Oak Shores Village Plan

[Planning Commission Recommended]

August 8, 2013

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Chapter 1: Introduction

1.1 Purpose

The Oak Shores Village Plan establishes a vision for the future that will guide land use and transportation over the next 20 years.

1.2 Relationship to General Plan

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

The Framework for Planning (LUCE Part I) is the central policy document, while this plan contains programs more specifically applicable to the Oak Shores village area. In accordance with the Framework for Planning, allowable densities (intensity of land use) are established. The North County Area Plan contains regional land use and circulation goals, policies, and programs that also apply to Oak Shores.

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

1.3 Features of the Plan

This plan describes County land use and transportation programs for a 20-year time frame in the Oak Shores village area, including regulations also adopted in the Land Use Ordinance and Land Use Element. All information contained in this plan is taken from the Nacimiento Area Plan, which was last updated on September 22, 1980. Only non-substantive edits have been made to this text for consistent formatting and to reflect the new organization of the LUCE. No changes have been made to reflect current conditions in Oak Shores.

This plan includes the following major features:

Background Information

This plan provides information on land use, population, availability of resources and public services, and environmental characteristics. This information (current as of 1980) is the basis for many of the plan recommendations.

Policies, Programs and Standards

In addition to countywide policies in Framework for Planning, the North County Area Plan contains areawide land use and circulation policies affecting the Oak Shores village area. These policies are implemented in Oak Shores through the recommended programs in Chapters 3 through 6 of this plan and the standards in Article 9 (Chapter 22.94.040 – Nacimiento Sub-area Standards) and Article 10 (Chapter 22.104 - North County Area Communities and Villages) of the Land Use Ordinance.

Proposed programs listed at the end of Chapters 3 through 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 village of Oak Shores.

Specific, mandatory development standards are included in Article 10 of the Land Use Ordinance (Chapter 22.104 - North County Area Communities and Villages) that address special conditions in communities and neighborhoods and help implement the goals and policies of the North County Area Plan. These standards address land use, public services, circulation, sensitive resources, and natural hazards (the latter two overlays are called "combining designations"). Article 9 of the Land Use Ordinance (Chapter 22.94.070 – Nacimiento Sub-area Standards) includes areawide and regional development standards that may also affect Oak Shores.

Resource Management

Chapter 3 describes the existing and future status of water supply, sewage disposal, schools, and other public services in Oak Shores. Included are estimates of population thresholds at which potential resource capacity problems may occur. Chapter 6 includes descriptions of flood hazards and geologic hazards. While this plan focuses on public facilities, services, and resources within the village of Oak Shores, the North County Area Plan addresses these topics on a regional scale.

Area Plan Maps

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

- **Land Use Categories** – which determine the uses that are allowable on a piece of property, including density and intensity of development.
- **Combining Designations** – which identify areas of geologic and flood hazards.
- **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

Oaks Shores is located in the North County planning area in the Nacimiento sub-area. Oak Shores is one of two village reserve areas situated around Lake Nacimiento. Originally planned for 4,000 dwelling units on the north shore of the lake, this community is intended primarily for retirement and second homes. Existing development at Lake Nacimiento includes three major residential/recreational projects in various stages of completion, and several smaller scale, private recreation clubs and residential developments. The major projects constitute the "villages" of the Nacimiento sub-area. Heritage Village includes both Heritage Ranch, a second home and recreation community originally planned for 6,800 dwelling units, and Lake Nacimiento Resort, a complete resort facility, with 1,500 campground spaces and day use facilities. The resort is located on land owned by the Monterey County Water and Flood Control District.

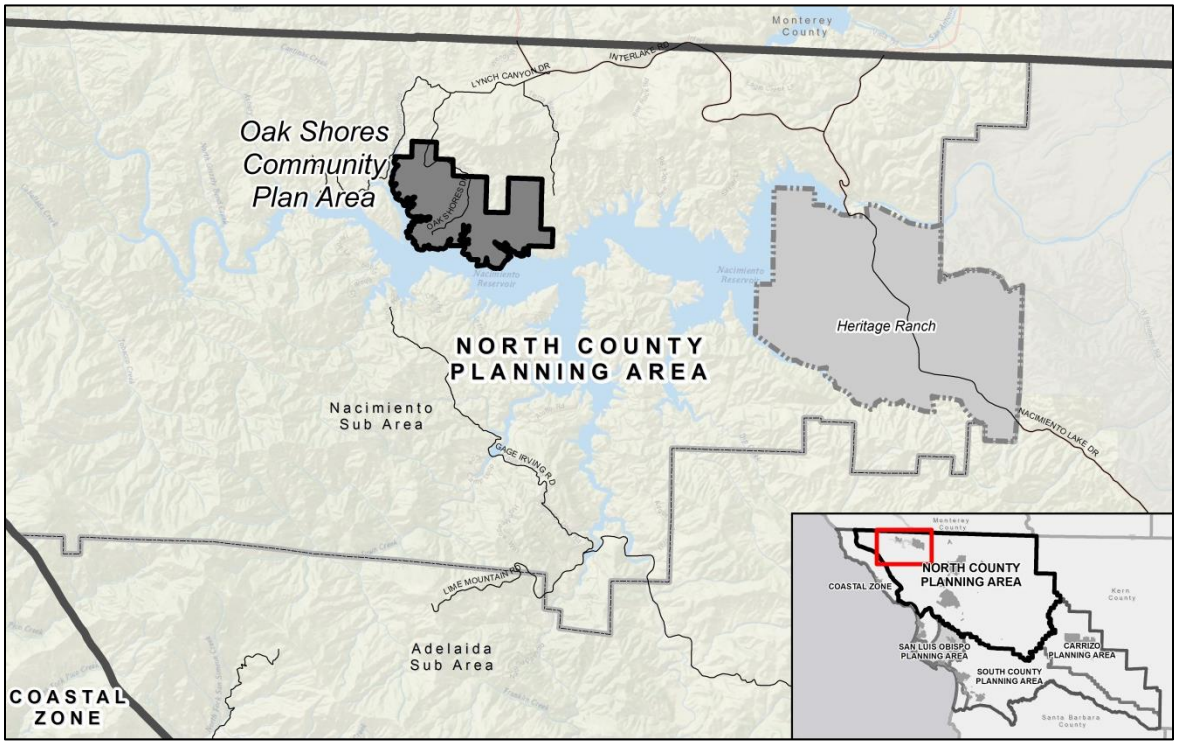

Figure 1-1: Regional Map

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Chapter 2: Population and Economy

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

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Chapter 3: Public Facilities, Services, and Resources

3.1 Introduction

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

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

Appropriate levels of service for urban, suburban and rural areas are discussed in Framework for Planning (LUCE Part I). Appropriate development levels within Oak Shores 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 Oak Shores but are available to North County residents. The Area Plan also describes natural resources and environmental characteristics in the larger North County region, including geological resources, groundwater, soils and agriculture, biological resources, visual resources, and air quality.

3.2 Resource Management System

The primary purpose of the Resource Management System (RMS) is to provide an alert process for a timely identification of potential resource deficiencies so that sufficient lead time is allowed for correcting or avoiding a problem. This chapter initiates the RMS by summarizing assessments of the major resources of water supply, sewage disposal, schools, and road capacity. In conjunction with those assessments, population thresholds have been estimated for three levels of severity for each resource. Since population thresholds are estimates, however, changes in population growth, resource consumption or other factors may change the estimated thresholds. Data developed for this report will be reviewed and updated annually as part of the general plan review process.

Resource capacity information is included in this plan to support ongoing review of needs for capital programs and providing information to the public on the status of county resources. This information is not to be used for reviewing individual development proposals or their consistency with the general plan. The use of Land Use Element resource capacity information by the County to evaluate development proposals can only occur through separate hearings and enactment of ordinances outside of the general plan. An explanation of this procedure is in Framework for Planning (LUCE Part I).

The resources that appear to be experiencing deficiencies are summarized in Table 3-1. Verification of the level of severity will occur after public hearings and Board of Supervisors action to certify the documentation on which these assessments are based. Further discussion about these resources is included in Section 3.3 below.

Table 3-1: Resource Severity Levels and Population Thresholds			
Affected Resources	**Level of Severity 1**	**Level of Severity II**	**Level of Severity III**
Water Supply	1,957	2,312	4,144
Water System[2]	1,112	1,314	1,993
Sewer System	563	612	928[6]
Schools – Elementary[3] – Secondary[4]	705 -	833 -	1,264 604
Roads (L. Nacimiento Dr.)	-	-	604[5]

Notes:

1. Based upon permanent occupancy at 8% annual growth. Population estimates based on 2.3 persons per household.
2. Existing water system serves only existing recorded lots (853).
3. Estimated population of the Nacimiento sub-area that could lead to full utilization of remaining classroom capacity in the San Miguel Elementary School District.
4. Level III is existing population until new high school facilities are completed in Paso Robles.
5. Estimated existing permanent population in the Nacimiento sub-area.
6. Existing treatment plant has capacity for approximately 400 dwelling units.

3.3 Status of Public Facilities, Services, and Resources

Water Supply

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

It is difficult to determine whether "second homes" at Lake Nacimiento will actually remain part time residences. For purposes of long range planning, these homes have been considered potential permanent residences. Based on a review of actual water consumption at Heritage Ranch at the present time for a sample of occupied units, the County Public Works Department estimates that permanent residences could be expected to use 0.299 acre-feet of water per unit per year. A 15 percent safety factor would increase consumption to 0.344 acre-feet per unit per year.

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 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.

Sewage Disposal

The Oak Shores sewage treatment plant has a present capacity of 100,000 gallons per day. At present flow rates, the existing plant has a capacity for approximately 400 dwelling units or an equivalent population of approximately 928. Expansion of development at Oak Shores beyond that level will require future construction of new sewage treatment plant and disposal facilities.

Solid Waste Disposal

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

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

Fire Protection

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

Fire protection for the Oak Shores village area is provided by the California Department of Forestry. The CDF serves primarily from the station south of Paso Robles, from the Las Tablas

station during the summer, from Lockwood (in Monterey County), and from Cambria in the western edge of the Nacimiento sub-area. Though the primary responsibility of the CDF in the Nacimiento 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.

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

Police Protection

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

Emergency Medical Service

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

Human Services

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

Schools

The Oak Shores village area is served primarily by both the San Miguel School District and Paso Robles Joint Unified School District. In addition, the western most portion of the Nacimiento sub-area is included within the Coast Joint Union High School District. No schools presently exist in the Nacimiento sub-area. The San Miguel Joint Union School District has recently petitioned the County Board of Supervisors to transfer title for the school site in Heritage Ranch

to the district. The County should also work with school districts serving the Nacimiento sub-area to adjust school district boundaries so that children residing in the area can attend local schools, rather than having to be transported to San Miguel or Paso Robles areas schools.

Library

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

3.4 Community Service Programs

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

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

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

The following public service programs apply to Oak Shores.

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

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

3. **Boundary Adjustments.** Property owners should work with LAFCO to amend the boundaries of CSA #7 to reflect the boundary of the Oak Shores village area.

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

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Chapter 4: Land Use

4.1 Introduction

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

4.2 Distribution of Land Uses

The primary method of allocating land uses within Oak Shores is through the mapping of 14 land use categories. The uses that are allowed within each category are shown in Article 2 of the Land Use Ordinance. Further limitations on allowable uses may be imposed by standards located in Article 10 of the Land Use Ordinance (Chapter 22.104 – North County Area Communities and Villages).

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

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

Table 4-1: Land Use Category Acreage

Land Use Categories	Acreage
Agriculture	0
Rural Lands	0
Recreation	48
Open Space	1,074
Residential Rural	0
Residential Suburban	0
Residential Single Family	421
Residential Multi-Family	17
Office and Professional	0
Commercial Retail	4
Commercial Service	0
Industrial	0
Public Facilities	12
Dalidio Ranch	0
Total	**1,576**

The Oak Shores village is located in the central portion of Lake Nacimiento's north shore, with topography ranging from gently rolling slopes in the northern portions to steep slopes elsewhere. Several natural, deeply incised streams drain across the village shoreline into Lake Nacimiento. The village reserve line includes portions of the original Oak Shores project located generally south of Tierra Redonda Mountain. These consist of three neighborhoods: the west neighborhood previously called the "tennis" neighborhood; the central neighborhood consisting of the existing recorded subdivided lots and existing marina; and the east neighborhood previously called the "commercial marina equestrian center neighborhood."

Adopted by the County in 1974, the Oak Shores Specific Plan originally provided for both attached and detached single family residential units (including the 853 existing single family residential lots), multi-family residential units and recreational vehicle lots, totaling 4,000 units for the entire community. A village/resort center, commercial and recreational amenities, and extensive open space were also included. The specific plan addressed issues of water supply,

sewage disposal, solid waste, government services and facilities, special districts and land use. Anticipated land uses at Oak Shores have been significantly reduced by the Land Use Element. The reductions in Oak Shores development potential are primarily adjustments in the village boundary to exclude the large areas in the northern portions and Lynch Flat area which have remained undeveloped since initiation of the project. The resultant total number of dwelling units planned at Oak Shores would be 1,786 instead of the 4,000 originally proposed.

The village is 1,576 acres in area, with 853 single family residential lots and a marina activity center presently existing in the central neighborhood. Since the beginning of construction in 1969, Oak Shores has been envisioned as a leisure community of vacation and retirement homes with varied recreational opportunities. The village reserve line encompasses areas proposed for development as well as the open space lying between those areas.

In order to determine the remaining development potential in the east and west neighborhoods the acreage of the development clusters has been prorated between the two neighborhoods. Of the potential maximum 933 units remaining to be developed (1,786 minus 853 existing) the easterly portion represents approximately 55% of the development potential and the westerly portion approximately 45%. On this basis, there is a potential maximum of 528 units in the east neighborhood and 405 units in the west neighborhood.

4.3 Oak Shores Land Use Categories

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

Residential Single Family

Undeveloped single family areas shown on the land use map may be proposed for development with either low or medium density residential units. In the 1974 specific plan low density development was typified by 10,000 square feet in size. Net density in those areas was not to exceed four dwelling units per acre. The medium density areas provided for attached single family units and were to be developed with a net density not exceeding six units per acre. Under the Land Use Element, development is not limited to any particular type or density. Density will be determined through future subdivision applications, with net density in each cluster not to exceed six units per acre.

The four existing single family tracts contain 853 lots and are designed to provide open space areas adjacent to most of the lots. Most of the lots are located on ridge tops, affording vistas of the lake with drainage areas maintained in open space, thus eliminating the need for costly drainage controls. There have, however, been problems in the past with the soils in the area causing damage to some structures. Lots where unstable soils exist have been identified and a site inspection by a building inspector is required prior to any construction.

All future development of the existing lots is to be in accordance with the original conditions of approval of the subdivisions and related Conditional Use Permits. Since provisions have been made in the plan for neighborhood convenience centers and the character of the neighborhoods is to be of conventional single family homes, no retail trade or mobile home units should be permitted.

Recreation

Areas designated in the Recreation land use category include a tennis center, an equestrian center, several parks, and four commercial marinas along the shoreline. Individual recreation centers will be integrated into each neighborhood with such facilities as a swimming pool, game courts, meeting hall, etc., to meet neighborhood needs.

A small parcel known as the Cal Shasta property is located on the shoreline south of the most southerly cluster of single family residences in the west neighborhood. Development of this parcel should be confined to single family homes, but the units should be transferred into the residential cluster immediately to the north when it develops. The parcel should then be secured as permanent open space by an open space easement.

Open Space

Open space lots within the existing tracts (Tracts 378 thru 381) were created to help preserve the rural character of the area and to provide natural areas accessible from most of the lots. The open space lots are primarily in natural drainage channels and are required to remain in open space as a condition of the subdivision approvals.

Areas within the village boundary designated in the Open Space land use category are lands proposed for permanent open space. The development potential of these lands has been transferred into the designated development clusters. The only developments allowable in this land use category are hiking and riding trails, and a sewage effluent spray irrigation disposal area in the northern portion of the village. A portion of the originally planned spray irrigation site was authorized for use as a temporary office facility, to be removed when the property owner proposed residential development on other portions of the ownership, when the Oak Shores Community Association constructs any additional structures, or when the commercial center begins development.

Commercial Retail

The Commercial Retail category is applied to two areas within the Oak Shores village. The first is in the east (commercial marina equestrian center) neighborhood and would include approximately one acre of commercial uses limited to a general store and service station. The second retail area is in the west (tennis) neighborhood and would include approximately three acres of neighborhood commercial uses.

Public Facilities

Existing uses in this category include the water treatment facility located next to Tract 378, the sewage treatment facility next to Tract 381 (which presently serve Tracts 378, 379, 380 and 381), and the fire station in the existing tract area. As the village develops the water treatment plant will be expanded at its present location. However, additional sewage disposal facilities will have to be provided that meet the requirements of the Regional Water Quality Control Board.

Proposed public facilities are the alternative school site and the fire station. The school site is located at the southeast corner of the village. The fire station is to be located north of the village.

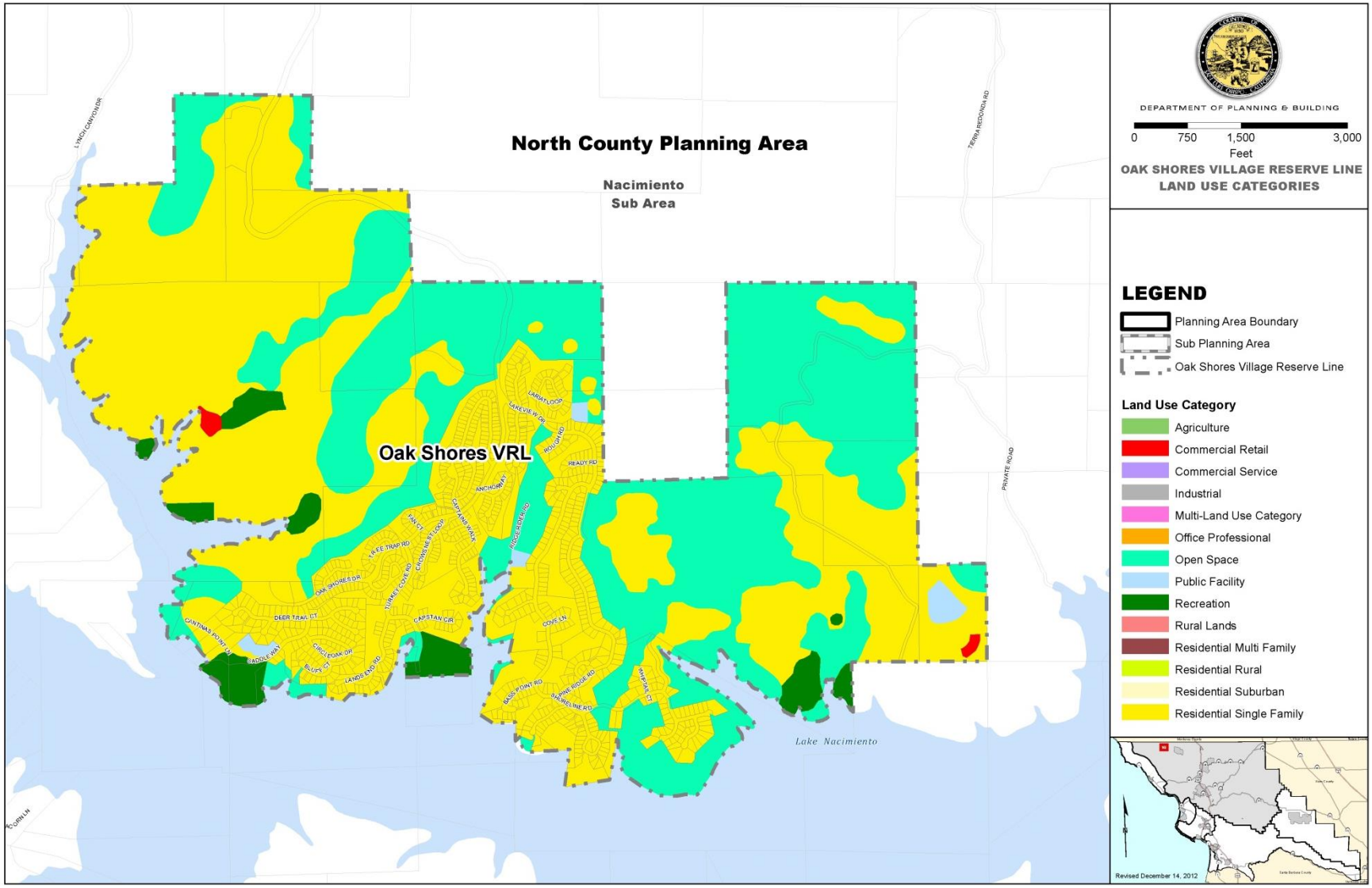
4.4 Land Use Programs

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

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

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

1. **Phasing Plans.** For Oak Shores, the County should work with the developer and the Oak Shores Homeowners Association to review and update the project phasing plan. The revised plans should then be included in the Land Use Element through the amendment process. (Amended 1982, Ord. 2112)


North County Planning Area
Nacimiento
Sub Area
Oak Shores VRL
Lake Nacimiento
DEPARTMENT OF PLANNING & BUILDING
0 750 1,500 3,000
Feet
OAK SHORES VILLAGE RESERVE LINE
LAND USE CATEGORIES
LEGEND
Planning Area Boundary
Sub Planning Area
Oak Shores Village Reserve Line
Land Use Category
Agriculture
Commercial Retail
Commercial Service
Industrial
Multi-Land Use Category
Office Professional
Open Space
Public Facility
Recreation
Rural Lands
Residential Multi Family
Residential Rural
Residential Suburban
Residential Single Family
Revised December 14, 2012

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Chapter 5: Circulation Element

This chapter is the Circulation Element for Oak Shores. It reflects the countywide goals and policies in Framework for Planning (LUCE Part I) and regional goals and policies in the North County Area Plan (LUCE Part II). The circulation map at the end of this chapter shows the existing road network and planned road improvements within the Oak Shores village area.

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

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

5.1 North County Circulation Issues and Objectives

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

If development occurs to the levels projected for Oak Shores, Heritage Ranch and Lake Nacimiento Resort, the traffic levels could reach as high as 70,000 ADT, far above the roadway capacity. Based on permanent residents, Lake Nacimiento Drive could be expected to reach maximum capacity when the Nacimiento 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.

5.2 Roads

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

Arterials

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

service area, or from a financial pool maintained by the developers, rather than being general County expense.

Collectors

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

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

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

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.

Local Streets

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

5.3 Other Means of Transportation

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

Trails

Proposed equestrian and hiking trails are shown in the County Parks and Recreation Element. A proposed lake loop trail system would include segments within the Oak Shores village reserve area. This trail system is envisioned to include periodic trailside camps, lookout points, and staging areas. It 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.

Airport

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.

5.4 Circulation Programs

No circulation policies or programs have been established that are specific to Oak Shores. Refer to the North County Area Plan for a discussion of regional circulation policies and programs that could affect Oak Shores.

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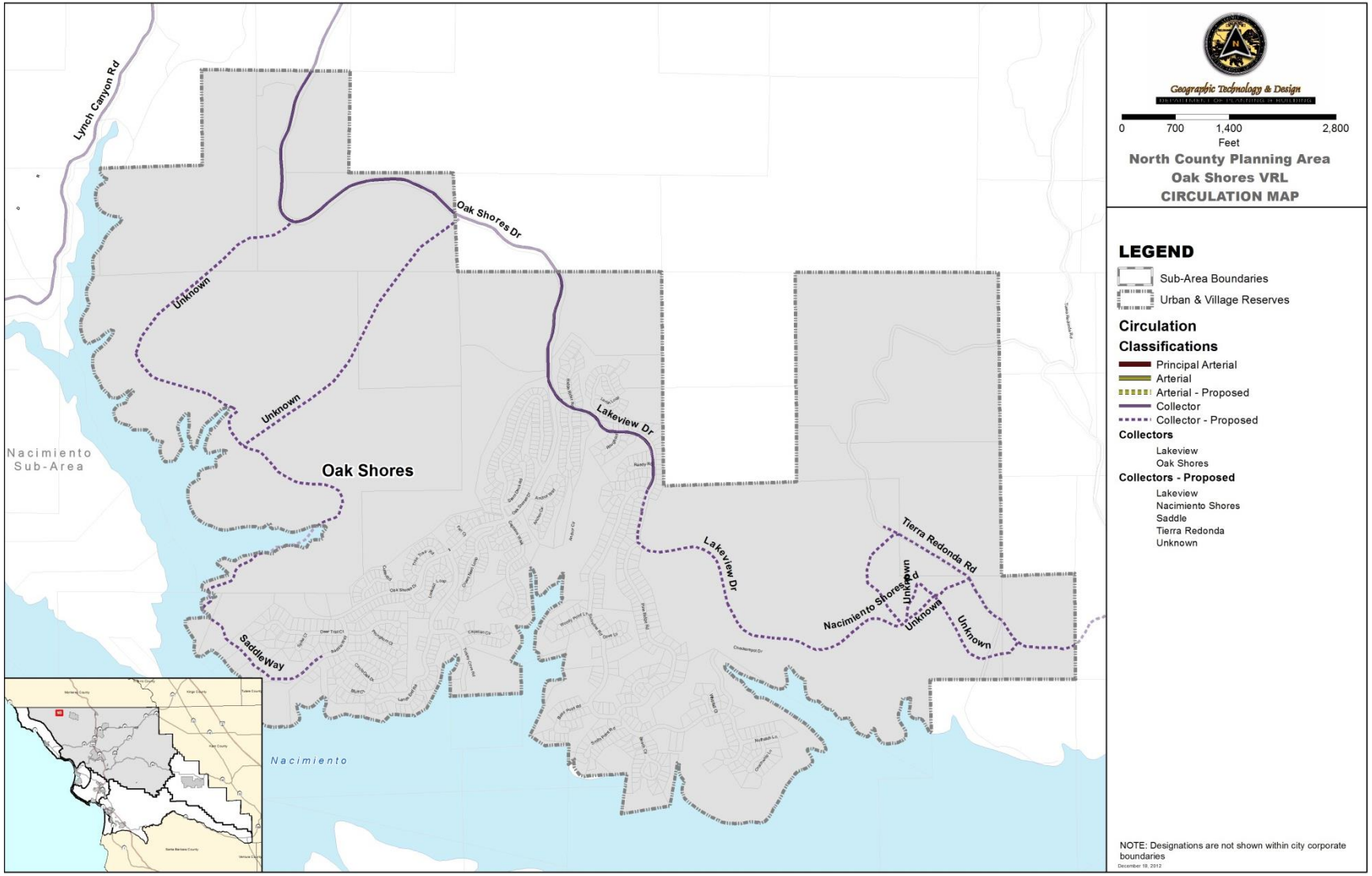
Geographic Technology & Design
0
700
1,400
2,800
Feet
North County Planning Area
Oak Shores VRL
CIRCULATION MAP
LEGEND
Sub-Area Boundaries
Urban & Village Reserves
Circulation
Classifications
Principal Arterial
Arterial
Arterial - Proposed
Collector
Collector - Proposed
Collectors
Lakeview
Oak Shores
Collectors - Proposed
Lakeview
Nacimiento Shores
Saddle
Tierra Redonda
Unknown
NOTE: Designations are not shown within city corporate boundaries
Lynch Canyon Rd
Oak Shores Dr
Unknown
Unknown
Lakeview Dr
Nacimiento Sub-Area
Oak Shores
Lakeview Dr
Tierra Redonda Rd
Nacimiento Shores Rd
Unknown
Unknown
Unknown
SaddleWay
Nacimiento

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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 Oak Shores Combining Designations

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

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

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

6.3 Proposed Public Facilities

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

The following public facility projects are proposed in Oak Shores:

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

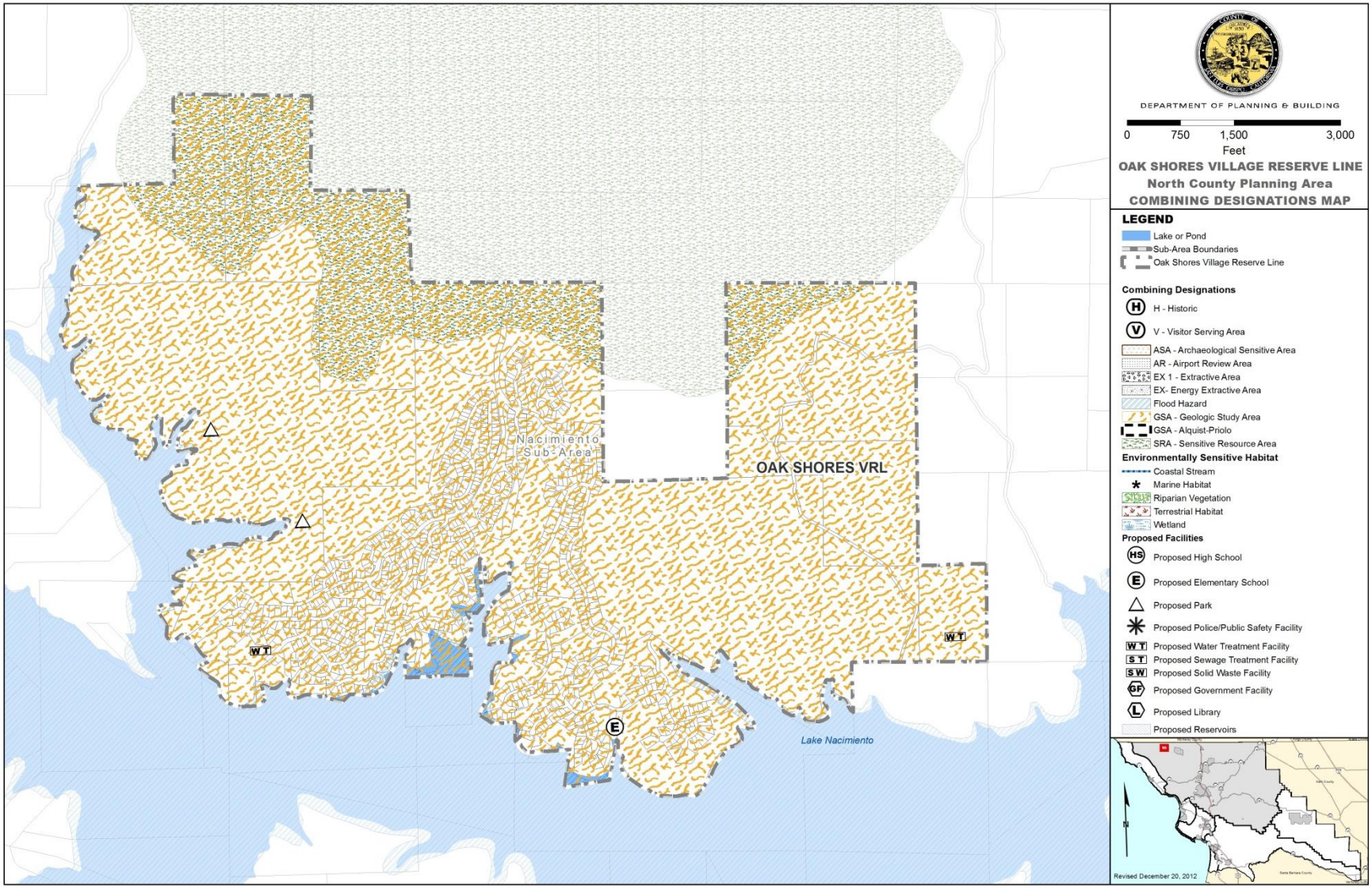
2. **Solid Waste.** A future landfill site has been reserved in the eastern portion of the Heritage Ranch development, east of Lake Nacimiento Drive. The County owns the site.

The landfill site is not centrally located for the Nacimiento sub-area and an alternative site should be selected.

3. **Schools.** Potential school sites are located in the two 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 Nacimiento sub-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)

6.4 Combining Designations and Proposed Public Facilities Programs

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


DEPARTMENT OF PLANNING & BUILDING
0 750 1,500 3,000
Feet
OAK SHORES VILLAGE RESERVE LINE
North County Planning Area
COMBINING DESIGNATIONS MAP
LEGEND
Lake or Pond
Sub-Area Boundaries
Oak Shores 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
Nacimiento Sub-Area
OAK SHORES VRL
Lake Nacimiento
Revised December 20, 2012

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