Rural	-	-	42
Residential Suburban	164	39	560
Residential Single Family	-	-	-
Residential Multi-Family	-	-	-
Office and Professional	-	-	-
Commercial Retail	1	1	-
Commercial Service	-	-	-
Industrial	-	-	-
Public Facilities	2	2	4
Dalidio Ranch	1	1	-
Total	**167**	**42**	**606**

The following section discusses land use within each of the villages included in this plan.

Garden Farms

Garden Farms is immediately south of Atascadero Colony and west of El Camino Real. The predominate land use is small acreage suburban lots. Its village character is evident in narrow, beautiful tree-lined streets and older styles of architecture. Nearly built-out, the community should continue to provide local facilities as needed and preserve its hobby farm qualities. As a suburban community, its linkage to adjacent areas is important.

Residential Suburban

Almost the entire village area is designated Residential Suburban. This category will preserve the original "hobby farm" character of the village that is desired by the residents.

Commercial Retail

To fit with the character of the village, the small commercial area should contain a country market to supply convenience goods to the residents of Garden Farms. Curbs, gutter and sidewalks need not be required but points of entrance and exit should be clearly marked, along with landscaping to buffer adjacent uses and El Camino Real.

Pozo

Pozo consists of approximately 42 acres along Pozo Road in an agricultural area originally known as San Jose Valley. The land use categories in Pozo are listed together with their acreages in the table below. Early descriptions of the area noted its scenic beauty, productive agricultural land and apparently ample water supplies. In the 1870's, area farms ranged from 160 to 640 acres, with wheat being the primary crop.

Pozo (in Spanish means a well or hole) was the way of describing the physical characteristics of the area, i.e., San Jose Valley surrounded by mountains. This name was chosen as the name for the first post office established in the area in 1881. The town of Pozo was platted and recorded in 1922 and called for creating 192 lots, most of which are about 8,400 square feet. The plat map also designated a school site and a civic center site. All the town streets were dedicated to public use. However, they have never been developed, and the offer of dedication has never been accepted by the county Board of Supervisors. The lots on the northerly and easterly edge of the village were created separately from the townsite subdivision.

The village contains very few improvements: a few residences, U.S. Forest Service fire station, the Pozo library and the historic Pozo Saloon. Water supply is by individual wells, sewage disposal is by septic tanks, and these methods should prove adequate for the future. The village should develop as a Residential Suburban area, but with the minimum building site required to be large enough to accommodate both a well and septic tank system on each parcel. It is expected that minimal development will occur. The Pozo Saloon is an attraction to both visitors and residents of the area and is expected to remain so. If commercial expansion is to occur in Pozo it should be in conjunction with the saloon and be confined to only meeting daily needs.

The U.S. Forest Service station is expected to remain at its present location. Through volunteer citizen efforts the old Pozo school is being renovated and converted into a community meeting center, possibly including the Pozo library.

Whitley Gardens

Residential Rural

The Residential Rural category is applied to the top of the plateau overlooking Estrella Creek, on the west side of Whitley Gardens Drive north of Highway 46. This area contains a few existing 2.5 acre lots, but unsubdivided portions of this strip should be held to lower densities. The steepest slopes between the plateau and creek form the boundary between the village reserve area and adjacent agricultural lands.

Residential Suburban

Most of Whitley Gardens is divided into one to 10 acre lots, which characterized the village as a suburban residential area. Growth in the area will likely be slow. The area should be encouraged to continue in agriculture in appropriately suited locations. Land divisions to full suburban densities should be discouraged because there is an inadequate water supply system. Current development reflects its distant location, and there remains an adequate area for additional development at the proposed density.

4.3 Land Use Programs

No land use programs have been established for Garden Farms, Whitley Garden and Pozo. Refer to the North County Area Plan for a discussion of regional programs that could affect these three villages.

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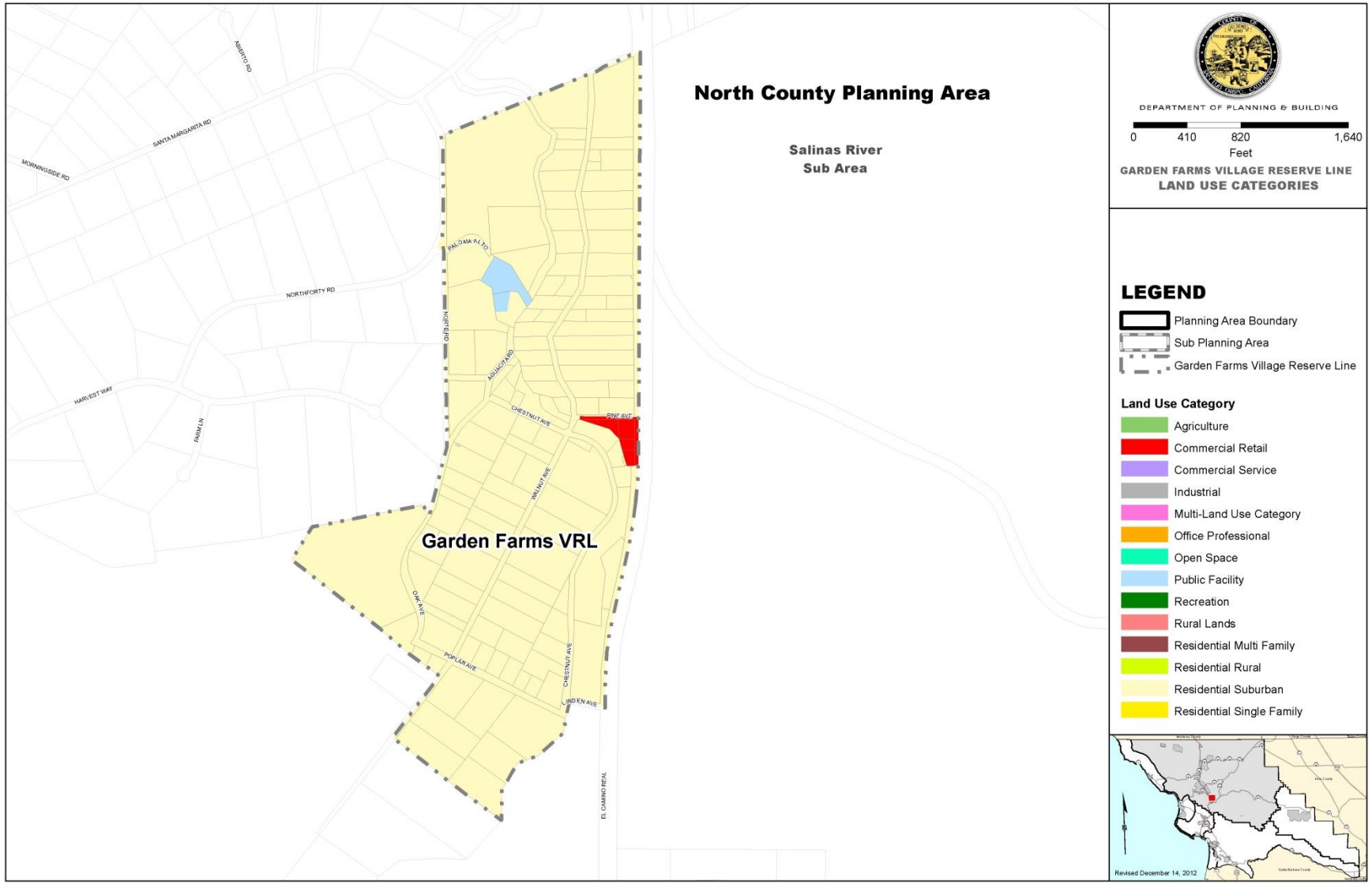
North County Planning Area
Salinas River
Sub Area
Garden Farms VRL
DEPARTMENT OF PLANNING & BUILDING
0
410
820
1,640
Feet
GARDEN FARMS VILLAGE RESERVE LINE
LAND USE CATEGORIES
LEGEND
Planning Area Boundary
Sub Planning Area
Garden Farms Village Reserve Line
Land Use Category
Agriculture
Commercial Retail
Commercial Service
Industrial
Multi-Land Use Category
Office Professional
Open Space
Public Facility
Recreation
Rural Lands
Residential Multi Family
Residential Rural
Residential Suburban
Residential Single Family
Revised December 14, 2012
ALBERTO RD
SANTA MARGARITA RD
MORNINGSIDE RD
NORTHFORTY RD
HARVEST WAY
PARKA LN
NORTEFIO
PALO MA ALTO
AGUACATE RD
CHESTNUT AVE
PINE AVE
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OAK AVE
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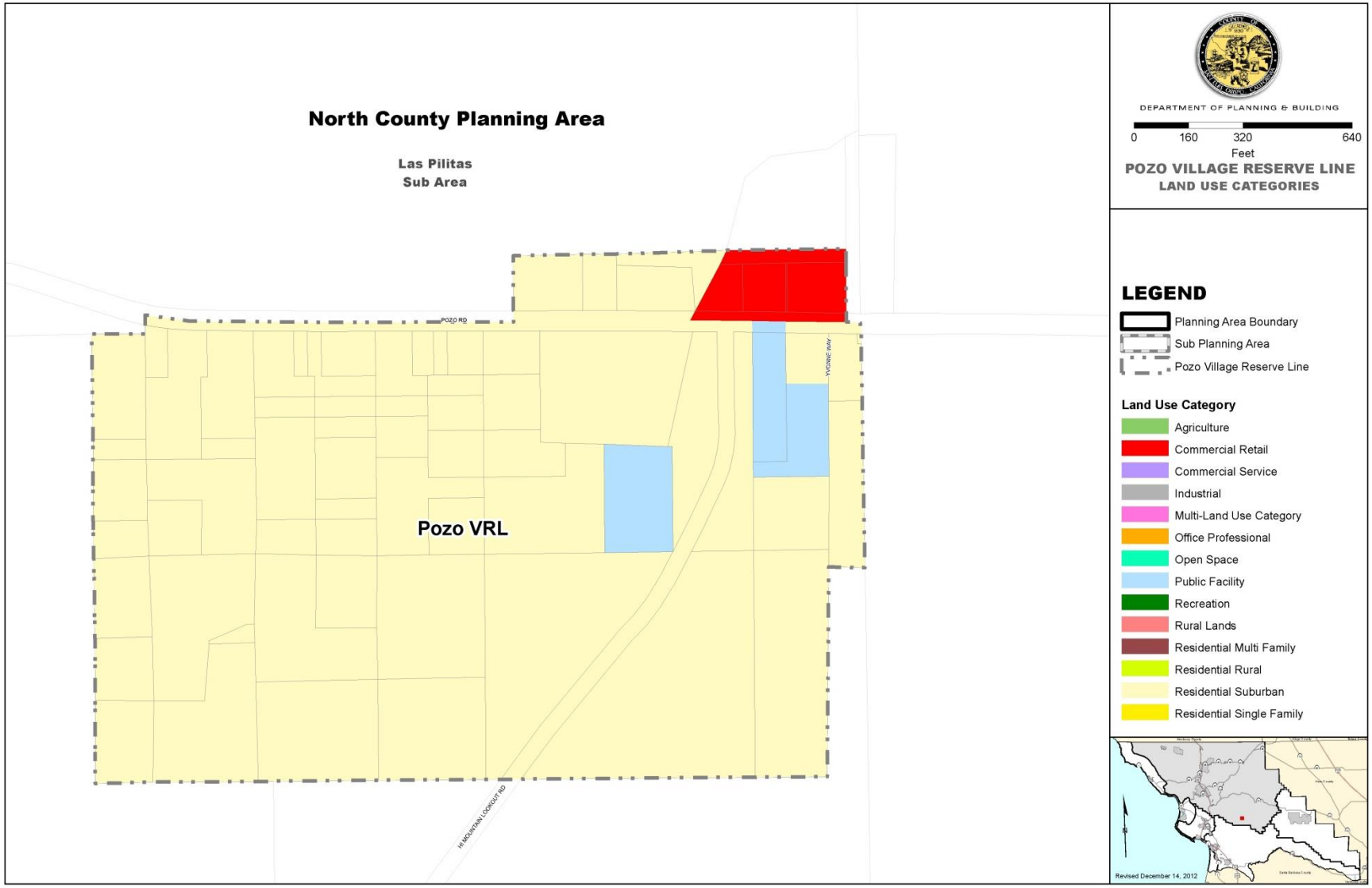
North County Planning Area
Las Pilitas
Sub Area
POZO RD
YVONNE WAY
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Residential Suburban
Residential Single Family
Revised December 14, 2012

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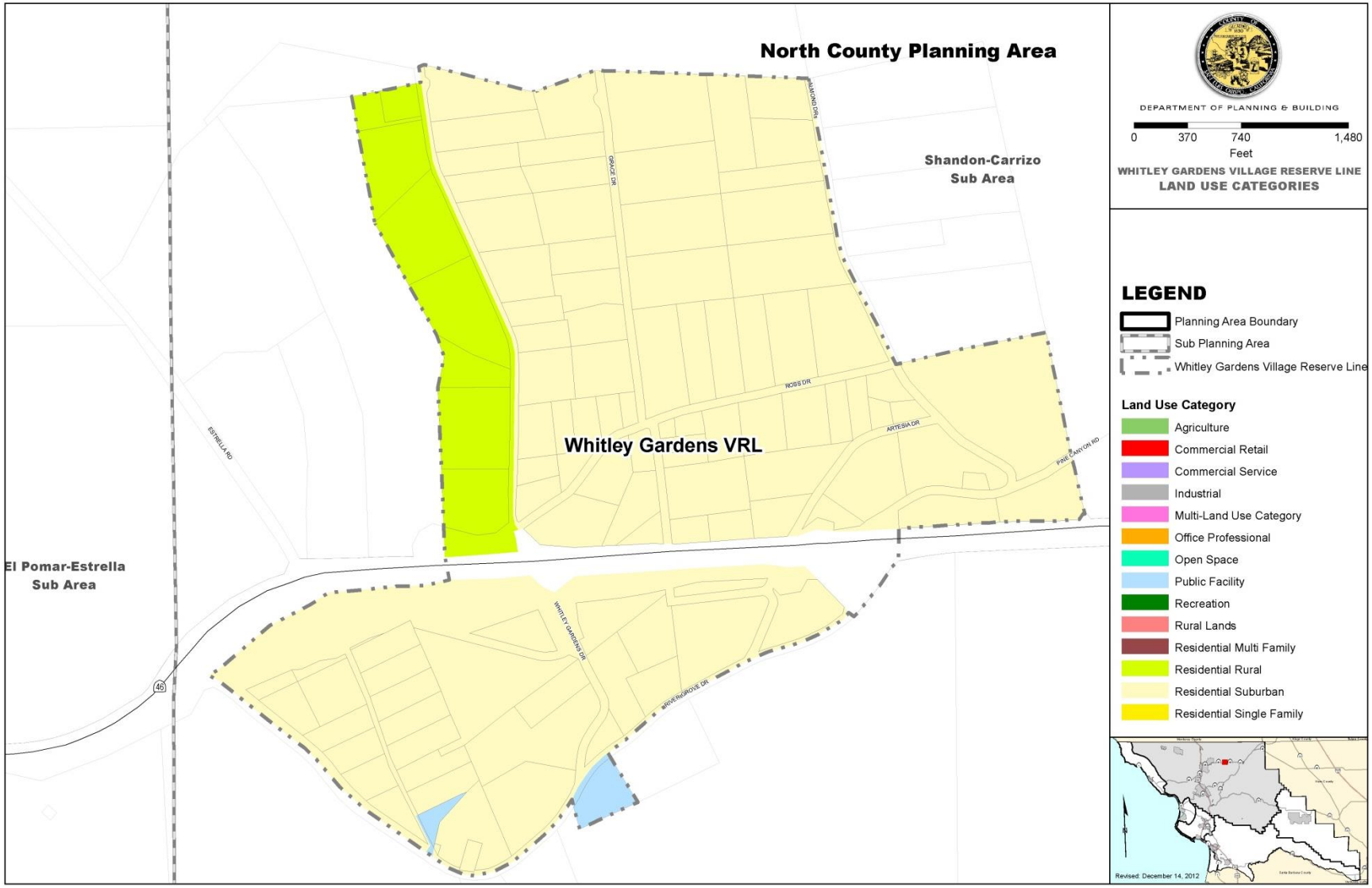
North County Planning Area
Shandon-Carrizo
Sub Area
Whitley Gardens VRL
El Pomar-Estrella
Sub Area
GRACE DR
ROSS DR
ARTESIA DR
PINE CANYON RD
ESTRELLA RD
WHITLEY GARDENS DR
RIVERGROVE DR
46
DEPARTMENT OF PLANNING & BUILDING
0
370
740
1,480
Feet
WHITLEY GARDENS VILLAGE RESERVE LINE
LAND USE CATEGORIES
LEGEND
Planning Area Boundary
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Land Use Category
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Open Space
Public Facility
Recreation
Rural Lands
Residential Multi Family
Residential Rural
Residential Suburban
Residential Single Family
Revised: December 14, 2012

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Chapter 5: Circulation Element

This chapter is the Circulation Element for the villages of Garden Farms, Pozo and Whitley Gardens. It reflects the countywide goals and policies in Framework for Planning (LUCE Part I) and regional goals and policies in the North County Area Plan (LUCE Part II). The circulation maps at the end of this chapter show the existing road network and planned road improvements within each of the North County villages addressed in this plan.

The Regional Transportation Plan, which is prepared by the San Luis Obispo Council of Governments (SLOCOG), is a relevant source document with a countywide perspective and more technical information on transportation. It contains goals and objectives for state highways, major local routes of significance, alternative transportation modes and strategies for transportation system and demand management. The Congestion Management Plan, which is adopted by SLOCOG, has policies for integrating land use planning and transportation planning. These documents, along with the Clean Air Plan as well as supporting technical studies, provide input to making decisions on transportation projects, as illustrated in Figure 5-1.

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

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

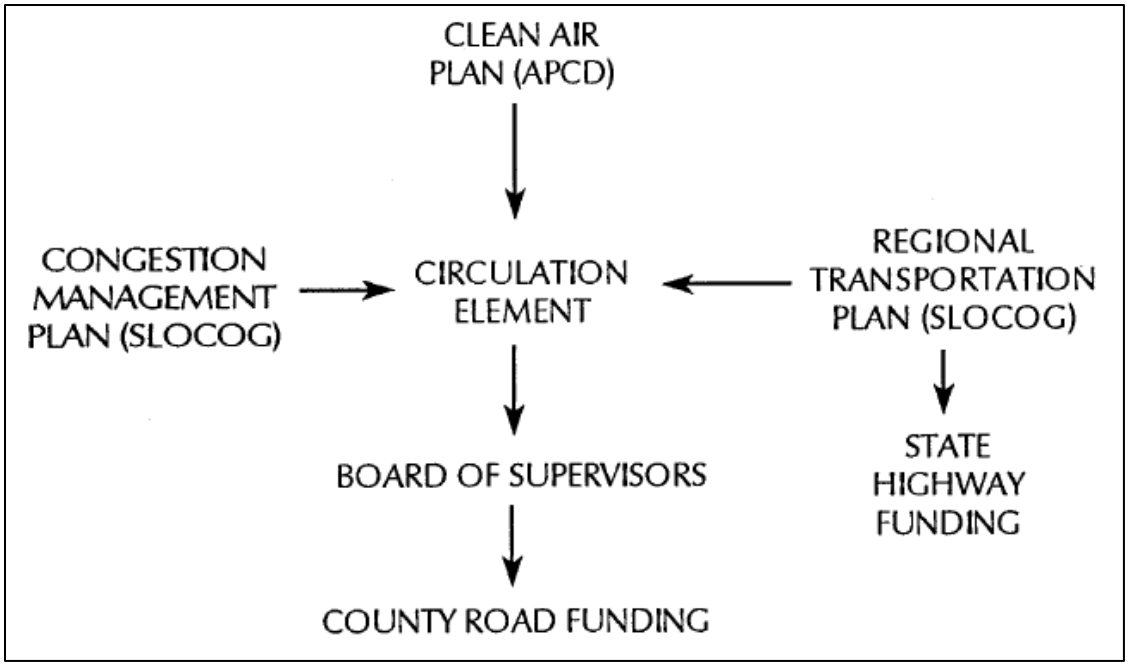


Figure 5-1: Circulation Element

5.1 North County Circulation Issues and Objectives

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

5.2 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. 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.

Refer to the North County Area Plan for a discussion of the roads in and around the three villages of Garden Farms, Whitley Gardens and Pozo.

5.3 Other Means of Transportation

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

Public Transit

The North County Area Plan describes the benefits of public transit and the current needs and planned improvements for the North County's public transit system. It also contains policies that encourage and guide transit oriented development (TOD) in the North County's urban reserve areas. These policies are implemented by area-wide TOD standards in Article 10 of the LUO.

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.

Bikeways

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

Trails

Proposed equestrian and hiking trails are shown in the County Parks and Recreation Element.

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.

5.4 Circulation Programs

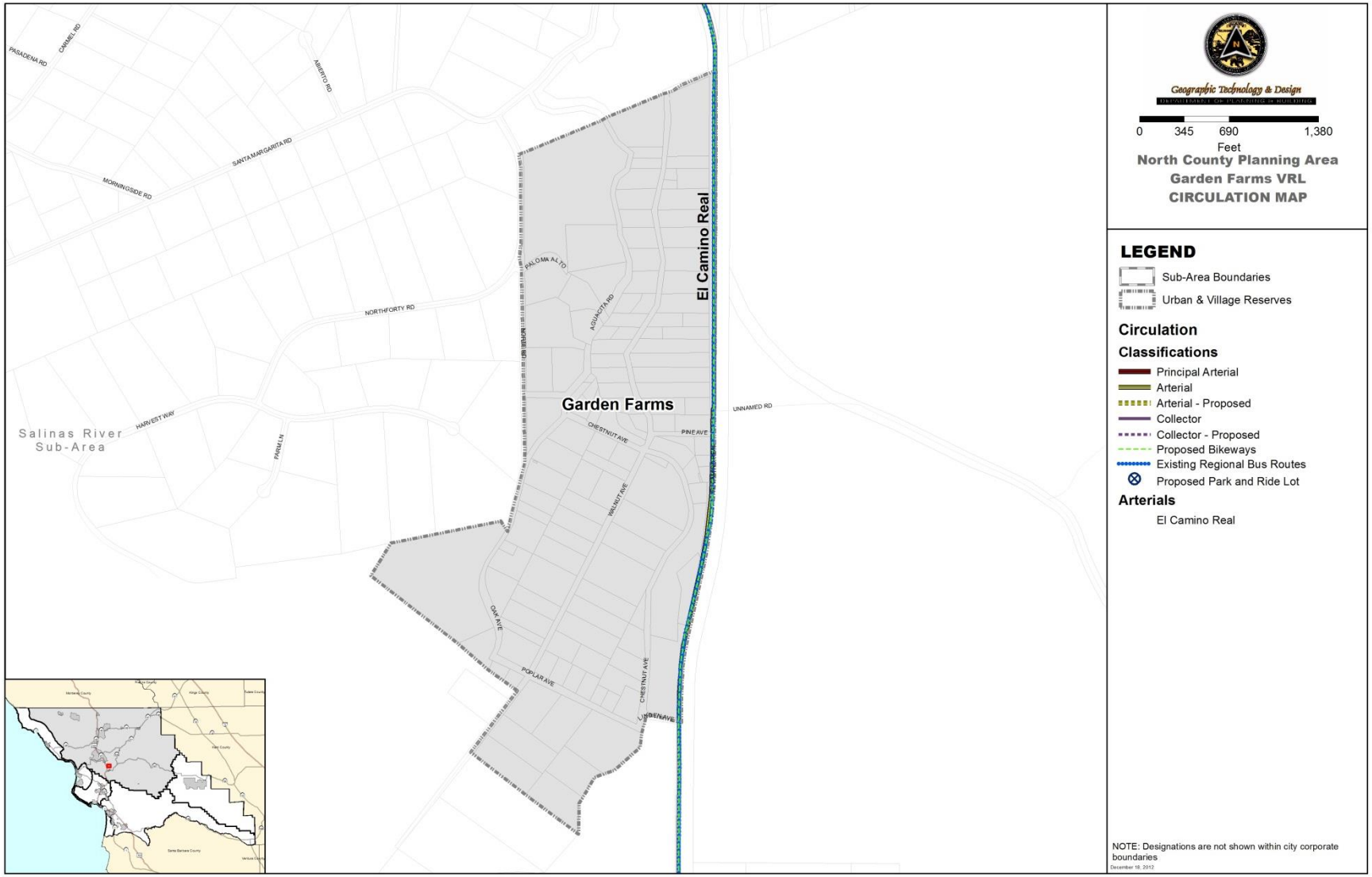
"Programs" are specific non-mandatory actions or policies recommended by the Land Use Element to achieve the goals and objectives identified in this plan. The implementation of each LUE program is the responsibility of the County or other public agency identified in the program itself. Because programs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

NOTE: In addition to the programs listed here, the North County Area Plan contains regional programs that may also affect each of the villages discussed in this plan.

Whitley Gardens

The following program addresses circulation issues in the Whitley Gardens village area.

1. **Highway 46 Access.** The County Public Works Department should work with property owners and Caltrans to negotiate an agreement to remove undedicated potential access to Highway 46 from River Road, Grace Drive and Artesia Drive.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North County Planning Area
Garden Farms VRL
CIRCULATION MAP
LEGEND
Sub-Area Boundaries
Urban & Village Reserves
Circulation
Classifications
Principal Arterial
Arterial
Arterial - Proposed
Collector
Collector - Proposed
Proposed Bikeways
Existing Regional Bus Routes
Proposed Park and Ride Lot
Arterials
El Camino Real
NOTE: Designations are not shown within city corporate boundaries
December 18, 2012
El Camino Real
Garden Farms
Salinas River Sub-Area
PASADENA RD
CARMEL RD
ARBETO RD
SANTA MARGARITA RD
MORNINGSIDE RD
NORTHFORTY RD
HARVEST WAY
PARK LN
PALOMA ALTO
AGUACITA RD
CHESTNUT AVE
PINE AVE
WALNUT AVE
OAK AVE
POPLAR AVE
LINDEN AVE
UNNAMED RD

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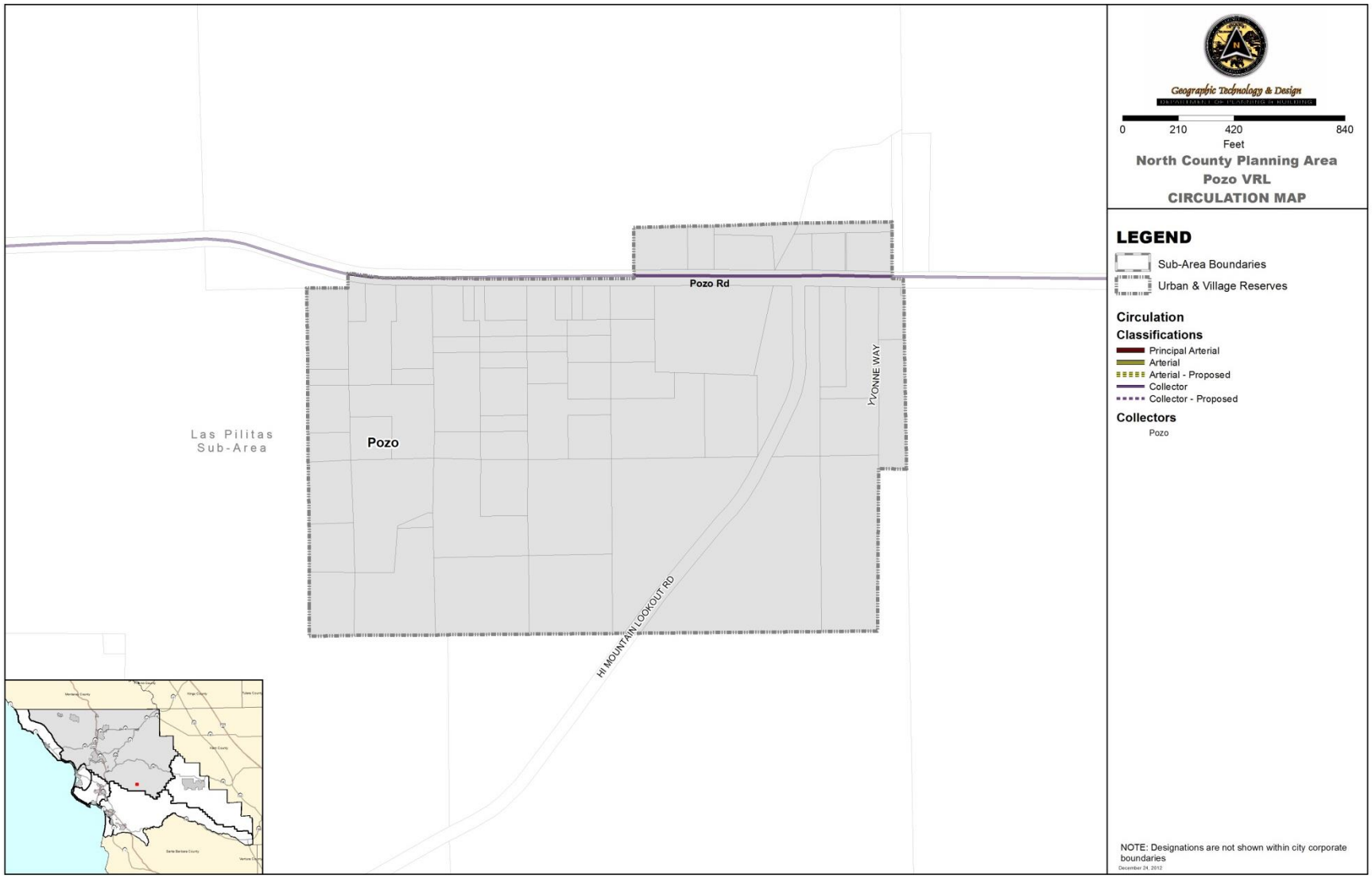
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North County Planning Area
Pozo VRL
CIRCULATION MAP
LEGEND
Sub-Area Boundaries
Urban & Village Reserves
Circulation
Classifications
Principal Arterial
Arterial
Arterial - Proposed
Collector
Collector - Proposed
Collectors
Pozo
NOTE: Designations are not shown within city corporate boundaries
December 24, 2012
Pozo Rd
Pozo
Las Pilitas
Sub-Area
YVONNE WAY
HI MOUNTAIN LOOKOUT RD

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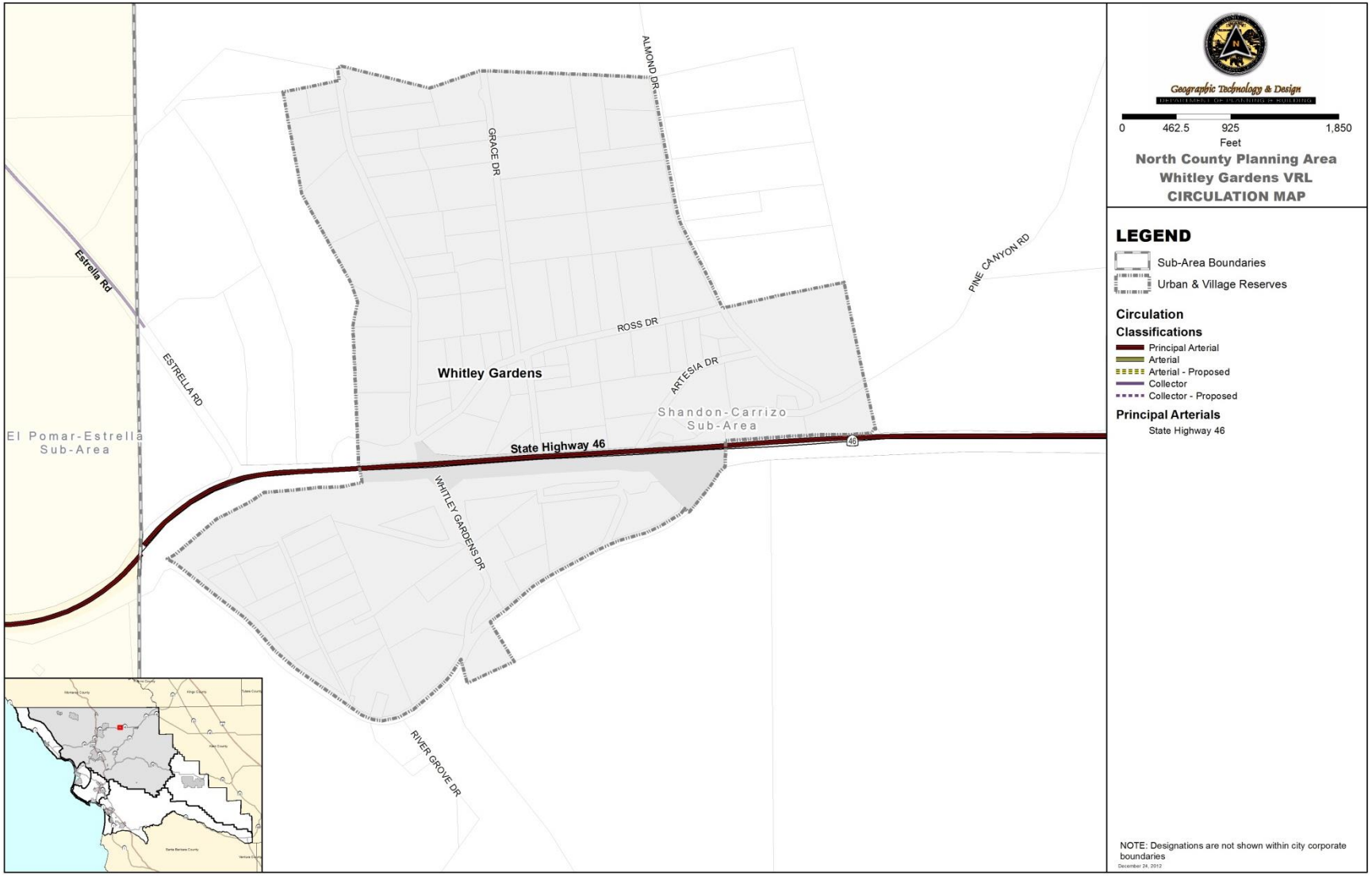
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North County Planning Area
Whitley Gardens VRL
CIRCULATION MAP
LEGEND
Sub-Area Boundaries
Urban & Village Reserves
Circulation
Classifications
Principal Arterial
Arterial
Arterial - Proposed
Collector
Collector - Proposed
Principal Arterials
State Highway 46
NOTE: Designations are not shown within city corporate boundaries
December 24, 2012
Estrella Rd
ESTRELLA RD
ALMOND DR
GRACE DR
ROSS DR
ARTESIA DR
PINE CANYON RD
Whitley Gardens
Shandon-Carrizo
Sub-Area
El Pomar-Estrella
Sub-Area
State Highway 46
46
WHITLEY GARDENS DR
RIVER GROVE DR

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Chapter 6: Combining Designations

6.1 Introduction

Combining designations are special overlay maps and symbols applied in areas of the county with potentially hazardous conditions or special resources, where more detailed project review is needed to avoid or minimize adverse environmental impacts or effects of hazardous conditions on proposed projects. Symbols denote the vicinity of proposed public facilities such as government uses, parks and schools. The following areas are subject to special combining designations. In some cases, specific standards have been adopted for an area where a combining designation is applied. These standards are found in Article 10 of the Land Use Ordinance (Chapter 22.104 – North County Area Communities and Villages) and apply to development proposals in addition to the standards of Chapter 22.14 of the Land Use Ordinance.

6.2 Combining Designations

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

1. **Pozo Saloon – Historic Site (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.

There are no combining designations mapped in Garden Farms and Whitley Gardens.

6.3 Proposed Public Facilities

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

There are no public facility projects identified for Garden Farms, Whitley Gardens and Pozo. Refer to the North County Area Plan for a discussion of regional public facilities projects that could affect these three villages.

6.4 Combining Designations and Proposed Public Facilities Programs

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

NOTE: In addition to the programs listed here, the North County Area Plan contains regional programs that may also affect the villages discussed in this plan.

community needs and substantial community support for the program and its related cost.

Garden Farms

The following program applies to the Garden Farms village area. No combining designation programs are identified for Whitley Gardens or Pozo.

Flood Hazard Area (FH)

Regarding flood hazard areas, the San Luis Obispo County Flood Control and Water Conservation District is one source of funding.

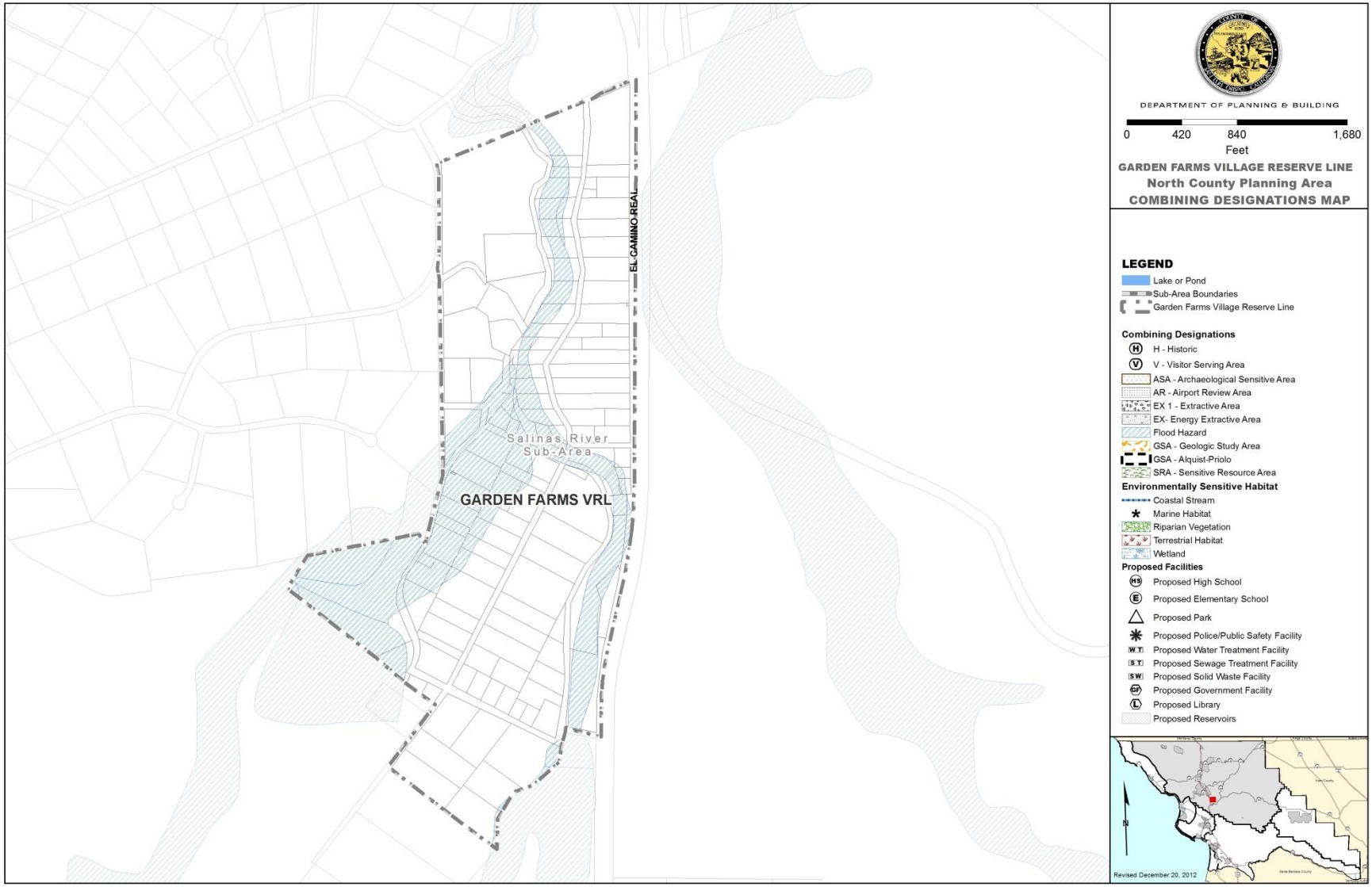
1. **Drainage Control in Garden Farms.** The Public Works Department should prepare a communitywide drainage study to identify problem areas and to implement appropriate remedial measures such as maintaining all streams and gullies free of debris.

Table 6-1: Schedule for Completing Combining Designations Programs

Program Title	Responsible Agencies	Potential Funding	Timeframe[1] (years)	Priority[2]
Flood Hazard (FH)				
1. Drainage Control in Garden Farms	County Flood Control District	Zone of Benefit	1 – 3	High

Notes:

1. Timeframes are from the date of adoption of the last major update of the Salinas River Area Plan Update (1/2/96)
2. Priority listings are the relative importance within each timeframe: low, moderate, or high


EL CAMINO REAL
Salinas River
Sub-Area
GARDEN FARMS VRL
DEPARTMENT OF PLANNING & BUILDING
0
420
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GARDEN FARMS VILLAGE RESERVE LINE
North County Planning Area
COMBINING DESIGNATIONS MAP
LEGEND
Lake or Pond
Sub-Area Boundaries
Garden Farms Village Reserve Line
Combining Designations
H - Historic
V - Visitor Serving Area
ASA - Archaeological Sensitive Area
AR - Airport Review Area
EX 1 - Extractive Area
EX- Energy Extractive Area
Flood Hazard
GSA - Geologic Study Area
GSA - Alquist-Priolo
SRA - Sensitive Resource Area
Environmentally Sensitive Habitat
Coastal Stream
Marine Habitat
Riparian Vegetation
Terrestrial Habitat
Wetland
Proposed Facilities
Proposed High School
Proposed Elementary School
Proposed Park
Proposed Police/Public Safety Facility
Proposed Water Treatment Facility
Proposed Sewage Treatment Facility
Proposed Solid Waste Facility
Proposed Government Facility
Proposed Library
Proposed Reservoirs
Revised December 20, 2012

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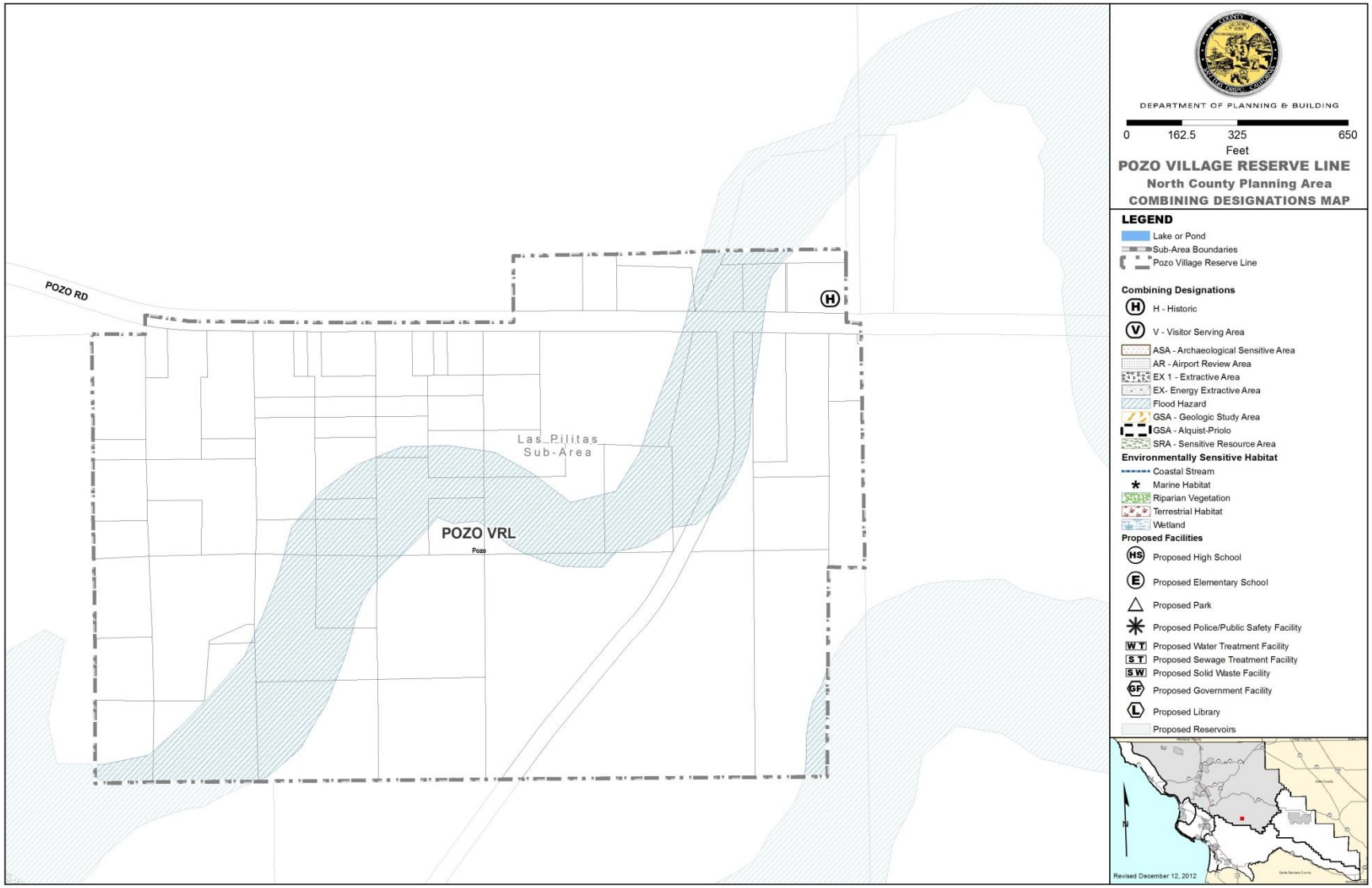
POZO RD
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Las Pilitas
Sub-Area
POZO VRL
Pozo
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POZO VILLAGE RESERVE LINE
North County Planning Area
COMBINING DESIGNATIONS MAP
LEGEND
Lake or Pond
Sub-Area Boundaries
Pozo Village Reserve Line
Combining Designations
H - Historic
V - Visitor Serving Area
ASA - Archaeological Sensitive Area
AR - Airport Review Area
EX 1 - Extractive Area
EX- Energy Extractive Area
Flood Hazard
GSA - Geologic Study Area
GSA - Alquist-Priolo
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Environmentally Sensitive Habitat
Coastal Stream
Marine Habitat
Riparian Vegetation
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Proposed Facilities
Proposed High School
Proposed Elementary School
Proposed Park
Proposed Police/Public Safety Facility
Proposed Water Treatment Facility
Proposed Sewage Treatment Facility
Proposed Solid Waste Facility
Proposed Government Facility
Proposed Library
Proposed Reservoirs
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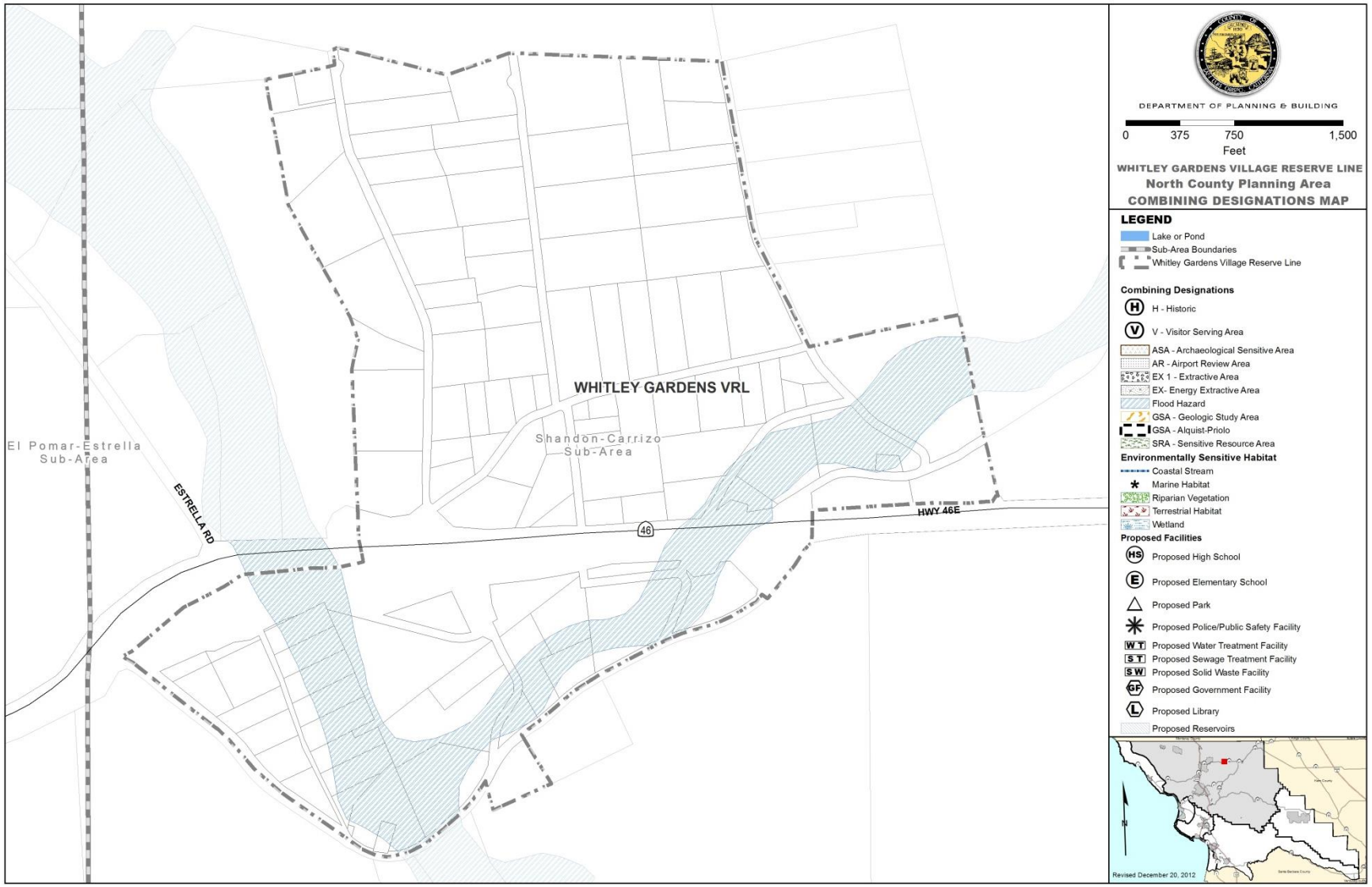
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WHITLEY GARDENS VILLAGE RESERVE LINE
North County Planning Area
COMBINING DESIGNATIONS MAP
LEGEND
Lake or Pond
Sub-Area Boundaries
Whitley Gardens Village Reserve Line
Combining Designations
H - Historic
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ASA - Archaeological Sensitive Area
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Environmentally Sensitive Habitat
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Proposed Sewage Treatment Facility
Proposed Solid Waste Facility
Proposed Government Facility
Proposed Library
Proposed Reservoirs
Revised December 20, 2012
WHITLEY GARDENS VRL
Shandon-Carrizo Sub-Area
El Pomar-Estrella Sub-Area
ESTRELLA RD
HWY 46E
46

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