# LAKE NACIMIENTO RESORT

# SPECIFIC PLAN

SAN LUIS OBISPO COUNTY
PLANNING DEPARTMENT

BASED ON A DRAFT REPORT PREPARED BY
McCUTCHIN & ASSOCIATES

August 2, 1976

Board of Supervisors
San Luis Obispo, Califorinia

SUBJECT: AMENDED LAKE NACIMIENTO RESORT SPECIFIC PLAN

Gentlemen:

Attached is the final draft of the Lake Nacimiento Resort Specific Plan which was re-written in parts to reflect the concerns of the Board of Supervisors. In our view, this document implements the adopting resolution of the Board on February 4, 1976. This report also reflects in more detail issues regarding density, phasing, utility infrastructure, administrative organization and availability of public services. Likewise, repeated concerns as noted in the public testimony as to available police, medical, and fire protection at Lake Nacimiento Resort have also been addressed in this Plan.

We are forwarding copies of this Plan to the Board. Your favorable consideration of this document will be appreciated.

Sincerely,

NED A. ROGOWAY
Planning Director

COLONEL SORENSON
Deputy Planning Director/
Ordinanace Administration

CS/sam

# A SPECIFIC PLAN FOR LAKE NACIMIENTO RESORT

prepared by

SAN LUIS OBISPO COUNTY PLANNING DEPARTMENT

from a draft prepared by

McCUTCHAN & ASSOCIATES, INC.

sponsored by

WATER WORLD RESORTS, INC.

Approval Per Board of Supervisors
Resolution # 76-123, February 9, 1976

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## LAKE NACIMIENTO RESORT SPECIFIC PLAN

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

Organizational Camps, 4 areas
Recreational Vehicle Sites
Cabin Rental Sites, 3 areas
Horseman's Camp with equestrian accommodations
Two new launch ramps, marina, beaches, with additional boat storage areas
North Shore Day Use area
Mixed RV and Tent Camps, 3 areas
Lodge sites, 4 areas
Shoreline trail and open space

The specific plan was prepared in response to a request by Water World Resorts, Inc., for an expansion of an existing recreational development in accordance with the provisions of a lease from Monterey County. The plan was prepared by the San Luis Obispo County Planning Department from a draft prepared by McCutchan and Associates for Water World Resorts. Lake Nacimiento Resort is proposed as a fully developed recreational area with a potential max. overall use capacity of 1252 overnight units and 268 day use units. Existing facilities in the area are inadequate to meet present day demand and the public is often turned away during the peak use period starting Spring vacation and running through Labor Day or one or two weeks thereafter. Due to lack of alternate facilities, people are faced with either returning home or locating in areas not designated for camping or picnic use.

This plan provides a bridge between the Nacimiento-San Antonio Planning Area General Plan and engineered development plans and maps for the Lake Nacimiento Resort recreational area. Future development must conform to the general plan for the area and to this specific plan. Other applicable plans and studies incorporated into the plan include the 1971 Lake Nacimiento Area Development Standards, the 1972 San Luis Obispo County Open Space Plan, and the 1975 Conservation Element*and 1968 Recreation Element of the San Luis Obispo County General Plan.

An Environmental Impact Report (EIR) has been prepared in conjunction with the specific plan. Some of the contents of the EIR have been incorporated into the specific plan. Further mitigation measures identified by the EIR will also be incorporated into the Use Permit and precise plan reviews and approvals needed to implement this plan.

*Hearing Draft

This document has been prepared in accordance with the statutory requirements for specific plans. The following extrapolations from the Government Code of the State of California present the regulations and requirements which govern the authority for and the scope of specific plans:

## ARTICLE 8. AUTHORITY FOR AND SCOPE OF SPECIFIC PLANS

### 65450.1 Areas Covered by Specific Plans

A specific plan need not apply to the entire area covered by the general plan. The legislative body or the planning agency may designate areas within a city or a county for which the development of a specific plan will be necessary or convenient to the implementation of the general plan. The planning agency may, or if so directed by the legislative body, shall prepare specific plans for such areas and recommend such plans to the legislative body for adoption.

### 65451. Contents

Such specific plans shall include all detailed regulations, conditions, programs, and proposed legislation which shall be necessary or convenient for the systematic implementation of each element of the general plan listed in section 65302, including, but not limited to, regulations, conditions, programs, and proposed legislation in regard to the following:

(a) The location of housing, business, industry, open space, agriculture, recreation facilities, educational facilities, churches, and related religious facilities, public buildings and grounds, solid and liquid waste disposal facilities, together with regulations establishing height, bulk, and setback limits for such buildings and facilities, including the location of areas, such as flood plains, or excessively steep or unstable terrain, where no building will be permitted in the absence of adequate precautionary measures being taken to reduce the level of risk to that comparable with adjoining and surrounding areas.

(b) The location and extent of existing or proposed streets and roads, their names or numbers, the tentative proposed widths with reference to prospective standards for their construction and maintenance, and the location and standards of construction, maintenance, and use of all other transportation facilities, whether public or private.

(c) Standards for population density and building density, including lot size, permissible types of construction, and provisions for water supply, sewage disposal, storm water drainage, and disposal of solid waste.

(d) Standards for conservation, development, and utilization of natural resources, including underground and surface waters, forest, vegetation and soils, rivers, creeks, and streams, and fish and wildlife resources. Such standards shall include, where applicable, procedures for flood control and prevention and control of pollution of rivers, streams, creeks, and other waters, regulation of land use in stream channels and other areas which may have a significant effect on fish, wildlife, and other natural resources of the area, the prevention, control, and correction of soil erosion caused by subdivision roads or any other sources and the protection of watershed areas.

(e) The implementation of all applicable provisions of the open space element as provided in article 10.5 (commencing with section 65560) of this chapter.

(f) Such other measures as may be necessary or convenient to insure the execution of the general plan.

65452. Additional Contents

Such specific plans may also include all detailed regulations, conditions, programs, and proposed legislation which may be necessary or convenient for the systematic implementation of any general plan element as provided in section 65303.

Further reference is made to articles 9 and 10, "Procedure for Adoption of Specific Plans and Regulations; Administration of Specific Plans and Regulations," respectively in the Government Code No. 65451, Local Planning.

The nature and scope of Lake Nacimiento Resort makes it advisable that it be processed under specific plan guidelines. The material contained herein is designed to meet these guidelines and satisfy specific plan procedures.

# SECTION I

# INTRODUCTION

## LOCATION

The Lake Nacimiento Resort is located within the southerly portion of the primary area of the Nacimiento-San Antonio Planning Area. The area covered by the specific plan consists of approximately 1,860 acres of land and water surfaces situated at the easterly end of Lake Nacimiento, adjacent to the dam structure. It includes shoreline areas north, south and west of the dam. Geographically, the Resort area is located approximately midway between Los Angeles and San Francisco, 15 miles northwest of Paso Robles. It is 10 air miles inland from the Pacific Ocean at the Hearst Castle.

The Specific Plan Area is bounded on the south by Heritage Ranch and on the north by rangeland. Access is via Lake Nacimiento Drive which abuts the eastern boundary of the resort site.

## PROJECT HISTORY

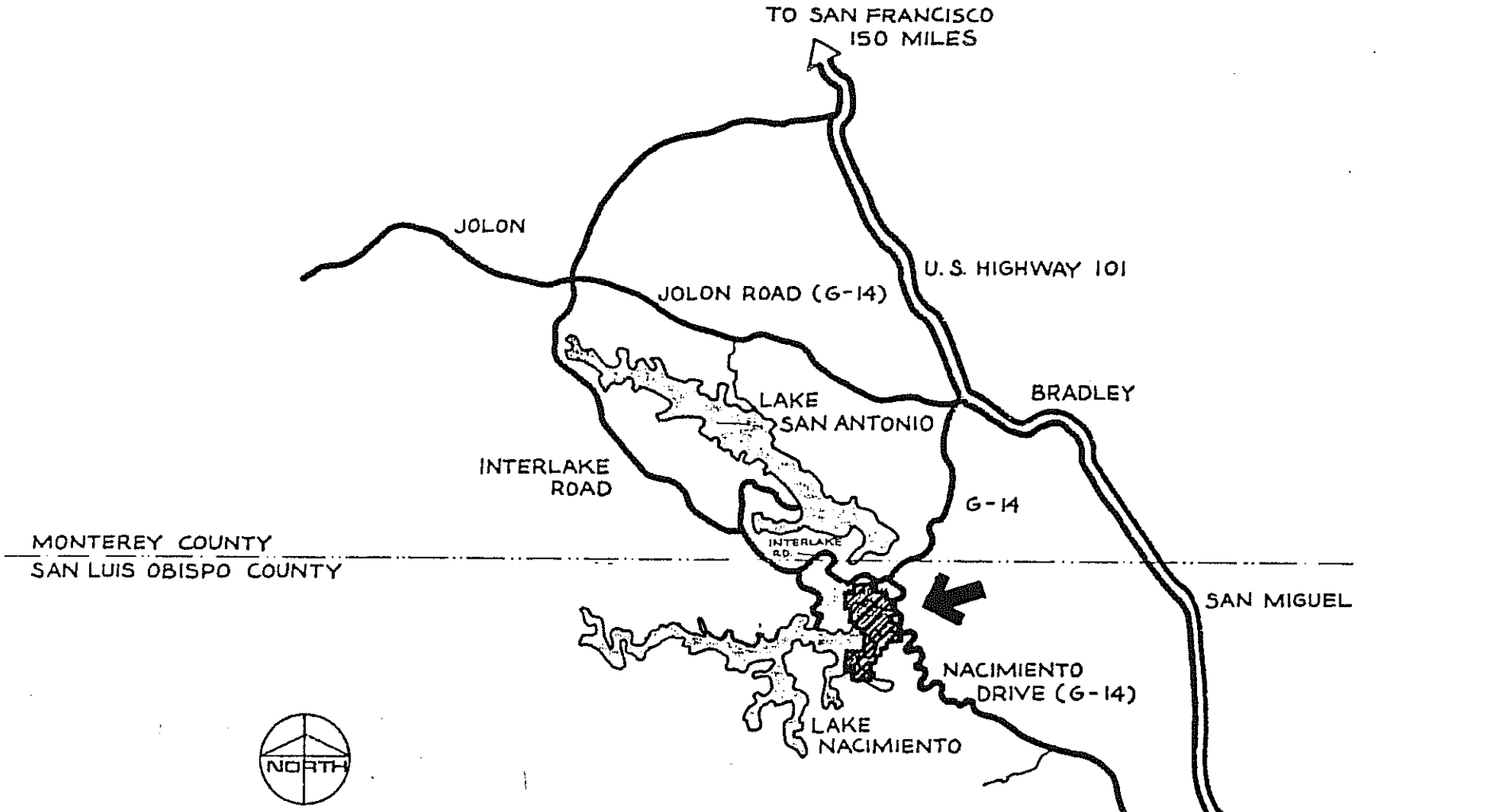
Monterey County Flood Control and Water Conservation District entered into a lease with Arizona Manor, Inc. on January 21, 1963 granting exclusive right to develop and operate public recreation facilities at the existing resort site. Shortly thereafter this lease was assigned to Lake Nacimiento Park: camping areas, a marina, a store and other related facilities were developed by this Lessee. Boat launching ramps and parking lots were developed by the State of California. On December 14, 1972, Water World Resorts, Inc. obtained the assets of previous lessee and entered into a 50-year lease with Monterey County Flood Control and Water Conservation District. Terms of the lease provide for the lessee to construct, operate and maintain in a good state of repair sufficient facilities to provide the public a clean, enjoyable and diversified recreation area, including such facilities as lodges, cabins, public and group campgrounds and recreational vehicle sites.

An environmental impact report and this specific plan have been prepared for the expanded area in accordance with present day requirements. The present Resort facilities were completed prior to requirements for environmental impact assessments.

## PROPERTY OWNERSHIP

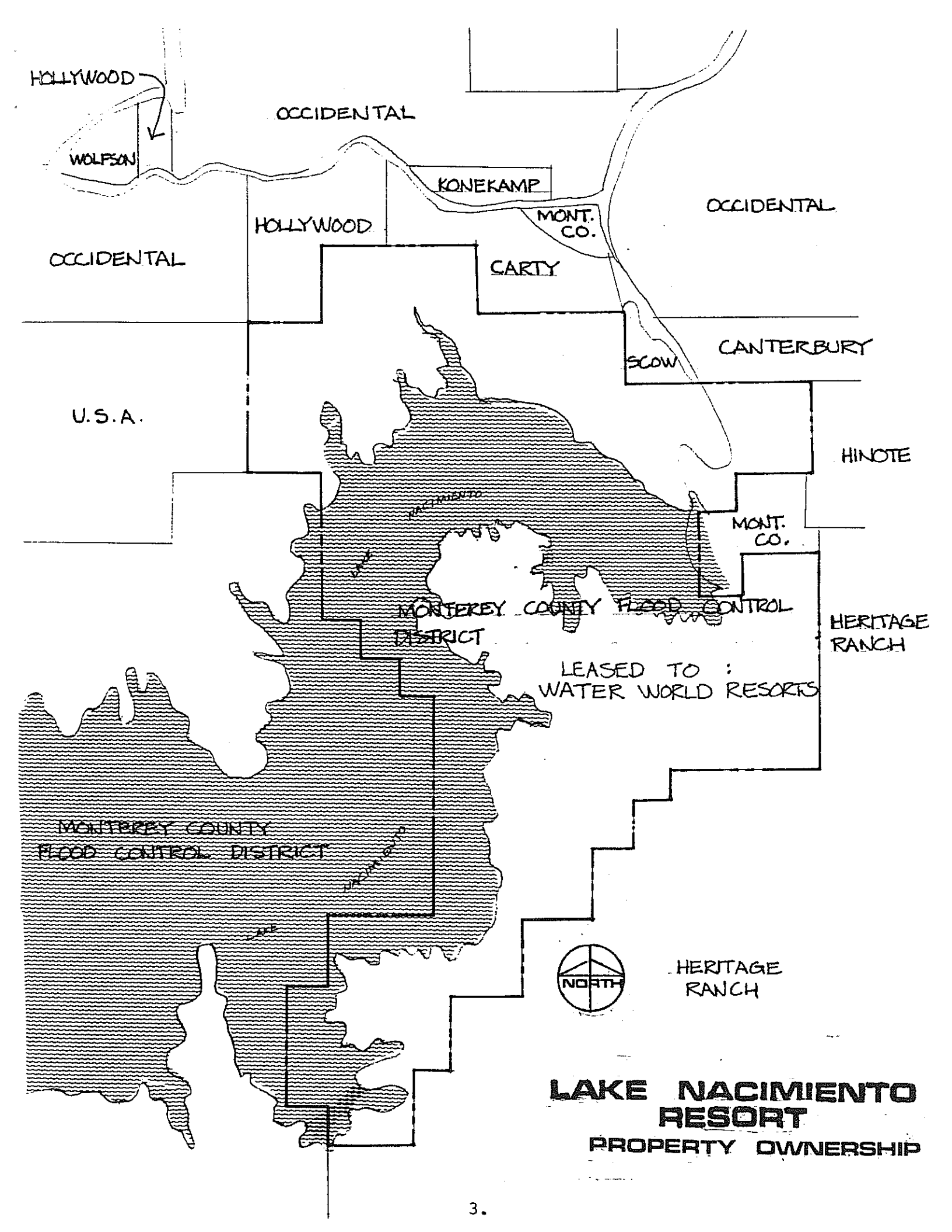
Lake Nacimiento Resort covers portions of Sections 8, 9, 10, 15, 16, 20, 21, 28 and 29; T25S, R10E, MDM.

All of the 1,860 acres within the confines of the plan are owned by Monterey County Flood Control and Water Conservation District leased through year 2023 to Water World Resorts, Inc.




# LAKE NACIMIENTO RESORT

## VICINITY MAP


HOLLYWOOD
OCCIDENTAL
WOLFSON
KONEKAMP
MONT. CO.
OCCIDENTAL
HOLLYWOOD
OCCIDENTAL
CARTY
CANTERBURY
SCOW
U.S.A.
HINOTE
MONT. CO.
MONTEREY COUNTY FLOOD CONTROL DISTRICT
HERITAGE RANCH
LEASED TO : WATER WORLD RESORTS
MONTEREY COUNTY FLOOD CONTROL DISTRICT
NORTH
HERITAGE RANCH
LAKE NACIMIENTO RESORT
PROPERTY OWNERSHIP

NATURAL RESOURCES

Primary natural resources in the specific plan area are Lake Nacimiento and views of that feature and nearby hillsides and mountain ranges; the natural setting of oaks and grasslands; and the plants and animals that inhabit the area. Secondary resources include some rangeland for grazing and growing feed and watershed activity.

It is the intent of this specific plan to protect and utilize the natural resources of the area for their highest and best possible use. Steps have been taken to protect the lake and surrounding landforms by careful location of use areas. The impact of the proposed resort on the natural features of the area will also be mitigated by contemporary standards of conservation, and proper site and landscape design practices. The intent and purpose of the plan is to provide the public with the maximum recreational opportunity while protecting the existing natural resources to the highest possible degree.

The existing soils, slopes, natural vegetation and climatic conditions determine that the resort area will not lend itself to much more than open space, watershed activity, seasonal use for grazing and lake related recreational activity. The grazing will continue in limited areas to a reduced degree.

## SECTION II

## AREA CHARACTERISTICS

### EXISTING LAND USE AND ZONING

Most of the 1,060 acre land area within the specific plan is wild, open space with some marginal grazing land. On the south shore of Lake Nacimiento is the existing Lake Nacimiento Resort. Present facilities include:

Devil's Gorge Campground (60 campsites)
Pine Knoll Area Campgrounds (180 campsites)
Marina, including gas pumps, docks, boat and equipment store and repairs
Gate house
Convenience store, cocktail lounge, and swimming pool
Boat and trailer storage
Parking areas for campgrounds and marina
Employee housing
Service station

The California State Department of Wildlife Conservation in 1959 constructed two existing launch ramps and parking lots (one on the north shore and one on the south shore respectively). That agency requires public access to those facilities not be obstructed until June 15,1979. At that time the facilities will be operated at the discretion of Lake Nacimiento Resort in accordance with their lease agreement with Monterey County. Attempts by the County to close the north shore ramp to public use due to health hazards (e.g., lack of sanitary facilities and water supplies) have failed in the past.

The area not presently committed to recreational uses is utilized as open space or for marginal grazing purposes. The topography is typically hill and valley terrain supporting range grasses and some marginal to heavy oak forests. Wildlife species are few, representing typical species in oak woodland and grassland communities. Numerous ranch roads have been graded in the past to furnish access to almost every part of the specific plan area.

### ZONING

The entire specific plan area is zoned L-BD-640. This designation is defined as recreation zoning with a minimum building site set at 640 acres. Among the uses allowed in "L" zones are single family residences, public parks and playgrounds, and light agricultural uses.

Other uses permitted by Conditional Use Permit include campgrounds, trailer courts, campsites and vacation trailers.

## GENERAL PLAN

The majority of the specific plan area is designated as "Park" on the Lake Nacimiento-San Antonio General Plan. The remainder is shown as "primitive area and flood plains". The San Luis Obispo County Open Space Plan designates the area as "Recreation Land".

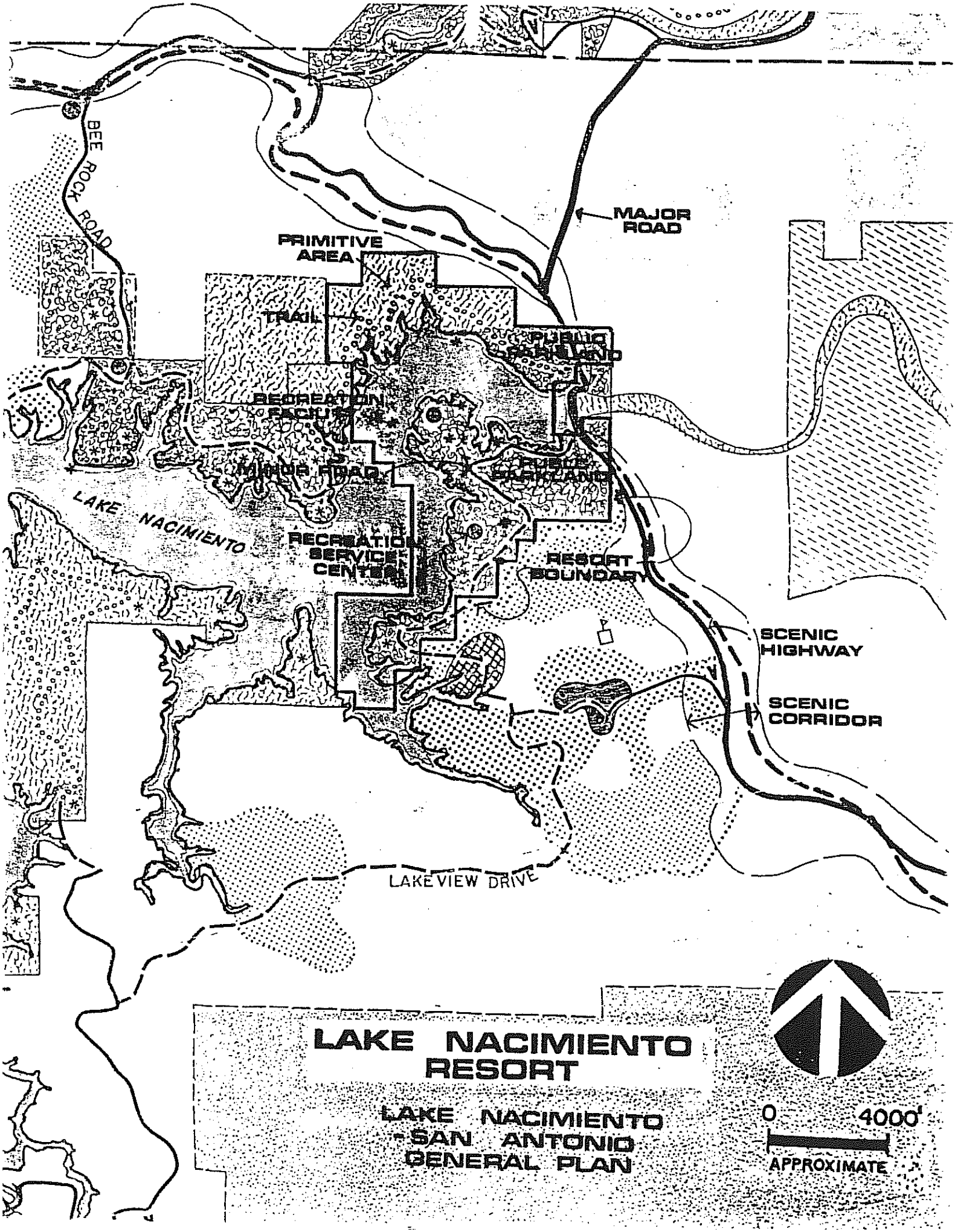
## SCENIC VALUES

The Lake Nacimiento Resort area is unique in its setting, providing two major scenic aspects, Lake Nacimiento and the foothill mountains of the Santa Lucia Range. Both are focal points for Lake Nacimiento Resort as well as the surrounding area, and special attention has been given in the planning process to these resources.

Other scenic aspects are vegetation, including several varieties of native trees with oaks being predominate. Over most of the area the timber is open and free of underbrush. Seasonal grasses, flowers, and shrubery offer seasonal scenic values. Disruption to these desirable areas will be minimized by clustering of land uses leaving the maximum amount of acreage in open space.

## RECREATIONAL POTENTIAL

The primary appeal of Lake Nacimeinto Resort is its proximity to Lake Nacimiento and the recreational amenities the lake provides. The Lake offers excellent fishing; it is stocked by the Department of Fish and Game with bluegill, crappie, catfish, and bass. Boating on the lake includes both powerboating and sailing. Other water-oriented activities are swimming and water skiing. The lake is a popular recreational resource and attracts larger numbers of visitors than is provided for by present facilities. This situation is accentuated particularly in summer months when large numbers of campers are turned away daily due to lack of adequate facilities.


BEE ROCK ROAD
MAJOR ROAD
PRIMITIVE AREA
TRAIL
PUBLIC PARKLAND
RECREATION FACILITY
MINOR ROAD
PUBLIC PARKLAND
LAKE NACIMIENTO
RECREATION SERVICE CENTER
RESORT BOUNDARY
SCENIC HIGHWAY
SCENIC CORRIDOR
LAKEVIEW DRIVE
LAKE NACIMIENTO RESORT
LAKE NACIMIENTO - SAN ANTONIO GENERAL PLAN
0
4000'
APPROXIMATE

## SECTION III

## PHYSICAL CHARACTERISTICS

The physical characterstics of Lake Nacimiento Resort are discussed below and in greater detail in the Lake Nacimiento Resort Environmental Impact Report.

### TOPOGRAPHY

Lake Nacimiento Resort lies along the southern shore of Lake Nacimiento and is bounded on the west by the Santa Lucia Range, and on the east by the Salinas Valley. The topographic relief of Lake Nacimiento Resort varies considerably from gently rolling slopes, through moderate to steep rugged slopes. Elevation varies from the variable lake surface (spillway elevation of 800') to elevation 1343' along the easterly edge of the specific plan area.

Table 1 shows the approximate portions of the specific plan area in each slope category:

TABLE 1. Slope Analysis

| Slope | Land Area in Acres | % of Total |
|---|---|---|
| 0-20% | 183 | 17% |
| 20-30% | 85 | 8% |
| 30%+ | 792 | 75% |
| | TOTAL 1,060* (excludes lake area) | 100% |

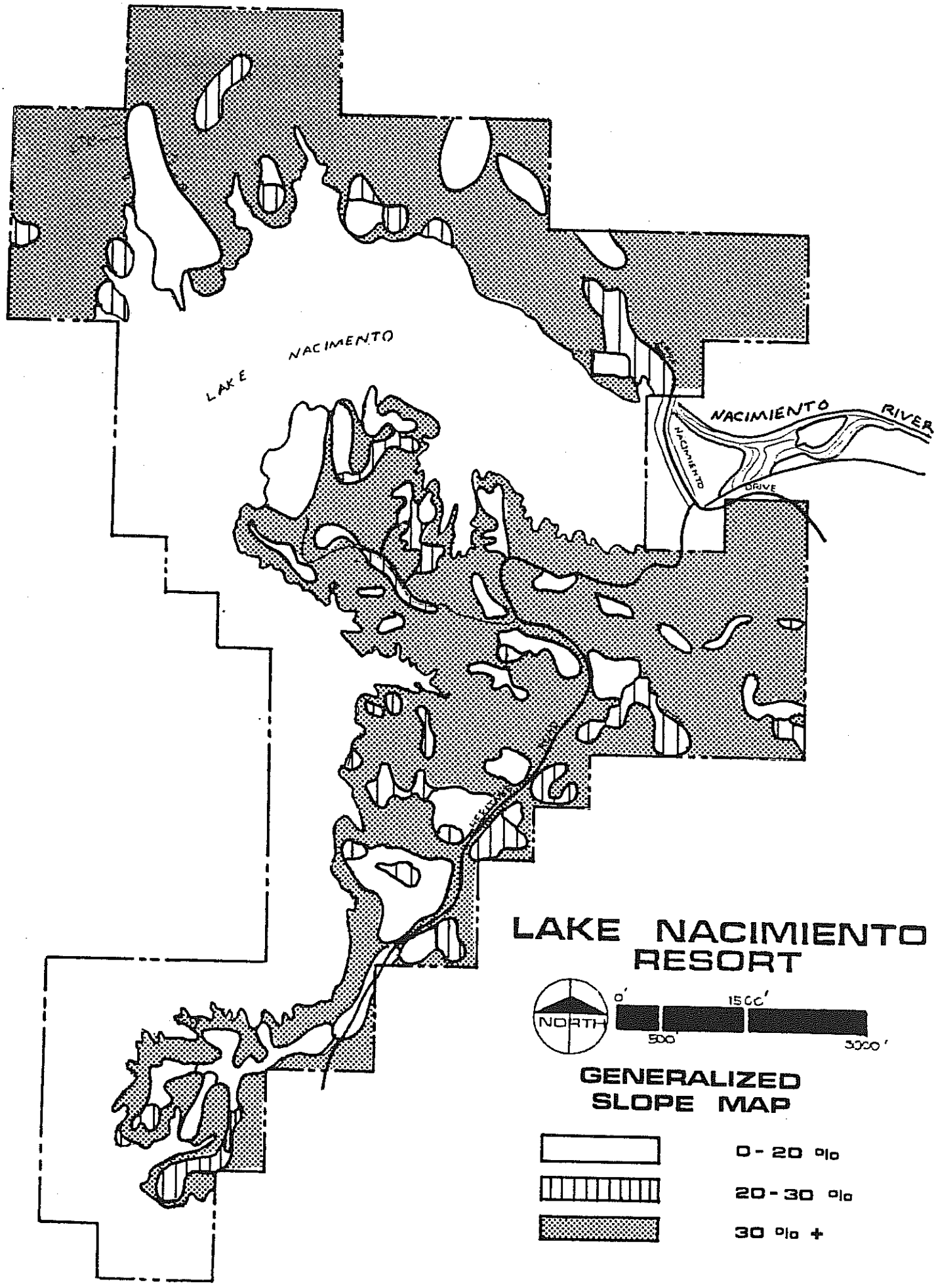
*For detailed analysis, see 1"=400' slope exhibit as part of specific plan.

### CLIMATE

Lake Nacimiento Resort is hot in summer and is somewhat protected from rain-bearing prevailing westerly winds in winter. The annual precipitation averages 15 inches. The skies are generally clear and air pollution potential is low.

### GEOLOGY

The present topography of the planning area was shaped during Pleistocene and Holocene times. Intense rainfall and chemical weathering are indicated by the rounding of what were probably once sharp peaks. Drainages have been overcut by high rainfall


LAKE NACIMENTO
NACIMIENTO RIVER
NACIMIENTO DRIVE
LAKE NACIMIENTO RESORT
NORTH
0'
1500'
500'
3000'
GENERALIZED SLOPE MAP
0 - 20 %
20 - 30 %
30 % +

periods and are now collecting alluvium and colluvium. Weathering has resulted in a soil cover averaging about four feet over the hills. Most of the site is underlain by sedimentary rock, primarily sandstone, as well as some conglomerate and shale.

No faults have been found on the Resort property. The nearest significant fault is the Nacimiento Fault which lies approximately 6 miles southwest of the Resort and runs in a northwest/southeast trend. The San Andreas Fault lies 25 miles to the east of the Resort, and earthquakes of a magnitude of 8.25 can be expected to occur there. The presence of the Jolon-San Marcos-Rinconada Fault system to the immediate northeast of the development is less easily evaluated. Although it is a major fault zone, there is no evidence that it has been active in the last 10,000 years.

As noted in the Environmental Impact Report for Lake Nacimiento Resort, no other geologic hazards have been identified and no unique minerals, fossils, or other geologic conditions or items of unusual scientific interest have been found.

SOILS

The most active instability problem in the specific plan area is topsoil erosion. This erosion feature is most prominent in drainage streams, especially on high relief mountain slopes. Due to the nature of the native soils of this area, scarification of vegetation greatly accelerates and, in many cases, initiates the erosion process. Headward and bank erosion during the rainy season is evidenced by the undercutting of tree root networks. bank slough, and tension cracks around the perimeter of the drainage terrace. The scarified topsoil is subjected to a lesser degree, to wind erosion during the summer. Engineering techniques, i.e., channelization, baffling, and placement of improvements, coupled with a revegetation plan, will reduce this potential problem.

Topsoil slips are a second hazard. During the rainy season, water accumulating at the interface of the topsoil and bedrock produces zones of weakness. This weakness can combine with slope, loss of plant cover, or adverse bedrock dip to produce small landslides. However, such instability is not hazardous when structures are constructed with sufficient setbacks from the hazard area.

Soils with varying degrees of expansiveness are common throughout the area, including bentonite clay beds which are highly expansive. The suggested construction method will require footings and piers to be designed according to Uniform Building Code (UBC) standards for such areas.

For roadways, a properly designed and constructed structural section, drainage system, and surface sealing will be required to control the expansive aspects of the underlying materials. Cuts along roadways will be made as determined from field testing and inspection

and will be revegetated to provide erosion control. Fills will be compacted to optimum limits and treated to minimize erosion. Control of runoff will be provided to maintain slope stability.

Land areas fronting Lake Nacimiento require special consideration because of cyclic saturation and drying due to variations in lake level. Restrictions on construction below 825-foot elevation will resolve most of the problems; however, where the lake edge coincides with steep slopes, setbacks will be determined by definitive slope stability analysis to be submitted with Precise Plans.

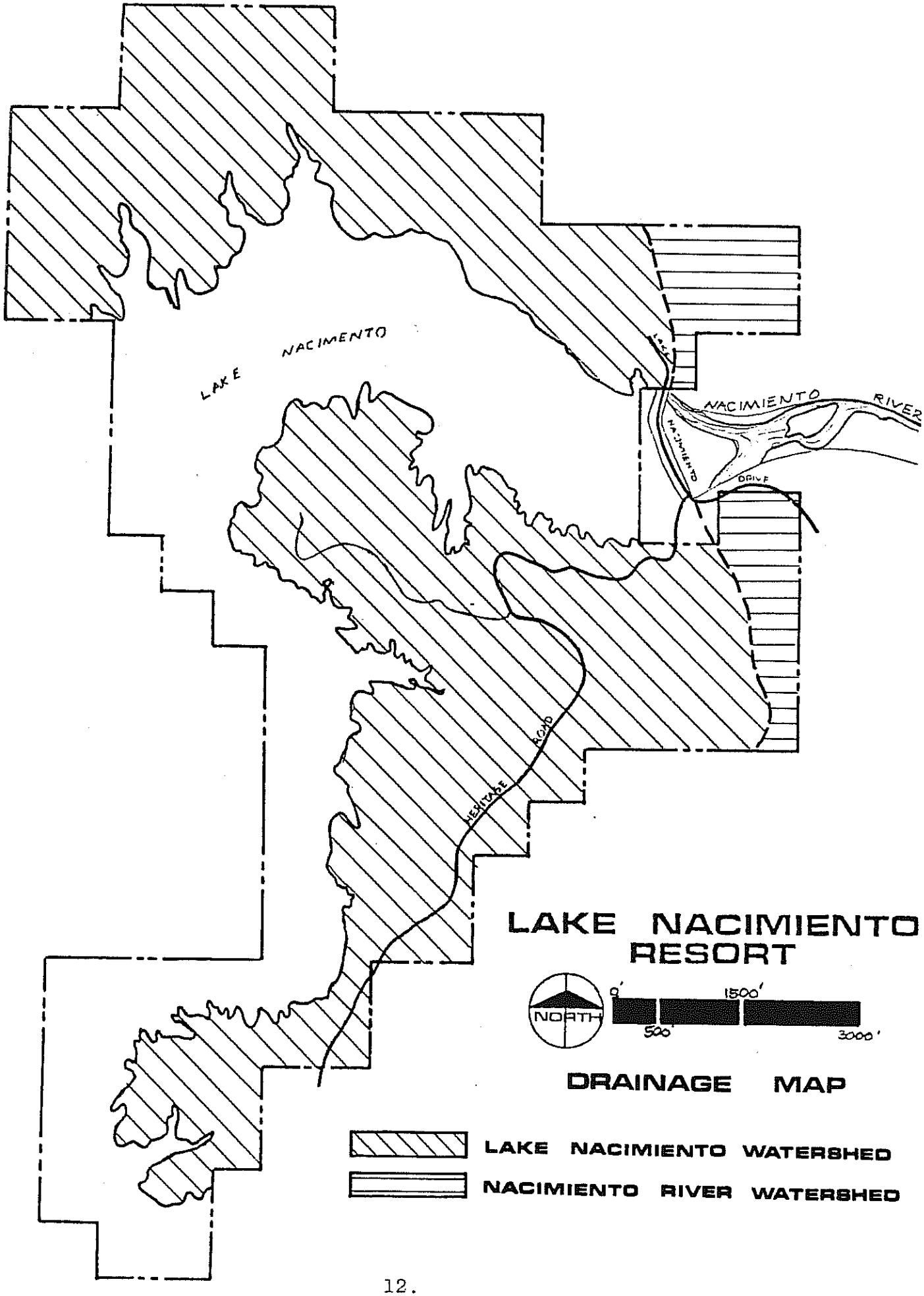
Generally, the subsoil permeability is very poor and septic tanks are not recommended as a method of sewage disposal. All new development as well as existing uses on the south shore will connect into a domestic sewer collection system. Due to factors of distance and topography, the proposed development on the north shore will utilize pit privies, septic systems or other methods of disposal to be approved by the County Health Department during the review of the Precise Plan.

## DRAINAGE AND FLOODING

Lake Nacimiento is a major multiple-use water supply and flood control reservoir. Winter rains can bring water levels to 800 feet or slightly higher but summer drawdown can lower the lake to below 700 feet. During the heaviest rains, water levels can change by 100 feet in less than a month and several feet in a single day.

The County's Open Space Plan and the Lake Nacimiento-San Antonio General Plan stress the need to keep flood plains as open areas. The ecological values of water course areas as well as the obvious hazards of building where flooding occurs are compelling reasons why flood plains within the Lake Nacimiento Resort should not be developed. Flood prone areas within the Lake Nacimiento Resort are based upon elevation 800'. During a 1,000 year storm the lake surface would be at elevation 825' and no building of permanent structures below elevation 825' on the lake watershed will be allowed. These flood plain areas are designated as open space. The criteria which have been established for the overall plan of Lake Nacimiento Resort will eliminate the filling of canyons and minimize stream channelization since natural values would be destroyed in the process. As specific sites in the study area are developed through precise plans, the smaller natural water courses will be firmly delineated, based upon precise engineering information which will be reviewed by the San Luis Obispo County Engineering Department and the County Planning Department.

There are no major channels within the Resort development. The minor natural drainage channels become the primary system for runoff collection to Lake Nacimiento. Sheet flow to these channels will remain intact except where intercepted by roads. At these points, ditches and structures will direct flows into natural channels. The use of energy dissipators and silting basins will be employed as determined by the County Engineer to reduce erosion potentials and siltation. Since proposed campground areas are


LAKE NACIMENTO
NACIMIENTO RIVER
NACIMIENTO DRIVE
MESITA RD
LAKE NACIMIENTO RESORT
NORTH
0'
1500'
500'
3000'
DRAINAGE MAP
LAKE NACIMIENTO WATERSHED
NACIMIENTO RIVER WATERSHED

areas, land uses will not be located near the larger drainage channels and canyons.

Areas where flooding occur or which are subject to a 100-year storm have been left in open space. Flood hazards are limited to high water crests passing down creeks and can be avoided by construction setbacks along stream channels.

Detailed drainage plans will accompany improvement plans submitted with each precise plan.

VEGETATION

The major natural vegetation and plant community classifications for the specific plan area vary from open grassland to dense chaparral to sparse oak woodland to the dense oak forests. (See "Generalized Vegetation Types" map on following page)

Over most of the area, the timber is open and free of underbrush. Range grasses are supported by seasonal rainfall and become dry during the summer months. Several steep ridges are covered with heavy pine and oak forests. The predominate species of broadleafed and coniferous plants are represented in two types of plant communities. The dense woodland is represented by Blue Oaks and the sparse woodland located on near level to rolling hills by Valley Oaks. Occasionally there will be a Digger Pine mixed with oaks and in several areas the Pines become quite dense. The dense woodland communities can be found on the north slopes and higher ridges.

There is no true lake side plant community due to the reoccurring inundation of water that creates undesirable habitats for existing plant species while preventing new plants from being established. The fluctuation of the lake level leaves large shoreline areas devoid of vegetation.

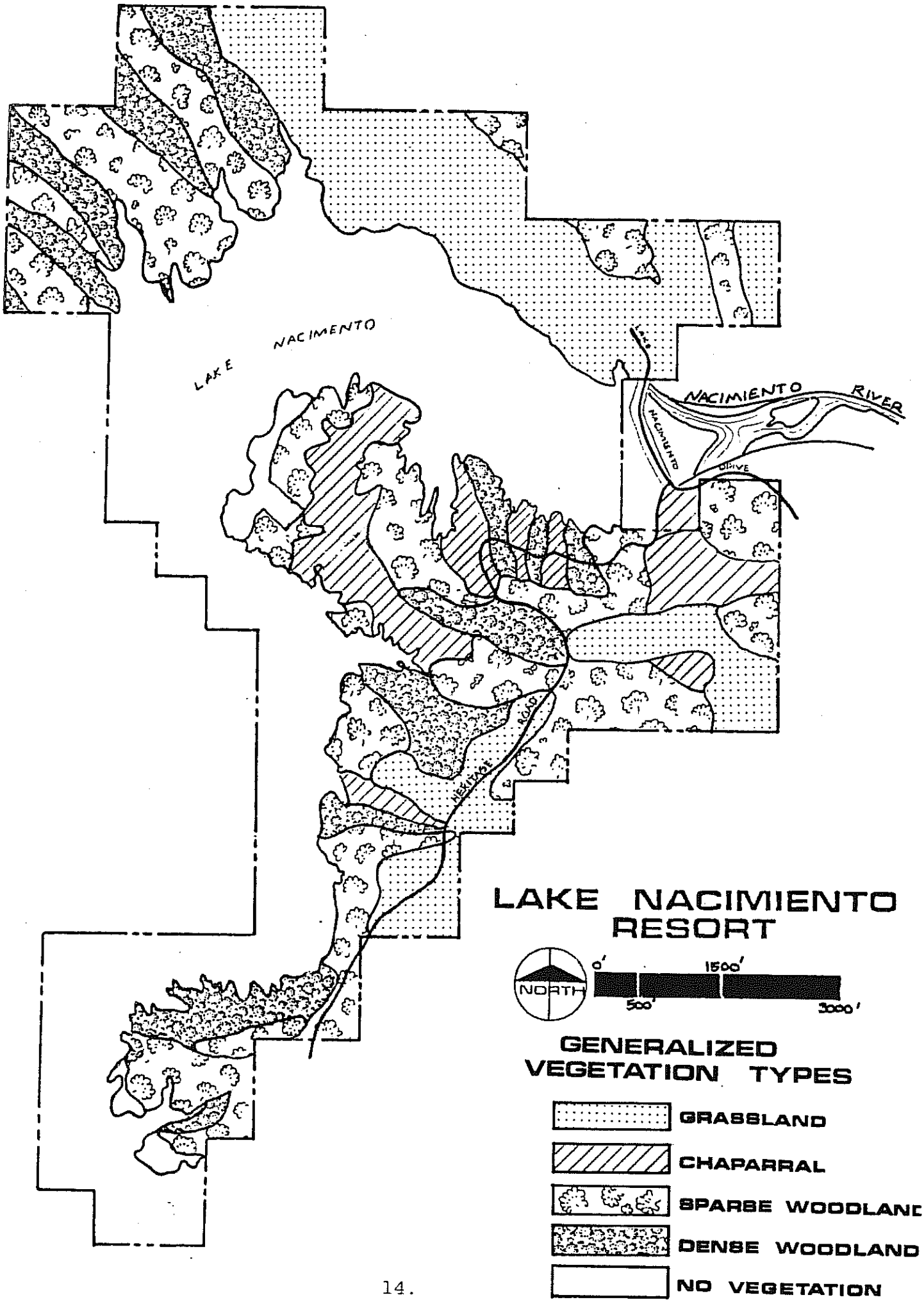
Several types of broadleaf shrubs are found scattered sparsely throughout the woodland community. The general condition of the associated flora is good with no problems observed from any pests or diseases.

There are no local endemics, rare or endangered species observed. All specimens were those that are normally found in the above noted plant communities.

WILDLIFE

The animal community present at Lake Nacimiento Resort is that characteristic of southcentral California, inland from the immediate coastal zone. Large mammals found in the area include wild pigs, and deer. These large species can be found throughout the various plant communities. Small mammals are a little more restricted in habitat. The ground squirrel is found in grassland and open forest.

Lake Nacimiento provides little riparian habitat but the large areas of open water provide reasonably good resting areas for migratory waterfowl during the fall and spring. In addition, the fish population provides a food supply, either directly or as carrion for raptors.


LAKE NACIMENTO
NACIMIENTO RIVER
NACIMIENTO DRIVE
MEXICANO ROAD
LAKE NACIMIENTO RESORT
NORTH
0'
1500'
500'
3000'
GENERALIZED VEGETATION TYPES
GRASSLAND
CHAPARRAL
SPARSE WOODLAND
DENSE WOODLAND
NO VEGETATION

SCENIC VALUES

Lake Nacimiento Drive is the main access to the Lake Nacimiento area. The routing of this road has a high scenic character with tree-shaded dry streambeds, forested ridges and rolling grasslands. This scenic corridor could be destroyed by allowing poorly planned development to take place. However, Lake Nacimiento Drive has been classified as a Scenic Highway, and the scenic corridor extends on each side of the route to the ridge line. Proposed development within this corridor is subject to careful review for conformance to scenic corridor standards. Excessive grading and land disruptions, excessive cut and fill operations, or quarrys will not be allowed. Whenever possible, existing vegetation and land cover will be retained throughout the specific plan area.

NATURAL CONSTRAINTS

Special consideration has been given to those areas which have natural constraints as follows:

1. In areas where extraordinary topographic features exist or where slopes exceed 30% (20% where combined with heavy vegetation) no land uses are proposed thus leaving these areas in open space.

2. Where heavy vegetative cover exists, proposed resort uses are limited to those requiring the least tree removal or are left to remain in open space entirely. Criteria for land use selection has placed heavy emphasis on developing on flatter areas with only moderate vegetation.

3. Natural drainage channels will be left undisturbed when at all possible and will be protected and maintained as permanent open space.

4. During a 1000-year storm, the lake surface would be at an elevation of 825 feet. (Spillway elevation=800') No permanent structures will be placed below 825 feet.

5. Areas subject to geologic and pedologic hazard have been clearly identified in the Lake Nacimiento Resort EIR and will be avoided. In specific cases where the construction of roads, utilities, etc., may be in proximity to these areas, engineering design will compensate for any additional loading or stress factors.

6. In areas subject to greater fire hazard than others, greater care shall be taken to neutralize any additional hazard through overall design techniques as well as through specific fire safe planning and specific design standards. Areas with severe fire hazard (the chaparral and dry scrub) are concurrent with those areas steeper than 30%, and consequently will not be subject to development. As shown on the specific plan, development is directed away from these fire hazard areas.

7. Areas containing plant species of unique value will be protected to preserve an environment suitable to the perpetuation of these species.

8. Areas of archaeological significance will be registered, collected, excavated, and/or preserved, upon the recommendation of the archaeological consultant, to retain their full value. (See Lake Nacimiento Resort EIR.)

## LAND CAPABILITIES

Based on natural limitations, the capability of an area to support development can be determined. First, areas which support heavy vegetation or lie on the steeper slopes should be left in open space or designed for uses with a low environmental impact; secondly, uses with heavy impacts should be located with extreme care to best preserve the scenic and natural character of that site. Thirdly, is the suitability of the area to support the services infrastructure necessary for development.

To accomplish this a systemic analysis utilizing slope and vegetation data in the form of base map overlays has been utilized to identify specific areas prime for development and where the least amount of environmental damage could occur. The remaining areas left in open space are used productively for limited grazing, forestry, hiking and equestrian trails, wildlife habitat, and waterways. Open space areas also provide natural separations between different and possibly conflicting land uses and add to privacy and enjoyment of the recreational experience.

In addition to land use capability and proper site planning concerns are the economic concerns of the developer that will insure that the project can be realistically implemented and eventually provide the public with needed recreational facilities. This issue is one of balance - the sympathetic use of the environment by recreationists to enhance their recreational experience on one hand weighed against the economic feasibility and return rate necessary to the developer in providing these recreational facilities.

The more understanding that is gained at the specific plan stage about the physical characteristics and environmental restraints balanced with the user needs and project economics, the more likely a beneficial balance between all facets of the project will be attained.

## SECTION IV

## DEVELOPMENT PROPOSALS

### PROJECT DESCRIPTION

The specific plan area covers 1860 acres. Of that total acreage, 800 acres are below the 800 foot lake elevation. Of the remaining 1060 acres, 462 acres are on the north shore of Lake Nacimiento, and 598 are on the south shore.

Lake Nacimiento Resort is proposed to be developed as a major regional public recreation center in accordance with this specific plan and under the lease agreement with Monterey County. Recreation will be primarily oriented to the lake which provides for sail and power boating, fishing, waterskiing and swimming. Additional recreation facilities will including riding, hiking and biking trails, additional launch ramps and marinas, beach areas, picnic areas, playgrounds and facilities related to specific use areas.

A variety of overnight accommodations are proposed to meet distinctively different user demands. The specific plan proposes a motel, tent campsites, RV campsites, organizational camps, rental cabin sites, rustic lodges for longer term lease and a horseman's camp with equestrian facilities.

In all of the development areas, the resort/recreation type of accommodations are selected to fit within the topography, circulation, proximity to amenities, and general land form. The developed areas are clustered where topography and tree coverage allow economical unit location, where access is advantageous and realistic, where views can be maximized, and ground disturbance minimized.

The major portion of the specific plan area is devoted to open space. The specific plan covers approximately 1060 land acres. Of this 130 acres is being proposed as developed resort area, leaving approximately 930 acres as open area limited to riding, hiking trails and open space.

Proposed open space areas include all of the environmental characteristics the area has to offer, i.e., various vegetation and wildlife species, and varied topography. Open space areas between and within use areas provide corridors for the preservation of vegetation and wildlife, as well as additional opportunities for active or passive recreation.

All drainage channels and creeks are located within open space areas and will be protected from any development structures except those necessary for circulation purposes, i.e., culverts, bridges, etc. The flood control zone below the 825 foot elevation is also in open space.

The Nacimiento-San Antonio General Plan has outlined significant areas applicable to the specific plan area. This element calls for the preservation of the shore of Lake Nacimiento, and a scenic corridor along Lake Nacimiento Drive. This specific plan has provided for the preservation of these areas.

## DEMOGRAPHIC AND DENSITY CHARACTERISTICS

This specific plan proposes recreational development on some 130 acres which would provide 1300-1520 overnight rental accommodations for various types. Assuming a typical family of 3.5, the Lake Nacimiento Resort could accommodate a maximum of 4550-5320 overnight visitors. The major season for usage is from April 1 through Labor Day, however, some year around usage is proposed. The maximum usage of the resort area would be over the three major holidays - Memorial Day, July 4th, and Labor Day.

Camping is restricted to a thirty day length of stay at any time during the year. Extended stays by the more elderly campers and fishermen generally occur during the fall, winter and spring months. This applies to all uses except for the long term Rustic Lodge area which may be leased for periods up to four months, and for employee units.

The Rustic Lodge units would be built and operated by Lake Nacimiento Resort. The purpose of the longer term occupancy of the Rustic Lodges is to provide recreational living on a longer term basis to serve user needs and to make a year round operation economically feasible. An analysis of previous operations has indicated that deficit financial operating years have been experienced particularly during those years when the lake level was low. By renting the Rustic Lodge units on a longer term lease program, it will also provide a more stable and continuous income stream to the resort during periods of fluctuating use.

Table II.

LAKE NACIMIENTO RESORT
-PROJECT STATISTICS-

LAND AREAS

1860 acres = Total Specific Plan Area - North Shore, South Shore and Water areas. Corresponds to the actual lease boundary owned by Monterey County.

1060 acres = Total land area
462 = North Shore land
598 = South Shore land

800 acres = Total water area (below 800 foot elevation)

DEVELOPMENT AREAS

130 acres = Total net acreage of proposed new development. 8 acres is on north shore, 122 on south shore.

1730 acres = Open area. Total acreage (1860) minus total existing and proposed development (130 ac.) = 1730. Includes 800 acres of water.

North Shore Density = 462 acres with 268 maximum day units and manager's residence = .58 units per acre (gross density)

South Shore Density = 598 acres with 1252 maximum overnight units = 2.1 units per acre (gross density)

TOTAL POTENTIAL OCCUPANCY

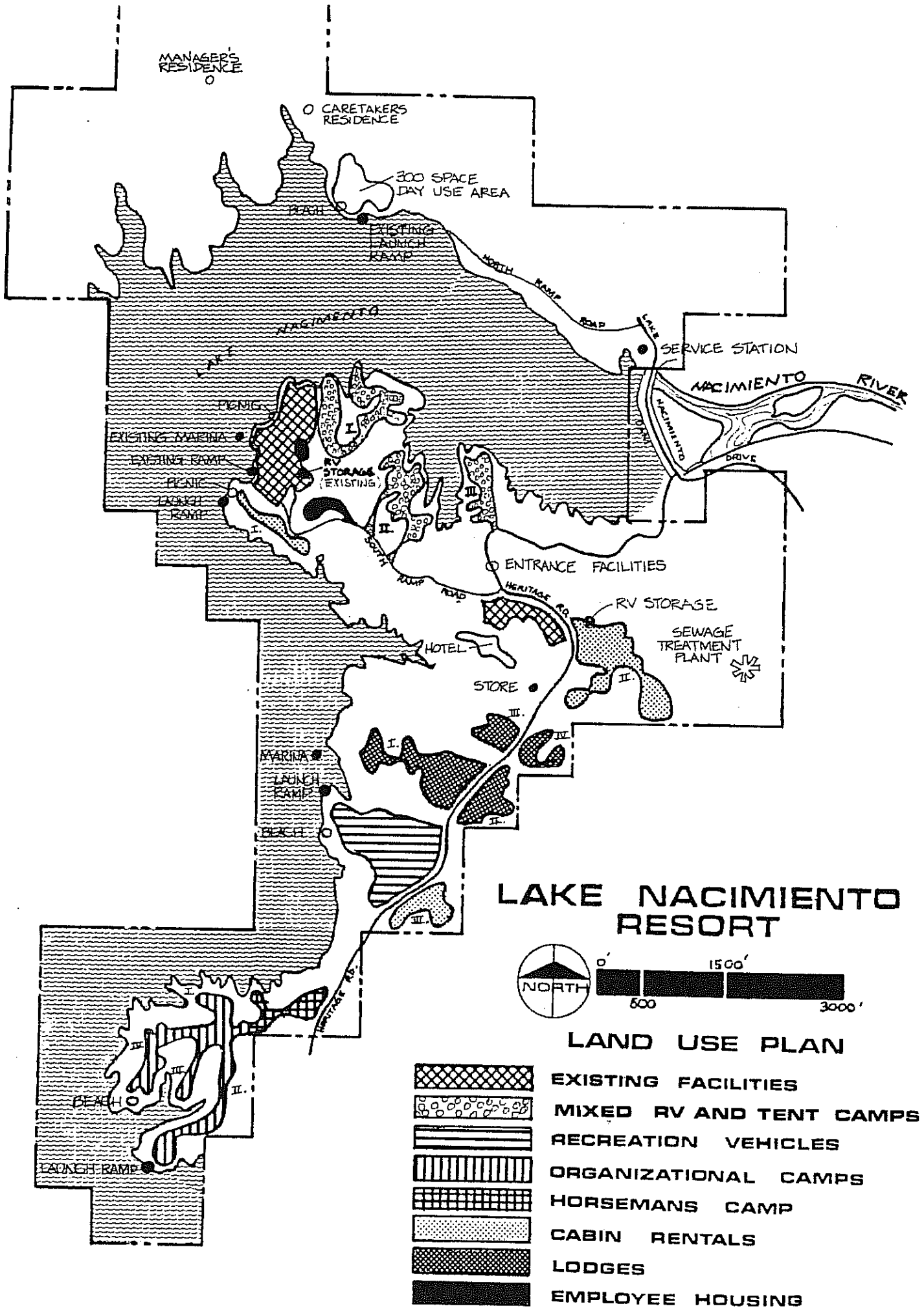
3.5 persons = typical visitor family size. 3.5 times 1300 to 1520 total units = 4550 to 5320 persons.

NET DENSITY FACTORS USED IN FIGURES*

| Use | High Range | Low Range |
|---|---|---|
| Recreation Vehicle | 9/acre | 7/acre |
| Short term Cabins | 7/acre | 5/acre |
| Rustic Lodges | 9/acre | 7/acre |
| Remote Tentsites | 11/acre | 9/acre |

North Shore
Day Use - 34/acre max. based on 8 acres of usable, accessible area for parking, picnic units, boat launching, and sanitary facilities.

*Based on net usable area (e.g., exclusive of slopes over 30%, drainage swales, rock outcroppings, etc.)


MANAGER'S RESIDENCE
CARETAKERS RESIDENCE
300 SPACE DAY USE AREA
BEACH
EXISTING LAUNCH RAMP
NORTH RAMP ROAD
LAKE
SERVICE STATION
NACIMIENTO RIVER
NACIMIENTO DRIVE
PICNIC
EXISTING MARINA
EXISTING RAMP
PICNIC LAUNCH RAMP
RV STORAGE (EXISTING)
SOUTH RAMP ROAD
ENTRANCE FACILITIES
HERITAGE RD.
RV STORAGE
SEWAGE TREATMENT PLANT
HOTEL
STORE
MARINA
LAUNCH RAMP
BEACH
HERITAGE RD.
BEACH
LAUNCH RAMP
LAKE NACIMIENTO RESORT
NORTH
0'
1500'
500
3000'
LAND USE PLAN
EXISTING FACILITIES
MIXED RV AND TENT CAMPS
RECREATION VEHICLES
ORGANIZATIONAL CAMPS
HORSEMANS CAMP
CABIN RENTALS
LODGES
EMPLOYEE HOUSING

## SECTION V

## DEVELOPMENT CHARACTERISTICS

The existing facilities of Lake Nacimiento Resort include a commercial marina and service center, Devil's Gorge Campgrounds (60 sites), Pine Knoll Area Campgrounds (120 sites), store and cocktail lounge, boat and trailer storage area and service station.

The proposed plan offers a second service station, hotel-motel facility, expanded employee housing, additional store, and additional facilities as follows:

- Organizational camps, four use areas
- Recreational vehicle use area
- Cabin rental units, three use areas
- Lodge units with amenities
- Horseman's Camp
- New launch ramps, marina, beach area and marina service with additional boat storage
- North Shore public day use area
- Combined RV and tent camp areas, three use areas
- Shoreline trail, open space, and picnic areas

**GENERAL**

Lake Nacimiento Resort is owned and operated by Water World Resorts, Inc. on land leased from Monterey County for the purpose of providing the public a clean, enjoyable and diversified recreation area. Included within the facilities would be company-owned cabin rentals and leased lodges available to the general public, organizational and group campgrounds and recreational vehicle sites. Day use areas with launching and beach facilities are available on both the north and south shores. Water World Resorts, Inc. would be responsible for providing and maintaing all facilities necessary to the operation of the resort including water, sewage, and power systems, roads, trails, parking areas, storm drains, sanitary and garbage disposal facilities and public grounds.

The visitors' accommodation facilities are shown on the Land Use Plan of this specific plan. These facilities (day use and overnight) with their description, net site area, variable density, and total units are shown on Table III.

Employee housing is shown in a separate area and is somewhat remote from all other facilities. Integrating employees with the public is undesirable due to control factors that must be implemented with respect to employees housing which varies considerably and in fact comes under different laws and regulations than public accommodations.

Table III

RESORT CHARACTERISTICS

| EXISTING USE | DESCRIPTION | NET ACRES | UNITS | NET DENSITY |
|---|---|---|---|---|
| 1. Pine Knoll Camp | Recreational Vehicle Sites, Tent spaces, picnic, RV, restaurant, bar, store, launch ramp, marina, RV storage | 9.5 | 120 | 12.6/acre |
| 2. Devil's Gorge | Tent spaces, RV | 4.0 | 60 | 15/acre |

| PROPOSED USE | DESCRIPTION | NET ACRES | HIGH RANGE NET DENSITY | LOW RANGE NET DENSITY | HIGH RANGE TOTAL UNITS | LOW RANGE TOTAL UNITS |
|---|---|---|---|---|---|---|
| 3. Recreation Vehicle | 1/3 water, electric, sewage 2/3 partial hookups for motor homes, truck campers, tents, launch ramp | 25 | 9 /acre | 7/acre | 225 | 175 |
| 4. Cabin Rental #1 | Duplex cabins on ridgetop, parking below, rental daily, weekly, monthly | 3.5 | 7 /acre | 5/acre | 24 | 18 |
| 5. Cabin Rental #2 | Single or duplex cabins in gorge area, clustered parking remote, rental daily, weekly, monthly | 10.0 | 7 /acre | 5/acre | 70 | 50 |
| 6. Cabin Rental #3 | Single or duplex cabins, above RV park, rental daily, weekly, monthly | 4.0 | 7 /acre | 5/acre | 28 | 20 |
| 7. Combined RV and Tent Camp | 3 sites on south shore, 1/3 RV sites, 2/3 tents, remote or adjacent parking | 20.0 | RV 9 /acre Tent 11/acre | RV 7/acre Tent 9/acre | 206 | 166 |
| 8. Rustic Lodges | Long term lease, clustered 3 & 4 plexes, recreation facilities, 4 sites | 26.5 | 9/acre | 7/acre | 239 | 186 |
| 9. Organizational Camp #1 | 1/3 RV, 2/3 tent, remote parking, organized groups only, launch ramp, beach, | 1.5 | RV 9 /acre Tent 11/acre | RV 7/acre Tent 9 /acre | 15 | 12 |

## RESORT CHARACTERISTICS (Continued)

| PROPOSED USE | DESCRIPTION | NET ACRES | HIGH RANGE NET DENSITY | LOW RANGE NET DENSITY | HIGH RANGE TOTAL UNITS | LOW RANGE TOTAL UNITS |
|---|---|---|---|---|---|---|
| 10. Organizational Camp #2 | 1/3 RV, 2/3 tent, remote parking, organized groups only, launch ramp, beach, ridge top design | 4.5 | RV 9/acre Tent 11/acre | RV 7/acre Tent 9/acre | 46 | 37 |
| 11. Organizational Camp #3 | 1/3 RV, 2/3 tent, remote parking, organized groups only, launch ramp, beach, ridge top design | 2.5 | RV 9/acre Tent 11/acre | RV 7/acre Tent 9/acre | 26 | 21 |
| 12. Organizational Camp #4 | 1/3 RV, 2/3 tent, remote parking, organized groups only, launch ramp, beach, ridge top design | 6.0 | RV 9/acre Tent 11/acre | RV 7/acre Tent 9/acre | 62 | 50 |
| 13. Horseman's Camp | 1/3 RV, 2/3 Tent, remote parking, facilities for horses | 3.0 | RV 9/acre Tent 11/acre | RV 7/acre Tent 9/acre | 31 | 25 |
| 14. North Shore Day Use Area | Existing launch ramp and road, 300 day spaces, parking, 1 caretaker's residence Manager's house | 8.0 | 34/acre | 33/acre | 268 | 260 |
| 15. Hotel-Motel | Proposed for future, near existing Devil's gorge camp hilltop view of lake, rustic design | 2.0 | 50/acre | 50/acre | 100 | 100 |

| | | | | |
|---|---|---|---|---|
| 116.5 | TOTAL PROPOSED ACRES FOR DEVELOPMENT | TOTAL PROPOSED UNITS | 1340 | 1120 |
| 13.5 | EXISTING ACREAGE COMMITTED TO CAMPGROUNDS DEVELOPMENT | EXISTING | 180 | 180 |
| 130.0 | TOTAL NET PROJECT ACRES | HIGH RANGE TOTAL | 1520 | |
| | | LOW RANGE TOTAL | | 1300 |

| FACILITY | DESCRIPTION | NET ACRES | DENSITY | UNITS |
|---|---|---|---|---|
| Employee Housing #1 | 6 units for families above existing parking lot | 2.0 | 3/acre | 6 |
| Group Employee Housing | 6 Bunkhouse/dormitory units (60 maximum) located sleeping units in employee housing area near existing store | 1.5 | 40/acre | 60 (6 bunkhouse: 10 beds each |
| | TOTALS | 3.5 acres | | 66 units |

PINE KNOLL CAMP (EXISTING FACILITY)

Pine Knoll Camp is an existing facility which is comprised of approximately 120 camping spaces including tent spaces, RV sites, fifteen rental overnite trailers and day use picnic facilities. Pine Knoll Camp and assorted resort facilities cover approximately 13 acres of land area.

Associated resort facilities existing at this time are as follows:

- Store
- Cocktail lounge
- Snack Bar-restaurant
- Resort office
- 5 employee mobilehomes
- Public swimming pool
- Boat launch ramp
- Marina
- 2 acre boat and trailer storage
- 5+ acres of public parking
- Picnic area
- Gas pumps

In conjunction with development of the newly proposed campgrounds and launch ramps, the following changes are proposed for the existing resort facilities:

1. Pine Knoll Camp will be partially redesigned and reconstructed after several new campgrounds have been completed. This reconstruction will include the provision of utility hookups to some sites that are not presently served. Also included will be a new restroom facility and a redesign of the rental travel trailer area. The existing rental trailers will be either removed or rehabilitated and improved with decking and landscaping where appropriate in accordance with the phasing plan.

   Employees management trailers will remain until later phases of development when permanent cabins are built on the hillside above the existing sites. The mobilehome occupied by the resort manager located high on the hillside above Pine Knoll Camp will also be removed in conjunction with the construction of a permanent manager's residence on the north shore.

2. Employee housing areas will be expanded. A bunkhouse complex for general employees is proposed where existing employee trailers exist. These will comprise of six, 10-unit cabin structures and will be built on a demand basis.

3. Additional Pine Knoll facilities to be constructed will include a laundromat, beach, picnic areas, and connection of existing facilities to the proposed sewage treatment plant. A new launch ramp (located at base of hilltop of Cabin Rental Area I) will also be constructed.

DEVIL'S GORGE CAMP (EXISTING FACILITY)

Devil's Gorge Camp is also an existing campground comprising of approximately 60 camping spaces including tent and RV sites and picnic facilities. Proposed improvements include sewer hookups to restrooms and a new road into the campground. Presently only a dirt road serves the campground from Heritage Road. All improvements will be in conjunction with the detailed phasing plan.

RECREATION VEHICLE PARK

A 25 acre site, located in the middle of the south shore area between Heritage Road and the lake, has been delineated as a future Recreation Vehicle Use Area. The site is characterized by irregular rolling hills interspersed with flat areas. The average slope is less than 15% which makes the site one of the flattest sections in the specific plan area. It is traversed by several drainage swales and although it steepens near the lake, it flattens out sufficiently to provide a suitable location for launch ramp, marina, and a small beach.

175-225 recreation vehicle spaces are proposed at a density of 7 - 9 units per acre depending upon specific site design limitations. These include limitations of the natural landforms in the form of drainage channels, excessive slopes and necessary tree removal that will be detailed during the Precise Plan and Conditional Use Permit process. Approximately one-third of the sites will have full RV hookup facilities including water, electric, and sewage disposal. The park will also have community wash areas and restrooms as per the standards of the State Department of Housing and Community Development. While the RV sites are designed to be utilized primarily by motorhomes, travel trailers and truck campers, they can also accommodate tent camping. As in all other overnite facilities, sites are clustered to provide a maximum amount of open space between campsites and visually and physically separate the park into 3 or 4 sub-areas of 60 to 100 units each.

Individual sites will be carefully located to provide suitability in terms of view, slope, and vegetation. All sites will be designed to soften the view from Heritage Road and from the lake. Clustering is necessary to avoid the steeper areas and natural drainage swales and to minimize grading. Cut and fill slopes will be planted and landscaping will be utilized to screen and to provide shade in the open areas. All sites will include the customary camping facilities including picnic tables and barbecue pits.

Additional facilities proposed for the RV area are a new marina, playgrou launch ramp, beach and parking area. A central swimming pool and ampitheatre, and sewage pump-out station are also proposed. Prior to occupancy, all recreation facilities, landscaping and other amenities included in the use area will be constructed.

CABIN RENTAL UNITS

Three rental cabin sites are shown in the specific plan proposal. These units are intended to provide the recreational user with nightly to weekly overnite cabin accommodations.

The exterior design and motif of the cabins will be of a contemporary rustic character utilizing natural materials and color schemes.

Typical building designs may include 'A' frames or modified 'A' frames with rustic railings and porches. Individual units will be varied in elevation or plan to avoid any "look-alike" condition within each cabin rental area.

Individual sites for cabins will be selected to take advantage of views and recreational features while being sympathetic to the natural terrain and vegetation. Cabins will be sited and placed lineally back-to-back or side-by-side as duplex units depending upon individual site opportunities. Vehicle parking will generally be remote from cabins in order to minimize site disturbance while taking advantage of landforms and mature trees for shading and screening. Access to cabin units will be by graded and improved walkways suitable for a vehicle such as a golf car truckster for luggage. The natural existing trees and shrubs will be preserved wherever possible to compliment and accent the cabin units and parkways and screen parking lots.

Cabin Rental Site I is comprised of 18-24 duplex units located on the ridge to the south of the existing parking lot and store. No parking is proposed on the ridge and only a pathway links the cabins with the parking lot below.

Cabin Rental Site II is located in the small canyon to the east and across Heritage Road from the existing Devil's Gorge campground. The site is irregular and slopes of 10%-25% predominate. However, suitable sites exist for clustered cabin development and parking. 50-70 units are proposed for the 10 acre site.

Cabin Rental Site III is located on a small hill overlooking the RV park and the lake. The site is approximately 4 acres and 20 to 28 clustered cabin units are proposed.

COMBINED RV AND TENT CAMPGROUND

The combined campgrounds are located on the south shore of the lake between the existing Pine Knoll campground and the dam. Throughout this broad area there are approximately 20 acres on three separate sites suitable for campground development. Approximately 166-206 campsites are proposed. Access is from the existing South Ramp Road which connects the existing campgrounds with Lake Nacimiento Drive.

One-third of the sites are proposed to handle small recreational vehicles (truck campers, camper vans, small trailers) and will feature hookups for electric, water and sewer. The remaining campsites are limited to tent camping with community restroom facilities. All sites will include customary camping facilities including picnic tables and barbecue pits.

The natural terrain makes site design critical in this area for several reasons. Although many of the proposed sites will have dramatic views of the lake, the areas delineated are in full view from the north shore, the entrance road and Lake Nacimiento Drive. While remote tentsites can be accommodated on the steeper slopes with heavier vegetative cover, the recreational vehicles, however, can have a major visual impact upon the hillside of the south shore since they are located along ridgetops on flatter slopes.

These problems will be mitigated by proper site planning practices and sensitive campsite design. All three family camp areas will be linked to South Ramp Road by existing, previously graded, ranch roads thus minimizing site disturbance by new road construction. Recreation vehicle areas will be located on ridgetops only when existing mature trees and landforms can screen these areas and minimize their visual impact upon the south shore. Although the site is predominated by 20-30% slopes, tentsites can be located on the lower slopes with either remote or adjacent parking. In all cases disruption of soil and vegetation removal will be minimized. Individual campsite and parking designs will be submitted with each Precise Plan and Conditional Use Permit application.

RUSTIC LODGE AREA

Four sites have been designated for long term lease lodge units with private facilities including a swimming pool, outdoor pavilion, tennis courts and rustic playground which are limited to lease residents and guests only. The rustic lodge area is located just north and across a deep gorge from the RV park. While being divided in half by Heritage Road, the topography of each subarea features a gradual slope downward towards the lake. These four lodge areas will be owned, leased, and in all aspects maintained by the resort.

Approximately 26 acres are proposed to have between 186 and 239 units depending upon individual site holding capacities and site design proposals.

Living units are similar to the "Cabin Rental" units but are designed as multiple attached structures of the three or fourplex type. The exterior design and motif will be of a rustic contemporary character utilizing natural materials and earth tones. Siting of Lodge units will be done in a manner sympathetic to the natural terrain and vegetation. Units will be clustered to take advantage of the flatter terrain and to leave the steeper slopes in open space. Vegetation removal and grading will be minimized on locating lodge sites. Parking will be located on an individual site basis depending upon the availability of suitable adjacent areas. All lodge units will be located in such a manner as to take advantage of landforms and existing mature trees for shading and screening.

Area I is the largest of the Lodge Areas; it includes approximately 10 acres extending from Heritage Road down toward the bluff above the lake. The buildable areas are bordered by 30% plus slopes but a number of individual sites are suitable for lodge unit clusters.

Lodge Area II is an approximately 6 acre area on the hillside above and to the east of Area I.

Lodge Area III is 5.5 acres adjacent to and west of Heritage Road. The hillside over looks the lake, Lodge Area III, and Heritage Road below.

Lodge Area IV is proposed on 5 acres adjacent to and east of Heritage Road. This area overlooks Lodge Area III and the lake in the background.

ORGANIZATIONAL CAMPS

The specific plan incorporates four separate organizational campgrounds along the southern extremity of the resort area. Totaling approximately 14 acres, the four camp areas follow the flatter ridgetops leaving the steeper slopes and canyons in open space. These areas are designated for use by supervised groups only and will be separated from other public areas. Access would be via private roads from Heritage Road. Recreation facilities include a launch ramp and beach which will be limited to organizational camp users only. Facilities also include a RV pump-out station.

One third of the sites will be designed to handle small recreational vehicles with full hookups and improvements while the remaining number of units are designated as remote tentsites served by community sanitary facilities. All sites will include the customary camping facilities including picnic tables and barbecue pits. Many of the proposed sites will have desirable views of the lake below.

The rugged natural terrain is a critical factor in site design within the Organizational Camps. The narrow ridgetops dictate a lineal campsite design concept as sites are located along the narrow ridges. Campsites will be clustered at a high density to take advantage of the wider ridges while utilizing the natural tree cover for screening. Campsite clusters will be located only where adequate tree cover exists to minimize the potential visual impact from the surrounding area. Remote parking will be provided for those campgrounds and will be terraced to better conform to the steep slopes in this area.

Organizational Camp I is located on a 1.5 acre flat area above the steep western slopes that overlook the lake. The heavy vegetation on this slope will be preserved to minimize the visual impact of this campground on the surrounding area.

Organizational Camp II is approximately 4.5 acres in area stretching down the ridge to the lake below. A launch ramp and small parking lot is located at the lake elevation for use of all the Organizational Camps.

Organizational Camp III is a 2.5 acre ridgetop between Camp II and IV. A beach is proposed at the southern tip near the water's edge.

Organizational Camp IV is the largest site being approximately 6 acres in area. The site is similiar to Camp I in that any ridgetop development could potentially have a serious visual impact. This impact will be minimized by sensitive placement of campsite clusters and minimal vegetative removal during construction.

HORSEMAN'S CAMP

This area is adjacent to the entrance of the Organizational Camps and is intended to provide equestrian facilities in addition to campsites. The site is 3 acres and approximately one-third of the proposed 31 sites (maximum) would handle small RV's while the remaining are proposed for tentsites. Equestrian facilities would include corrals and related structures to handle the visitors' equestrian needs.

Similiar siting techniques will be uitlized in the design of this camp to reduce the potential visual impact and ground disturbance as mentioned under Combined RV and Tent Campground and Organizational Camps' sections. Each campsite features the customary improvements including a picnic table and barbecue pit.

NORTH SHORE DAY USE AREA

A single launch ramp and unimproved access road comprise the existing North Shore facilities. Access to the launch ramp is from the north end of the dam along a narrow winding road. Extensive erosion has taken place in areas due to heavy vehicle traffic. The hillside, due to its southerly exposure and local soil conditions, is almost completely barren of shrubs or trees.

The North Shore area is critical because of the continued heavy public use it receives as a State constructed facility open to the general public despite a lack of sanitary facilities, water, adequate parking, and any formal maintenance. At this time there is no fee for use of the ramp by the resort. Efforts to close the area by the resort management and County agencies due to the lack of facilities have failed since the State of California constructed the ramp and requires that it be accessible for public use until June 15, 1979.

The feasibility of continued utilization of the existing boat launch facility is questionable due to topography, lack of vegetation, and distance from utility infrastructure if developed by the lessee, the north shore area shall be improved with permanent water and sewage treatment facilities acceptable to the Water Quality Control Board, and the County Engineering and Health Departments; the access roads to be improved to minimum standards to be set by the County. Should this prove to be economically unfeasible by 1980, consideration should be given to developing the site as a County facility or to close the ramp and develop an alternate site as a County boat launch and day use facility.

Site improvements will also include reseeding erosion areas with native grasses and planting trees on the hillside. Parking areas will be apportioned to avoid the "sea of parking" effect characteristic of large single parking lots. Several linear, terraced parking lots are proposed to conform to slope contours. Development will be limited to the lower elevations whenever possible in order to minimize the visual impact on the surrounding area. In addition, natural trees and shrubs will be utilized to shade and screen developed areas.

A single manager's residence and a horse ranch has been proposed for the remainder of the North Shore slopes not suitable for recreational development. Accessory facilities and structures necessary for the horse ranch include a new water reservoir, corrals, barns and associate buildings. The proposed horse ranch and irrigation (from water pumped from the lake) will make it possible to convert large amounts of the barren North Shore land into permanent pasture.

HOTEL-MOTEL AREA

A two-acre site has been designated in the specific plan for a future hotel or motel area. The site is on the ridge above and adjacent to the existing Devil's Gorge Campground. The site selection is oriented toward a panoramic view of Lake Nacimiento.

The Hotel-Motel will accommodate overnite visitors and will have a range of recreational amenities including a restaurant, lounge, sauna, pool, etc. This complex will be centrally located to have easy access to the lake-oriented recreation.

The complex will accommodate approximately 100 overnite guests units. The site location is presently in the path of an existing ranch road which intersects Heritage Road a short distance to the east. Parking will be enclosed within the Hotel-Motel structure or interspersed throughout existing trees and visually screened by vegetation and landforms.

MARINAS AND SHORELINE DEVELOPMENT

Launch Ramps - Two launch ramps exist at this time. One is on the North Shore and the other is located on the South Shore at Pine Knoll Campground. During the summer months the Pine Knoll ramp is heavily overloaded and three additional ramps are proposed in the specific plan. The improvement of the North Shore Day Use Area will also provide some relief to this congestion.

The three proposed new launch ramp facilities are located at the RV park, at the southern tip of Organizational Camp II, and adjacent to the Pine Knoll ramp. The ramp at the RV park will be the largest, serving the cabin and lodge areas, Hotel-Motel guests, and the RV park users. Due to limited accessibility and areas available for auto and trailer parking after boats are launched, the ramp at the Organizational Camps will serve these camps only. The ramp near Pine Knoll Camp will utilize the existing parking area and provide some relief to the conjestion characteristic of boat launching at peak use periods.

Beaches - Along the lake edge several beach areas have been designated. These beaches will be maintained with beach sand and will be primarily for sunbathing and swimming activity. Improved beaches will be constructed near the North Shore launch ramp, near the RV park marina, and at the southern tip of the Organizational Camp. These areas will be constructed in conjunction with the North Shore Day Use facility, the RV park, and Organizational Camps respectively.

Marinas - One marina with docking facilities is located off shore of the existing Pine Knoll Camp. One additional marina is shown at the RV park and will be constructed in conjunction with that facility.

PICNIC AREAS

In addition to the North Shore Day Use Area, two day use picnic areas are proposed - one to the north of the existing Pine Knoll Camp and one to the south. Green lawn areas will be maintained for use with the

standard facilities such as picnic tables and barbecues.

## BOAT AND RECREATIONAL VEHICLE STORAGE AREA

There is an existing boat and recreational vehicle storage area located in a small canyon near the present operating facilities. The area is naturally screened from most directions. However, the entrance will be improved with landscaping and fencing to further screen the boats and vehicles from the public view. An additional boat storage area is also proposed near Cabin Rental Area II north of Devil's Gorge. This site is similiar in topography to the existing storage facilities. Landscaping and fencing will be utilized to screen the area. The present boat storage will be enlarged slightly to accommodate the additional demand for such storage space, and will also be designed to accommodate the construction shop and equipment storage.

## TRAILS

Trail systems include a primary equestrian loop through the resort property and a hiking trail loop along the shoreline. The shoreline trail will connect all the water-oriented facilities such as beaches, marinas, and launch ramps. Hiking and riding trails will meander, following natural openings in vegetation and slope so that clearing and grading will be reduced to a minimum.

## SECTION VI

## PHASING OF DEVELOPMENT

Expansion and improvement of existing facilities will be constructed in phases. In accordance with the specific plan, each phase shall provide for such off-site development as required to insure adequate provision of recreational facilities, utilities, access roads, drainage control and other necessary improvements.

The time frames of the phases is based solely upon present anticipations of need. Actual demand, however, may result in the need for a limited number of types of units in a given phase and, therefore, the remaining units of that particular use area may be built at a later phase. However, Precise Plan approvals shall be comprehensive within any given use area with Use Permit approval for smaller areas subject to Planning Department approval on the basis that the smaller area is a logical sub-use. (For example: due to the size of the proposed Recreational Vehicle Park, it would best be developed in three phases. However, a Precise Plan must be submitted for the entire RV park while the following Use Permit applications will be only for increments of 1/3 at a time.)

Due to the rapidly changing recreational market, it may be determined that certain units designated for a later phase may be needed sooner. In such event these units may be constructed concurrently with an earlier phase.

In order to evaluate the effects of development increments no more than two use permit applications for overnight areas will be accepted within any 12 month period. The maximum number of units in each application shall not exceed the maximum allowable under this Specific Plan for use areas.

Phase I 1975-77

A. Construction of the sewage treatment plant with sewer extensions to existing restrooms, cafe, recreation vehicle dump station, fish cleaning stand and employee housing. Includes both Pine Knoll and Devil's Gorge.

B. RV and Tent Camps (Table III, item 7)

C. Rental Cabin Site No. I (Table III, item 4)

D. Construct service station.

E. Construct Launch Ramp No. I (below Cabin Rental Site I and near Pine Knoll Camp).

F. Construct or provide and equip first-aide station.

G. Construct additional improvements in existing Pine Knoll Campground, minor road circulation changes, certain campsite relocations, and installation of recreational vehicle hookups to selected sites. Make improvements on the existing 15 rental travel trailer sites.

Phase II 1976-78

A. Construct new boat, recreational vehicle storage area.

B. Construct additional improvements in existing Devil's Gorge Campground.

C. Construct first half of general employee housing (3 units).

Phase III 1977-79

A. Construct 1/3 of Rustic Lodges

B. Construct first phase of assistant manager's residences and remove existing mobile homes.

C. Construct North Shore manager's residence and remove mobile home from hilltop above Pine Knoll Camp.

Phase IV 1978-80

A. Construct first 1/3 of recreational vehicle site.

B. Construct second 1/3 of rustic lodges.

C. Launch ramp No. 2 at RV park area.

D. Construct new marina and beach at RV park.

E. Construct new store on demand basis.

F. Construct North Shore day use area with improvements & access roa

Phase V 1979-81

A. Construct rental cabin site no. 3

B. Construct second 1/3 of recreational vehicle site

Phase VI 1980-82

A. Construct second 1/2 of employee housing (3 units)

B. Construct last 1/3 of rustic lodges

Phase VII 1981-83

A. Construct 2 organizational camps

B. Construct Horseman's Camp

Phase VIII 1982-84

A. Construct last 1/3 of recreational vehicle site

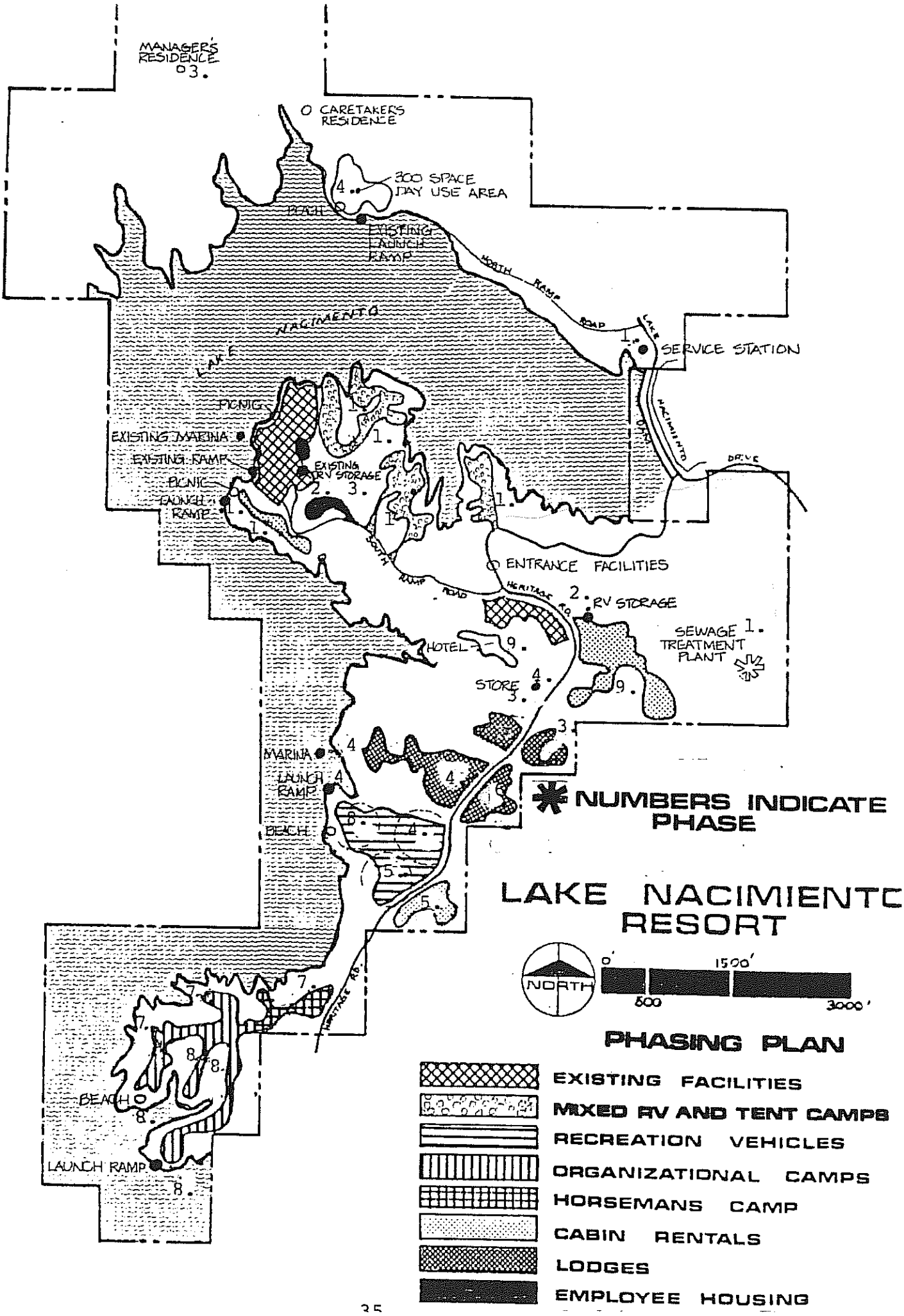
B. Construct last 2 organizational camps

C. Construct launch ramp no. 3 at organization camp no. 2 and beach at organizational camp no. 3.

Phase IX 1983-85

A. Construct rental cabin site no. 2

B. Construct hotel


MANAGER'S RESIDENCE
3.
CARETAKERS RESIDENCE
300 SPACE DAY USE AREA
BEACH
EXISTING LAUNCH RAMP
NORTH RAMP ROAD
NACIMIENTO
LAKE
SERVICE STATION
PICNIC
EXISTING MARINA
EXISTING RAMP
EXISTING RV STORAGE
PICNIC
LAUNCH RAMP
NACIMIENTO DRIVE
ENTRANCE FACILITIES
HERITAGE RD.
RV STORAGE
SEWAGE TREATMENT PLANT
HOTEL
STORE
MARINA
LAUNCH RAMP
BEACH
HERITAGE RD.
BEACH
LAUNCH RAMP
NUMBERS INDICATE PHASE
LAKE NACIMIENTO RESORT
NORTH
0'
1500'
500
3000'
PHASING PLAN
EXISTING FACILITIES
MIXED RV AND TENT CAMPS
RECREATION VEHICLES
ORGANIZATIONAL CAMPS
HORSEMANS CAMP
CABIN RENTALS
LODGES
EMPLOYEE HOUSING

## SECTION VII

## CIRCULATION

### PRIMARY CIRCULATION

Primary access to Lake Nacimiento Resort from State Highway 101 is from Bradley-Pleyton Road at Bradley to the north and Lake Nacimiento Drive from Paso Robles on the south.

Lake Nacimiento Resort itself will be served by Heritage Road, a major arterial loop which leaves Lake Nacimiento Drive at the easterly abutment of the dam, traverses the subject site, and proceeds south-easterly and loops through portions of Heritage Ranch to the intersection with Lakeview Drive and thence back to Lake Nacimiento Drive. These roads will be constructed to County standards and offered for dedication but will be maintained by the resort until needed for public circulation. The portion through Heritage Ranch is presently restricted but will become public upon completion of marketing activities.
Small loops and access roads will provide vehicular access to facilities of Lake Nacimiento Resort. These roads will be developed as private roads and will be maintained by Lake Nacimiento Resort also.

Equestrian and hiking trails will be located within portions of the Resort area as indicated on the circulation plan. All trails are temporary and will be subject to relocation if necessary to reduce erosional hazards.

### CONSTRUCTION STANDARDS

All roads will be designed and constructed to County recreation standards to assure maximum accessibility, minimal ground disturbance and minimal maintenance. Off-street parking will be provided for all uses, to reflect the absence of parallel parking in the County recreation standards. In all cases, convenience will be assigned a lower priority in relation to safety and environmental disturbance. Exact road standards for particular roads within the Resort are specified on the circulation map in this section.

Heritage Road will be improved to an A-7(a) arterial recreational standard within an 84 foot right-of-way. This main collector will be built in phases as the project is built but will be completed no later than five years from the date of adoption of the specific plan. It will be maintained by the developer until it is completed and connected to the Heritage Ranch segment of Heritage Road. Upon completion the road will be resurfaced as required by the County Engineer to bring it to a standard that could be accepted into the County road system.

### PUBLIC AND PRIVATE STREETS

All access entering and leaving the Resort will be via Heritage Road. Until such time as the County chooses to accept the Resort roads into the County road system, all maintenance and access control will be performed by the Resort.

The entry of certain access roads within the Resort will be signed as restricted roads and policed as such. Control facilities into these access roads will be provided, such as locked gates to the Organizational Camp, private entry facades and signs into the cabin rental and lodge areas. Campground areas within the Resort will be controlled as they are at present by means of a main park gatehouse and registration at the gatehouse during summer seasons and the cafe during the winter season. Each campsite will be posted and a registration slip will be required to be on view in the same manner as State parks are operated.

SCENIC HIGHWAYS

Lake Nacimiento Drive has been established as a scenic highway and a 1000 foot design corridor has been established to preserve its natural scenic character. The Lake Nacimiento-San Antonio General Plan map shows the location of this corridor.

TRAFFIC GENERATION

The anticipated traffic generation of Lake Nacimiento Resort is estimated here with four basic assumptions.

1. The development period for the Resort to be ten years. (This may be longer, dependent upon market demand.)

2. Automobiles will continue to be the primary mode of transportation to and from Lake Nacimiento Resort.

3. A small percentage of lodge units will be occupied on a long term basis. They would generate an average of eight trips per day.

4. The remainder of the facilities would receive part time use with an average of two trips generated per day. It should be noted that peak traffic would be generated only on weekends and is calculated on the maximum number of units allowable in this plan.

Traffic generation problems are most serious on Lake Nacimiento Drive between Paso Robles and the lake. Present traffic counts show the highway already at capacity at certain peak hours during the year. The final impact can only be assessed by estimating the probable growth of the entire Lake Nacimiento area. Presently the Oak Shores and Heritage Ranch developments have the potential to overburden Lake Nacimiento Drive.

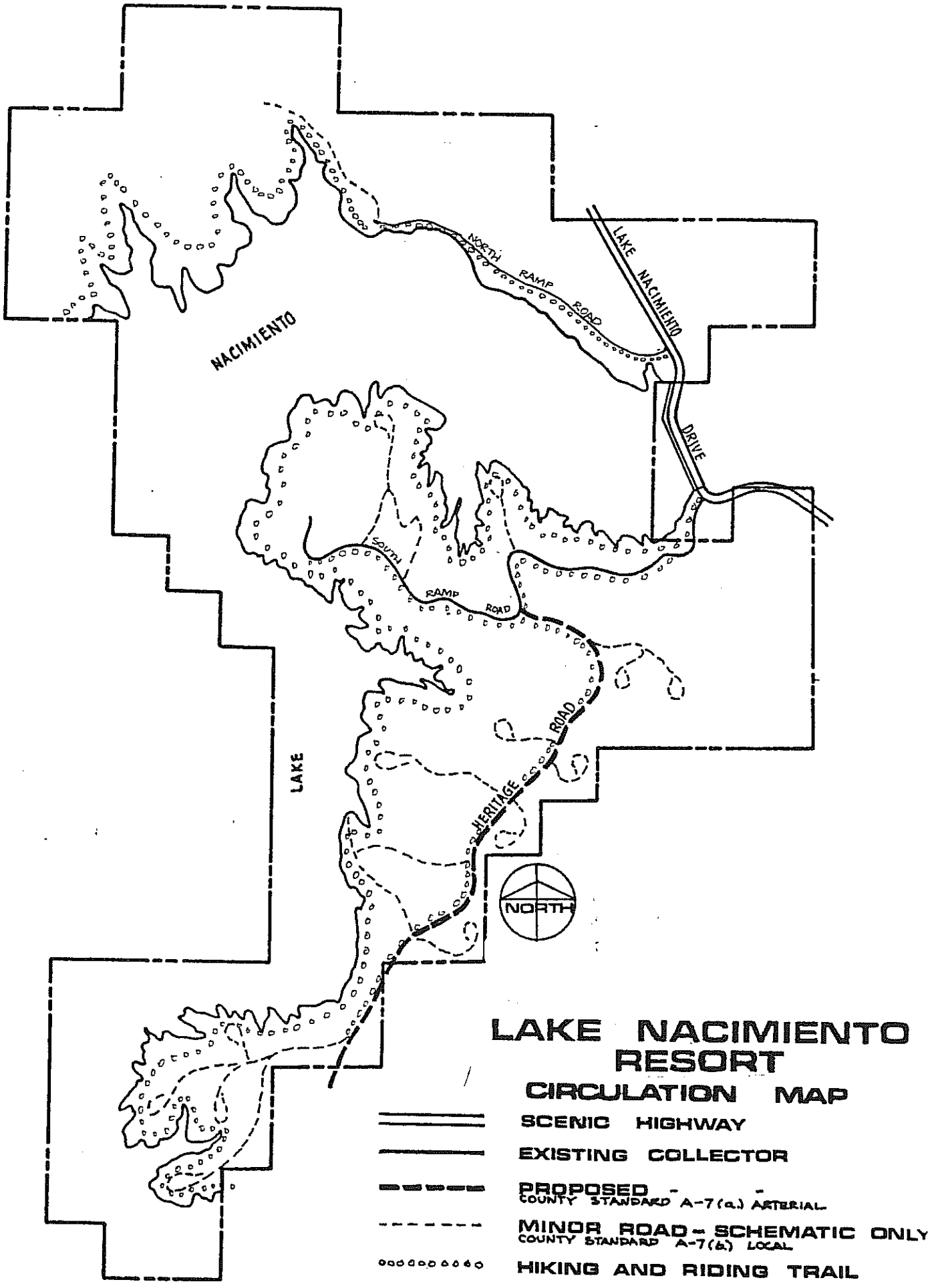
The Lake Nacimiento-San Antonio General Plan recommends that Lake Nacimiento Drive be widened to a maximum of 4 lanes when traffic to the area warrants it. Traffic generation potential will be evaluated by the County Engineer with each Precise Plan submittal and road improvements scheduled as needed. There is little question that this road will require some level of improvement in the near future. The County Engineer will also prepare a feasibility study for an intermediate and ultimate road improvement program to include alternative methods of financing.

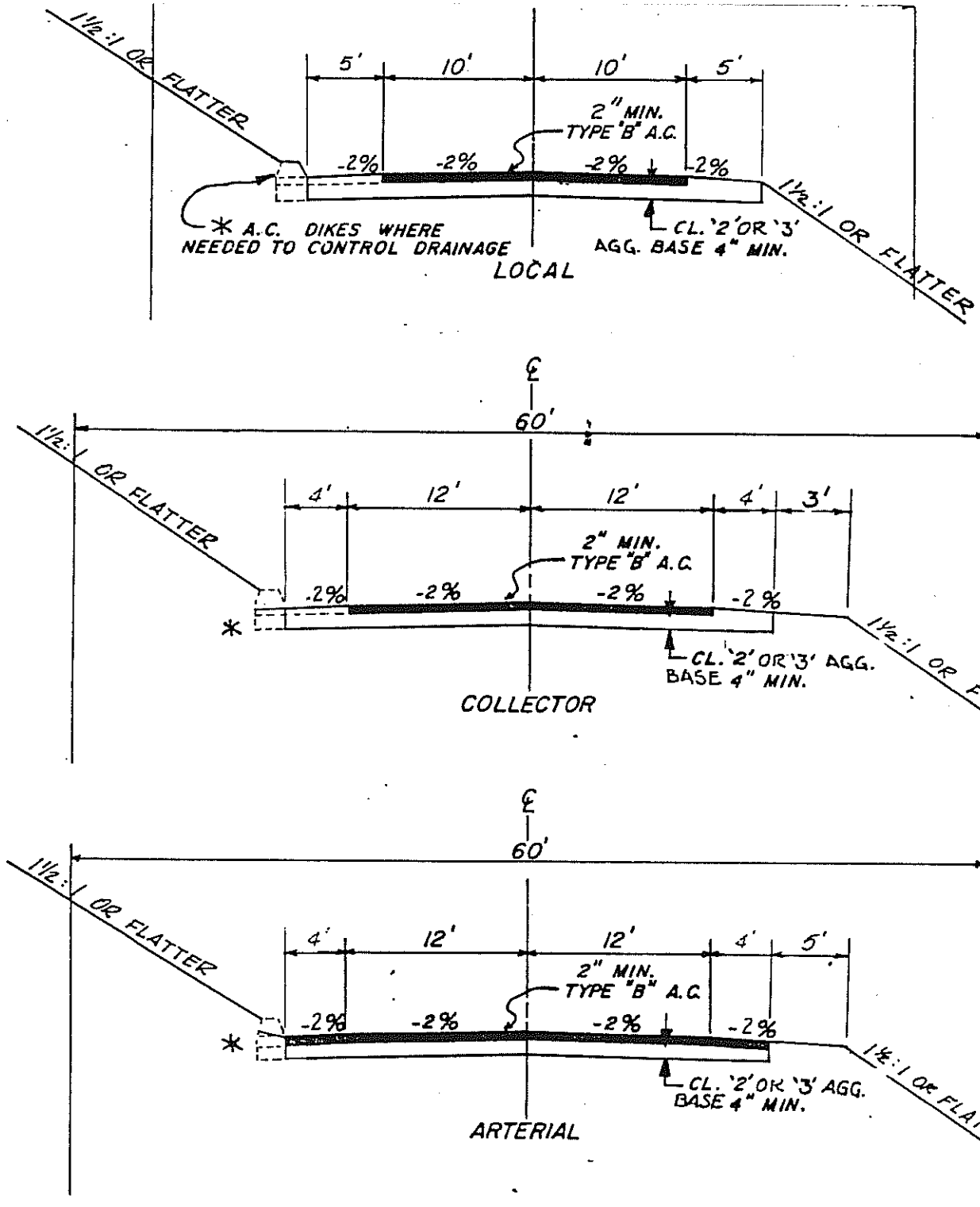
TABLE IV

ESTIMATED TRAFFIC GENERATION
PEAK TRIPS GENERATED PER DAY

| Phase | Year | Est.# of Overnight Sites (max.) | Long Term Residence Trips (Rustic Lodges) | Trips for Overnight Usage | Trips for Day Usage | Total Trips |
|---|---|---|---|---|---|---|
| I | 1975-77 | 570 | 20 | 660 | 480 | 1170 |
| II | 1976-78 | 570 | 25 | 670 | 480 | 1180 |
| III | 1977-79 | 710 | 670 | 3090 | 480 | 4240 |
| IV | 1978-80 | 870 | 1340 | 3730 | 480 | 5560 |
| V | 1979-81 | 990 | 1340 | 4560 | 480 | 6390 |
| VI | 1980-82 | 1070 | 2020 | 4650 | 480 | 7150 |
| VII | 1981-83 | 1070 | 2020 | 5450 | 480 | 7960 |
| VIII | 1982-84 | 1350 | 2020 | 6850 | 480 | 9350 |
| IX | 1983-85 | 1520 | 2020 | 8200 | 480 | 13380 |

NOTE: The estimated traffic generation is based upon the anticipated general usage, however, it is difficult to estimate the actual number of trips to be generated per day due to the fact that campers inherently do not move their vehicles once they have established a campsite.

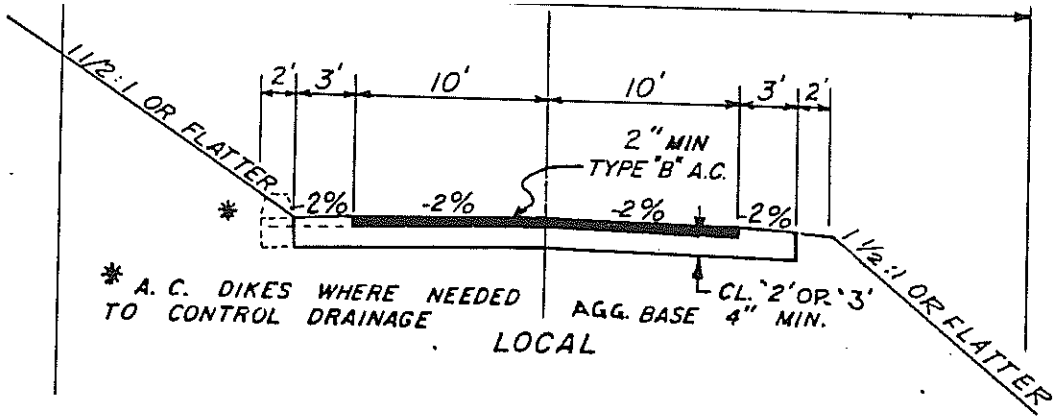

NACIMIENTO
NORTH RAMP ROAD
LAKE NACIMIENTO DRIVE
SOUTH RAMP ROAD
LAKE NACIMIENTO RESORT ROAD
NORTH
LAKE NACIMIENTO RESORT
CIRCULATION MAP
SCENIC HIGHWAY
EXISTING COLLECTOR
PROPOSED - COUNTY STANDARD A-7(a) ARTERIAL
MINOR ROAD - SCHEMATIC ONLY COUNTY STANDARD A-7(b) LOCAL
HIKING AND RIDING TRAIL

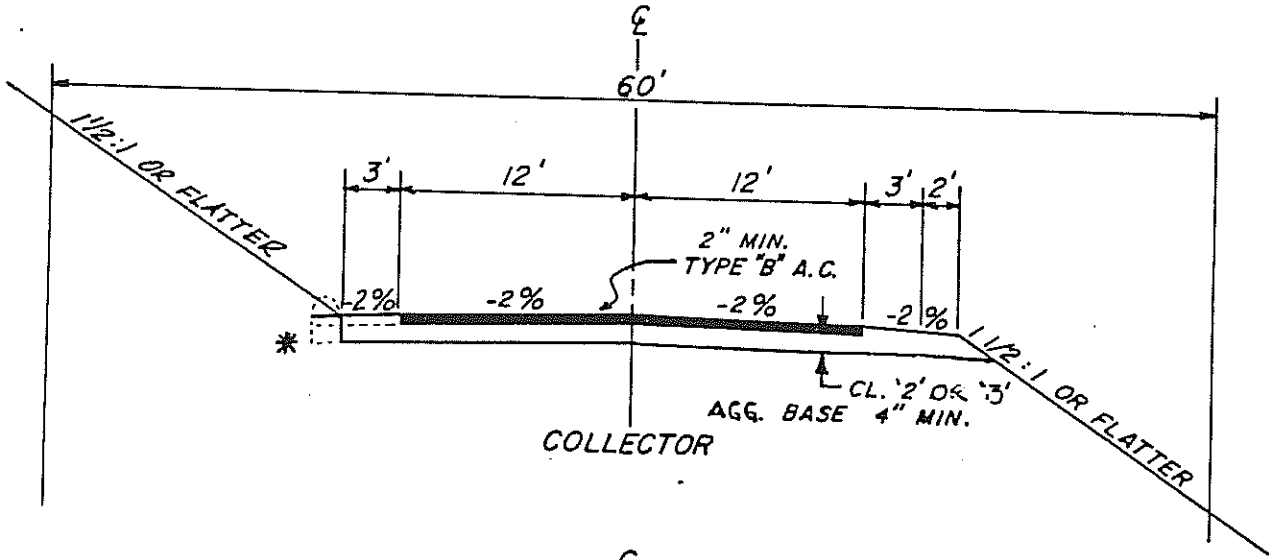


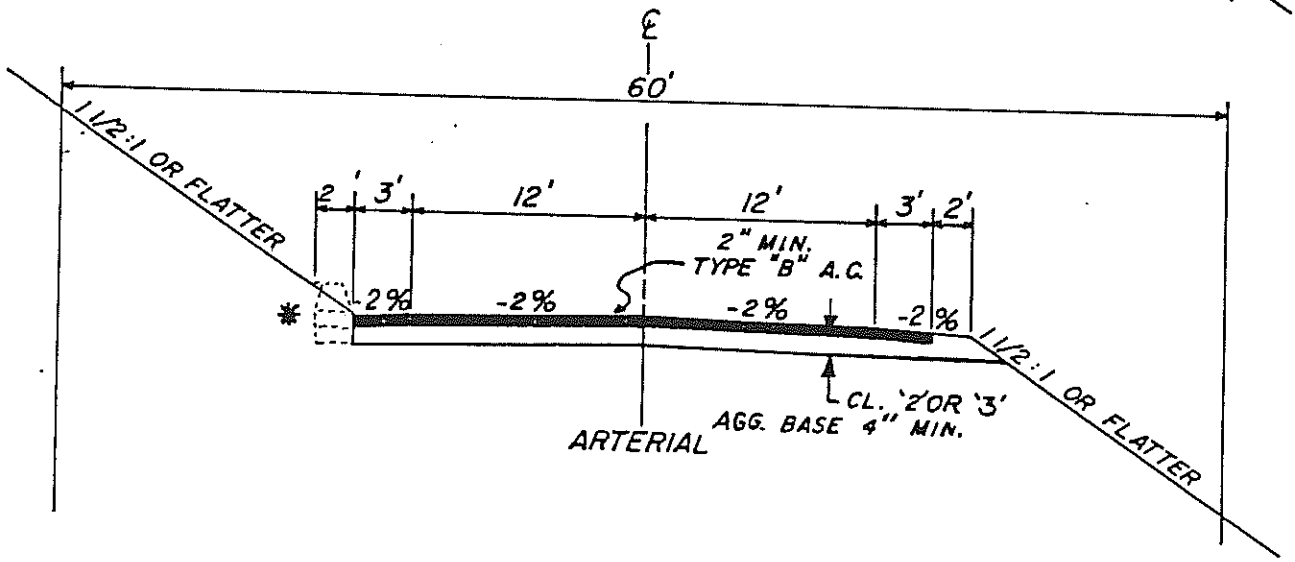

NOTE: STRUCTURAL SECTION TO BE BASED ON A MIN. T.I. OF 4 FOR LOCAL, MIN. 5 FOR COLLECTOR AND ARTERIAL, OR AS ESTABLISHED BY THE COUNTY ENGINEERING OFFICE.

THESE SECTIONS ALSO TO BE USED IN ENVIRONMENTALLY SENSITIVE AREAS, AS APPROVED BY THE COUNTY ENGINEERING OFFICE.

| Specification Ref. | COUNTY OF SAN LUIS OBISPO<br>ENGINEERING DEPARTMENT | Scale: 1" = 10'-0" |
|---|---|---|
| | FLAT<br>RECREATIONAL | Drawing No.<br>A-7(a) |
| Drawn: [illegible] Date: [illegible] | [illegible] | |




NOTE: STRUCTURAL SECTION TO BE BASED ON A MIN. T.I. OF 4 FOR LOCAL, MIN. 5 FOR COLLECTOR AND ARTERIAL, OR AS ESTABLISHED BY THE COUNTY ENGINEERING OFFICE.

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| Specification Ref. | | |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| Drawn: R.P.L. | Date: 6-15-70 | |

COUNTY OF SAN LUIS OBISPO
ENGINEERING DEPARTMENT

# HILLSIDE RECREATIONAL

(GROUND SLOPE 20% OR GREATER) 41.

Scale: 1" = 10'-0"

Drawing No. A-7(b)

SECTION VIII

COMMUNITY FACILITIES

## EDUCATION

Children of the permanent employees of Lake Nacimiento Resort will attend schools in San Miguel Joint Union Elementary School District and Paso Robles High School.

## POLICE PROTECTION

Lake Nacimiento has in the past provided a Resort Ranger to assist campers and maintain crowd control. When needed the San Luis Obispo County Sheriffs Office from Atascadero has been relied upon for official police related matters. Also the San Luis Obispo County Sheriff's Department maintains a patrol boat on the lake during the summer months and provides official police patrol on the lake surface. Monterey County also has a boat on or near the lake year-round.

While these efforts have provided minimum protection for the existing overnight campers and day users in the past, an expanded police force is planned to serve the proposed 1,400 additional units and the nearly 5,000 maximum population it could generate at the resort. In addition, a stricter and more extensive Ordinance governing Lake activities has been adopted which will give Rangers and Sheriff Deputies increased police powers.

An interim plan has been implemented by the resort and the San Luis Obispo County Sheriff's Office to utilize Reserve Deputies dispatched from the Atascadero Sheriff's substation to aid in the management of crowds. Common duties include assisting campers, traffic and parking control, and general surveillance of recreation areas. These Reserve Deputies are able to perform all duties normally performed by officers of the law. If necessary, these officers can leave the resort area for police related problems if the need should arise. During the summer months officers will be utilized daily but in the winter, when use of the area is limited, sheriff deputies are not available except in an on-call basis. Past experience with this plan has proven that one deputy per 400 visitors provides a safe and well organized campground.

These officers are paid by the Resort and are provided with all necessary equipment. Deputies are dressed in regular uniforms and patrol the area either on foot or by vehicle. The Resort has provided several trucks with both two-way and police-band radios.

During the summer months 2 Monterey County Parks Rangers, and 2 San Luis Obispo County Sheriffs patrol the lake. During winter months the Monterey County Parks Department has one full-time Ranger on duty at the Lake. General resort employees are reduced to approximately 10 during winter months from 45 during the summer months.

The following table shows how this plan will be expanded to meet the demand of increased recreational use at the resort:

TABLE V.

Number of Deputies employed at peak periods of year

| Phase | Year | Estimated number of overnight sites | Estimated visitor population @ 3.5 persons per site | Estimated number of officers working eight-hour shifts | | |
|---|---|---|---|---|---|---|
| | | | | Peak Weekends | Summer Weekdays | Summer Weekends |
| I | 1976-77 | 570 | 1995 | 5 | 1 | 2 |
| II | 1976-78 | 570 | 1995 | 5 | 1 | 2 |
| III | 1977-79 | 710 | 2485 | 7 | 2 | 3 |
| IV | 1978-80 | 870 | 3045 | 8 | 2 | 3 |
| V | 1979-81 | 990 | 3465 | 9 | 3 | 4 |
| VI | 1980-82 | 1070 | 3745 | 10 | 3 | 4 |
| VII | 1981-83 | 1070 | 3745 | 10 | 3 | 4 |
| VIII | 1982-84 | 1350 | 4725 | 12 | 4 | 5 |
| IX | 1983-85 | 1520 | 5320 | 14 | 4 | 5 |

## FIRE PROTECTION

Because of the dry summer climate, highly flammable vegetation, and rugged terrain, the fire hazard in the lake area is great and fire control is difficult. Increasing numbers of resort users will continue to increase this potential, not only at the resort itself, but along the many miles of shoreline accessible to the public by boat.

Lake Nacimiento Resort is protected by the State Division of Forestry which maintains two stations in the North County. One is located at Las Tablas, and the other at Paso Robles. During the summer, both remain open and are fully equipped to handle vegetative and structural fires. Their prime area of responsibility is generally limited to open space and vegetative fires, but they are under contract to the County to combat structural fires. In winter, the Las Tablas station is closed due to the low incidence of brush and forest fires. However, the County has contracted with the

State Division of Forestry to keep their Paso Robles sub-station open in case of structural fires incurred in the Lake Nacimiento area.

A small volunteer force consisting of Resort employees are prepared to handle minor fires. Each year this group attends basic training sessions given by the State Division of Forestry. This group consists of approximately 9 people during the summer and 4 or 5 people during the winter and has managed in the past to put out most fires before the State Division of Forestry arrived.

The existing buildings are protected by fire hydrants and hoses placed at strategic locations. The resort is also protected by fire breaks which are regularly maintained. In addition, a good supply of equipment is kept on hand for fire protection. These include:

Water-truck with hose and pump
Tractor
Bulldozer
Various hand tools, axes, rakes, etc.
Portable water tanks
Fire extinguishers at marina and restaurant
Resort utility trucks with two-way radios
Fire truck from Las Tablas Station (during busy weekends only)

With resort expansion, this employee force will be enlarged. As the resort is developed, especially when the lodges or cabins are constructed it is anticipated that equipment will be upgraded also. As part of this Specific Plan the following steps will be taken to reduce the potential fire hazard within the resort:

Prior to the submission of the first precise plan/ use permit application, a Fire Safety Plan will be submitted to the Planning Department for review and approval. This plan will include detailed training requirements, equipment inventory, and fire prevention procedures.

The greatest potential for fire hazard occurs in areas of steep slopes and/or areas of chaparral and shrub vegetation. The specific plan has identified these areas and has eliminated development in areas in excess of 30 percent slopes.

Burning of solid waste and construction litter is prohibited in accordance with state and county regulations.

New cabin structures will be protected by fire hydrants nearby.

The plan requires the clustering of proposed resort uses (cabins, lodges, campsites) thus minimizing

the danger involved with spreading an excessive number of people and structures over a wide area.

Access for fire fighting equipment, both within the vicinity and to adjoining properties, will be provided.

Potential fire hazards will be minimized with selective cutting, road building, and the use of fire-retardant plant materials around structures in landscape planting. Chimneys will be screened in cabins and lodges where applicable.

Fuel-breaks will be utilized between clusters of structures by thinning excessive brush and maintaining it so to reduce the volume of fuel. Mature specimens of trees need not be removed in most cases.

Structures will be constructed of suitable fire-resistant materials in high danger areas.

Appropriate clearances will be maintained between buildings and hazardous vegetation as per Public Resources Code 4291.

## EMERGENCY MEDICAL SERVICES

Lake Nacimiento is located in a rural area of San Luis Obispo County with the nearest hospital facilities in Paso Robles. As in other rural areas, victims of serious accidents must be administered first aid and then transported by ambulance or automobile to the nearest hospital. Response time for an ambulance from one of the two ambulance companies in Paso Robles is 20 - 30 minutes (one way) to the Lake. A person injured out on the lake or at another location along the lake at one of the many boat clubs can be transported to the dock by boat at Lake Nacimiento Resort and the ambulance can be waiting if the Resort is notified that the victim is being transported to that location. Injured persons, if needed, can be administered first aid either by the Sheriff, the Monterey County rangers, ambulance attendants or other persons with emergency medical training and the victim can then be rushed to the hospital in Paso Robles.

During the summer months Monterey County Parks Department and the San Luis Obispo County Sheriff both operate boats on the Lake. These boats carry some first aid equipment and are equipped with radios making it possible to communicate with the resort or other areas. Many times accident victims are transported to the resort by boat to avoid many miles of rough roads to get to Paso Robles. The resort has first aid equipment at the Monterey County Licensing Station including stretchers, blankets, and a wide assortment of bandages and similar medical supplies. In the past, there has never been

a problem of access for ambulances entering and leaving the resort. Lake Nacimiento Resort has an advantage over other areas of the Lake because it is served by paved roads making reasonable ambulance response time possible.

In extreme cases where accident victims are located in rough terrain or are isolated from roads where ground units (police, ambulance) cannot operate in an effective manner, a helicopter can be used. Monterey County Parks Department, San Luis Obispo County Sheriff, and the California Highway Patrol are able to place a call to Hunter-Ligget Military Reservation at any time through an agreement with the military at Fort Ord, California, and local agencies. Monterey County rangers in the past have used this method to get accident victims out of the far western end of the Lake Nacimiento area. Through the MAST Program (Military Assistance to Safety and Traffic) patients can be transferred to a variety of hospitals in the state where special care units exist.

During the winter there is at least one Monterey County ranger at the lake at all times. Due to the scarcity of recreational users of the Lake, resort personnel is also reduced. Police and ambulance during these winter months will remain on an on-call basis from Paso Robles and Atascadero should any problem arise, until such time as the demand warrants additional personnel and equipment.

In the future the resort will continue to cooperate with public agencies involved with emergency medical services in order to maintain a good degree of safety for the recreational user. By the Third Phase of development the resort will provide space for or construct and maintain a first-aid room near the existing resort buildings. At the Fourth Phase or sooner if the demand warrants it, the resort will maintain an ambulance available at all times at the resort, thus cutting the response time in half. During summer months this station will be staffed by at least one person with certified emergency medical training whos job it will be to stabilize the accident victim until transport can be made to the hospital in Paso Robles. During later phases additional staff will be provided on a demand basis or at other times of the year when the need warrants it. Eventually, medical aid may be available to all persons of the area on a fee basis.

## COUNTY SERVICE AREA NO. 19

As a result of extended public health problems with resort lessees, Monterey County requested in 1973 that the Resort be annexed to County Service Area #19. The annexation was to be for sewage and solid waste servic. Numerous problems have arisen and several extensions of the annexation application have been granted by LAFCo; to date the annexation has not been completed.

At the present time Lake Nacimiento Resort has serious sanitary problems that demand immediate attention. In this

specific plan, the resort lessee is proposing a sewage treatment plant to be owned and operated by the resort. Similarly, the resort proposes to handle all other public services and does not want to annex to Service Area #19 at this time.

All facilities such as the sewage treatment plant, water system, roads, etc. will be built to the specifications required by the County Health and Engineering Departments, the State Water Quality Control Board and CSA #19.

These facilities may then be annexed to the CSA at an appropriate future date in accordance with the Public Facilities element of the General Plan. The extent of development at the Resort may not warrant annexation for several years but it should be recognized as the only practical solution to providing widespread Police and Fire Protection, Water and Sewer Service, Solid Waste Disposal, and other public services.

Preliminary consensus of the LAFCo, County Engineering and Public Health representatives is that development of independent facilities by the Lake Nacimiento Resort appears appropriate at this time but should be subject to future reevaluation.

A project team including Health, Engineering, Planning and Administrative personnel will be organized to explore areawide problems of fire and police protection, lake patrol, medical aid, litter control, and code enforcement, and to monitor population increases and visitor day estimates. The team would be responsible for designing an administrative organization and alternative financing mechanisms to implement its program.

## SECTION IX

## PUBLIC UTILITIES

### WATER TREATMENT
### Existing Facilities and Water Source

Water is presently being supplied to the existing resort from a well below the dam in the Nacimiento River. Pumps bring the water up to a holding reservoir on the hillside above. The present system is adequate to handle the increased demands of the first several development phases. The system will be expanded upon demand and will conform to the requirements of the State and County Health Departments. Monterey County has set aside and provided 350 acre feet of water which may be taken from the lake to serve Lake Nacimiento Resort. **Water is chlorinated prior to being transmitted to the two existing storage tanks.**

In conjunction with Precise Plan applications, a generalized water plan will be submitted to the Planning Department for review by the County Engineer including:

1. Estimate of water needs
2. Estimate of peak period needs
3. Reservoir needs and locations
4. Fire hydrants

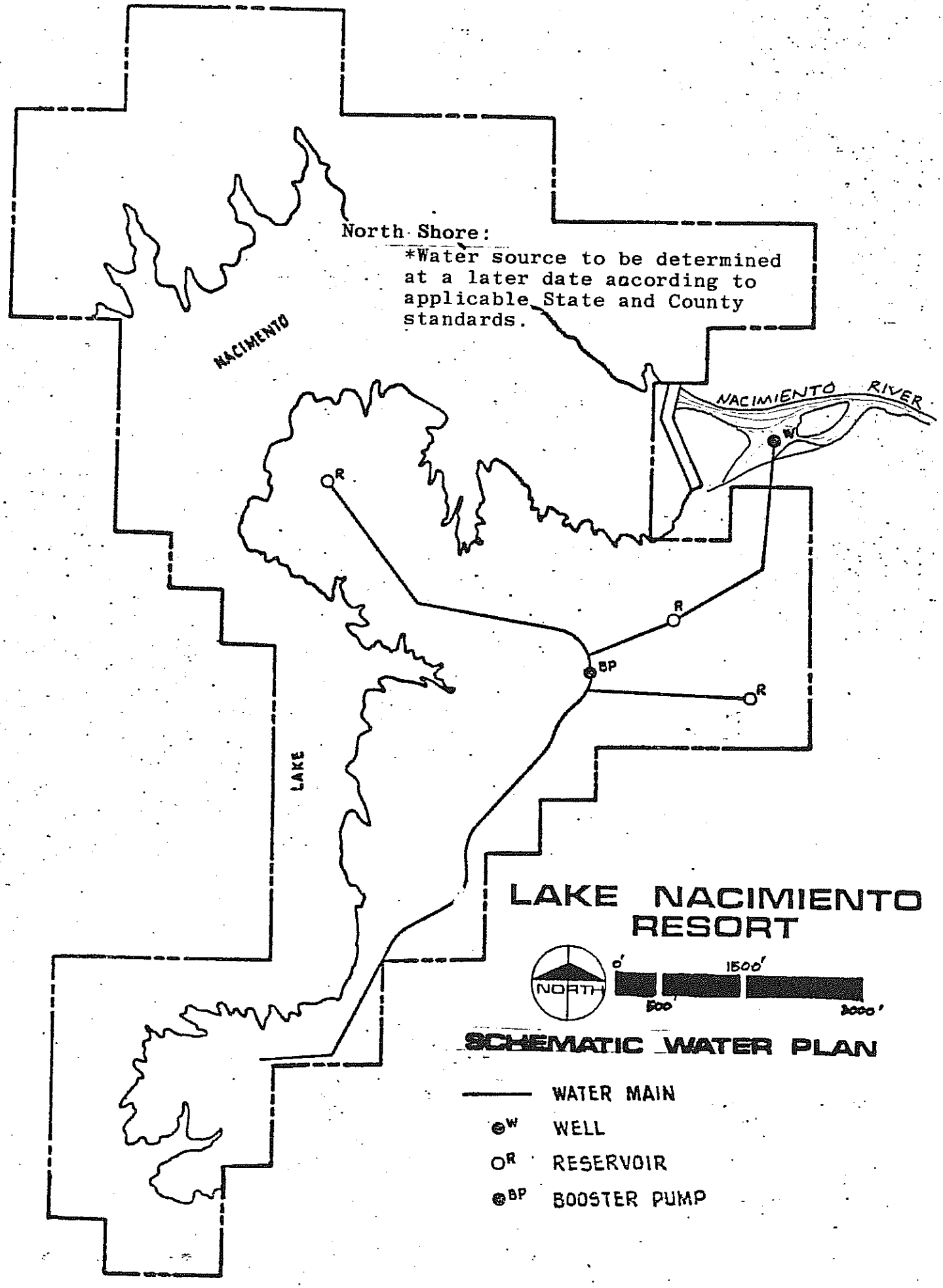
### SEWAGE TREATMENT

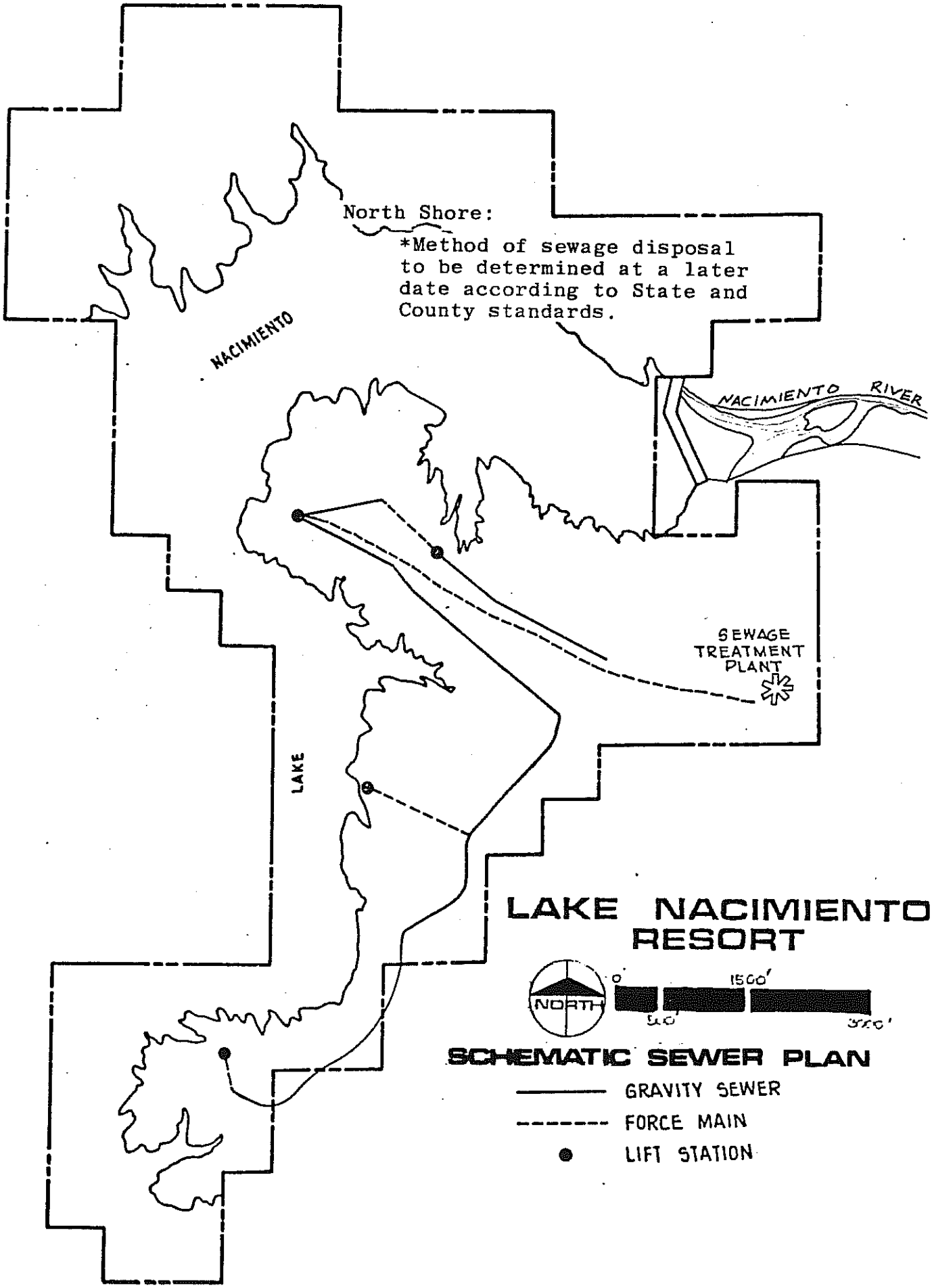
The existing facilities are sewered by a collection system and effluent held in holding tanks. The tanks are pumped out and effluent disposed in pits in accordance with permission of County Health Department. The existing system is inadequate to handle peak crowding conditions and is approved as an interim system until sewers can be constructed.

A new sewage system for all existing and newly proposed campground facilities is included as phase one of this development. This system would include sewage collection, pumping facilities, treatment and disposal facilities in accordance with the requirements of the County Health Department and the State Water Quality Control Board. Waste discharge requirements are pending under Central Coast Region order.

A specific waste discharge and disposal site has been located on the resort property and outside the lake watershed. The sewage facility will be for primary and secondary treatment. The treatment facility will be designed for 250,000 gallons per day. The effluent disposal will be upon the 20 acre spray disposal site with provisions that discharge will not leave the spray area. Evaporation will be the major consumer of the effluent. Precise Plan and Conditional Use Permit application will be submitted in conjunction with this facility.

The North Shore Day Use Area is isolated by distance and topography from the Resort itself. Presently the north ramp receives heavy use during the summer months with no water or sewage facilities. To complicate this situation, further efforts by Resort management and the County of San Luis Obispo to close the area have failed due to State control over that area.


North Shore:
*Water source to be determined at a later date according to applicable State and County standards.
NACIMIENTO
NACIMIENTO RIVER
W
R
R
BP
R
LAKE
LAKE NACIMIENTO RESORT
NORTH
0'
1500'
500'
3000'
SCHEMATIC WATER PLAN
WATER MAIN
W WELL
R RESERVOIR
BP BOOSTER PUMP


North Shore:
*Method of sewage disposal to be determined at a later date according to State and County standards.
NACIMIENTO
NACIMIENTO RIVER
SEWAGE TREATMENT PLANT
LAKE
LAKE NACIMIENTO RESORT
NORTH
0'
1500'
SCHEMATIC SEWER PLAN
GRAVITY SEWER
FORCE MAIN
LIFT STATION

The feasibility of continued utilization of the existing boat launch facility is questionable due to topography, lack of vegetation, distance from utility infrastructure and the unknown potential for economic return if developed by the lessee under this Specific Plan. However, if developed, the area will be improved with permanent water and sewage treatment facilities acceptable to the Water Quality Control Board, and the County Engineering and Health Department.

## SOLID WASTE DISPOSAL

Solid waste disposal is presently being handled through contract with the San Miguel Garbage Company and is trucked to a disposal site in Paso Robles. A sanitary landfill has been dedicated and ultimately will be operated by County Service Area No. 19. Until this site is constructed and it proves economical enough to request annexation for this service, the resort will continue to utilize the services of the San Miguel Garbage Company.

## POWER

Electrical service is provided by Pacific Gas and Electric Company with all new service to be located underground.

## TELEPHONE SERVICE

Telephone service is provided by Pacific Telephone Company and all new services will be placed underground.

## GAS

Gas is provided by private butane and propane supply companies.

SECTION X

DEVELOPMENT STANDARDS

The following summarizes the objectives, policies, and recommendations from the above stated general plans as they pertain to development as proposed in the Lake Nacimiento Resort Specific Plan.

A. SUMMARY OF OBJECTIVES, POLICIES, AND RECOMMENDATIONS FROM LAKE NACIMIENTO-SAN ANTONIO GENERAL PLAN (LNGP) AND THE COUNTY RECREATION PLAN (RP)

1. LAND USE

Objectives

- To preserve the rural open character and natural beauty of the Planning Area.
- To assure orderly and beneficial development.
- To provide variety and balance in the development of the area.

p. 18 LNGP

Policies

- Conserve the land in its present use where this is most valuable and appropriate.
- Encourage compact development.
- Discourage premature and speculative land development.

p. 18 LNGP

Recommendations of Land Use

- Allow concentrated development at overall density of one unit per acre in areas of high demand (which would necessitate sewers).
- Zone to discourage isolated subdivisions.
- Where subdivisions are proposed, encourage clustering at all densities.
- Establish design review procedures to insure harmonious development.
- Adopt a sign ordinance to regulate location and design of all signs.

p. 21 LNGP

2. COMMERCIAL USES

Objective

- To provide commercial facilities to serve the needs of the residential and recreational population efficiently and conveniently and compatible with other land uses and the character of the area.

Policies

- Encourage compact, harmonious commercial developments.

- Encourage an appropriate variety of functions in all commercial centers. p. 22 LNGP

Recreation Service Centers

- These centers are located mainly to serve the limited function of providing convenience needs of the day and overnight recreation visitor. A small store selling food and picnic supplies and a restaurant is typical of such a center. p. 23 LNGP

Recommendations

- Commercial service centers, providing mainly for retail stores, service stations and restaurants should be limited in size and restricted to sites at major road intersections and serving major residential communities.

- The more extensive commercial uses should be encouraged to locate only in the areas designated for tourist facilities.

- Small convenience commercial centers should be located in intensively used recreation areas.

- Private tourist and recreation facilities should generally be located in tourist facility areas.

- Strong design review procedure should be developed. Regulate the location and design of signs. p. 24 LNGP

3. PUBLIC FACILITIES

Objective

- To provide public facilities and utilities to serve adequately the needs of residential and recreational development. p. 24 LNGP

Policies

- Design development so that needed public services and buildings can be provided in the most efficient, attractive and convenient manner.

- Provide public utilities economically and with careful consideration for the preservation of environmental quality. p. 24 LNGP

Utilities

- Supplying adequate water and safe disposal of sewage and solid waste are basic needs of any area. In the planning area, these become critical problems and could in fact limit development. p. 26 LNGP

Water Supply

- A water supply adequate to serve a greatly increased permanent and tourist population is available primarily from lakes through concurrence of both Counties. If taken directly from the lakes, water would require extensive treatment to improve its bacteriological quality as well as excessive mineral content. In any event, the water in the lakes must be protected from pollution. p. 26 LNGP

Solid Waste Disposal

- Currently the most satisfactory conventional method of solid waste disposal appears to be sanitary landfill. p. 26 LNGP

Sewage Disposal

- The Central Coast Water Quality Control Board has stated that land disposal under suitable conditions is a proper and acceptable method of waste disposal within the watershed of the lakes, but that there must be no runoff, overflow or bypass of waste effluent. Alternatively, they suggest complete waste water reclamation at a central plant. p. 26 LNGP

- The residential areas with overall densities of five acres or more may be served by septic tanks where conditions are suitable. p. 26 LNGP

- Detailed soils analysis and expert advice on sanitation methods are necessary in the development of a comprehensive area-wide plan for sewage services. p. 26 LNGP

Drainage

- Control of pollution and erosion from storm runoff emanating from property development may require drainage control measures to prevent water quality degradation of the lake. p. 27 LNGP

Recommendations for Public Utilities

- In general, electrical distribution utilities should be underground.

- Other public facilities should be provided, where needed, through mutual aid agreements between the two Counties or through other forms of multi-purpose service districts. p. 27 LNGP

## 4. CIRCULATION AND TRANSPORTATION

### Objective

- To develop a circulation system which will provide adequately for access to the planning area and movement within it without adversely affecting the overall beauty of the area. p. 27 LNGP

### Policies

- Provide major access to the areas of intensive recreation use and large residential concentrations and minor access to areas less intensively used. p. 27 LNGP

- Develop road standards, not for extreme peak traffic but adequate to accommodate the average projections of use and volume while respecting the scale of the planning area as a whole and differing levels of use in various parts of the area at various times of the year.

- Develop a system of circulation for recreational driving, riding or hiking in the planning area and provide viable alternatives to major roads through the area.

- Design each road as an integral part of the landscape through which it passes.

- Give consideration not only to automobiles but to other forms of circulation and access. p. 28 LNGP

### Recommendations

- Existing minor roads will continue to give the only access to many parts of the planning area. p. 30 LNGP

- The Interlake Road should become part of the scenic highway system and, when the additional lanes are added, it should have wide center islands where terrain allows. All other roads also deserve scenic treatment. p. 2 LNGP

- Encouragement should be given to alternative modes of transportation such as bus, air, and even rail services.

- Minor service roads should not be more than two lanes.

- Future rights-of-way must be protected.

- The road system should be designed as an integral part of the landscape.

- Outdoor advertising should be prohibited.

- Riding and hiking trails should be constructed alongside major roads to complete the internal trail system.

- All roads should continue to receive scenic treatment.

- A scenic lakeview drive will ultimately be needed around Lake Nacimiento. (Loop Road) p. 31 LNGP

5. HOUSING

Objective

- To accommodate the projected permanent and seasonal residents of the planning area at suitable development standards and to provide maximum freedom of choice of cost and environment. p. 31 LNGP

Policies

- Permit and encourage housing for a variety of income groups and life styles.

- Encourage economic integration in residential development.

- Provide the maximum range of densities consistent with conservation of agriculture, the scenery and other aspects of the physical environment. p. 31 LNGP

Recommendations for Housing

- Encourage clustering to provide greater variety of lot sizes and protection of large open spaces wherever suitable in each of the density categories.

- Within reasonable design requirements, allow a variety of house types. p. 33 LNGP

- Adopt and enforce high development standards for permanent and seasonal housing.

6. RECREATION AND CONSERVATION ELEMENT

Objective

- To develop the area's recreational potential to the fullest extent compatible with preservation of environmental quality to fully serve the projected demand for open space and recreation, and improve the planning area's economic base. p. 34 LNGP

Policies

- Diversify recreation activities.

- Develop public and private recreation facilities which are mutually complementary.

- Develop long-stay as well as short-stay attractions.

- Take advantage of all of the varied natural features and environments.

- Retain all Flood Control District and suitable Bureau of Land Management land in public ownership.

- Encourage development of recreation activities to supplement agricultural income but not interfere with agricultural uses.

- Recognize that the lakes and the planning area's unspoiled quality (scenery, flora and fauna) are its major recreational assets. p. 34 LNGP

Major Facilities and Acreage Needed for Public Recreation in the Planning Area -- 1990

| | |
|---|---|
| Campsites | 3,520 sites |
| @ 5 sites per acre | 700 acres |
| Picnic Units | 945 units |
| @ 8 units per acre | 120 acres |
| Power Boats: facilities for | 2,200 boats |
| Trails for hiking | 38 miles |
| Trails for riding | 57 miles |

p. 35 LNGP

Private Recreation

- There will be many recreation and tourist needs which can best be provided by the private sector. Among these are motels, restaurants, boat storage and rental and repair, overnight campgrounds with utility connections for campers and trailers and other commercial uses which depend on automobile access. p. 44 LNGP

Public Recreation

- Public facilities for recreation cater to the motorized tourist. p. 37 LNGP

Intensive Use Areas

- Intensive use areas include the sections of lake front where the terrain is relatively gentle. p. 37 LNGP

Camping

- The 700 acres required (see figures above) to accommodate the projected number of campsites is based on an overall density of five campsites per acre. This average density is recommended because it is anticipated that (at least in the intensive use areas) campsites will receive heavy use. p. 37 LNGP

- Campgrounds should be laid out so that units can be shifted from time to time between alternative locations. p. 37 LNGP

- A State survey of recreation reservoirs in California (between 1966 and 1968) showed that about fifty percent of the campers use trailers or campers. There will be a need to equip an even higher proportion of public sites for trailers in the future. Nevertheless, public recreation should provide adequate campgrounds for campers who do not use trailers or campers. p. 37 LNGP

- The State plans to construct camping units in coastal parks, perhaps enough to meet "estimated" demands by 1970, campsites will still be in great demand at Nacimiento Reservoir. p. 29 RP

- One of the most serious deficiencies present in the local park and recreation program is the lack of campsite facilities. Camping is one of the fastest growing forms of recreation today. But only a few camping units have been constructed in this County in the last decade; far below existing demands and far below rate of increase experienced. Since 1958, when units almost met demand requirements, camping desires have grown to over twice the capability of the County to house the people. Literally thousands of people are turned away from popular beach parks each summer. p. 27 RP

Recommendations for Camping

- Additional campsite units are sorely needed at Nacimiento Lake, along the Pacific shoreline, and at Santa Margarita Lake. p. 30 RP

- Wherever possible and profitable, investment of private capital in travel trailer accommodations should be encouraged, particularly near recreation places, near resort areas, and between public enroute parks. p. 30 RP

- Group camping units should be established at major recreation places, i.e., Nacimiento Lake, Lopez Reservoir, etc. p. 30 RP

7. RECOMMENDATIONS RELATED TO PROPOSED USES FOR LAKE NACIMIENTO RESORT

Trailer Sites

In the most heavily used areas (with provisions for trailers), the density according to the California Public Outdoor Recreation Plan should be no more than 15 units per acre. This is too high a density and ten per acre is more appropriate as a maximum. It is essential to arrange sites in small clusters with undeveloped open space at intervals. The campground

design to provide for suitability in terms of view, slope, soil, shade, shelter and vegetation and well as water and accessibility. p. 38 LNGP

Tentsites

The standard for family tent campsites is not to exceed 4 units per acre. Screening and buffer areas should separate campsites to provide for privacy and the natural undulations in the terrain should be utilized to increase seclusion. Use of "recuperating" campsites by overflow crowds should be prevented to preserve long-term campsite quality. (The density standards set in this Specific Plan are in conformance with this standard on a gross area basis.) p. 38 LNGP

Group Camps

Group camps (for organizations such as the Boy Scouts) require land adjacent to them because they require programmed recreation and other activities located at some distance from the areas of intensive use. p. 38 LNGP

Cabins

There are unmet needs at present for cabins and group camps. Cabins (either built for year-round use or providing rudimentary shelter for summer use) can be attractively designed and laid out and can provide for those without campers or trailers who do not bring tents.

Picnicing

Approximately 945 picnic units (700 more than the present number) will be required to accommodate 1.5 percent of the projected peak season day visitors. The Stanford Research Institute study referred to above recommended accommodation for one percent. However, this is too low in the planning area in view of the distance from population centers and the low turnover. As a standard of 8 units per acre, a total of 120 acres is required. (The density standards set in the Specific Plan are in conformance with this standard on a gross area basis.) p. 38 LNGP

Destination Day Use Areas are those associated with Regional Parks and vacation areas. The existence of one or more points of interest or natural elements of scenic or recreation significance is required for the establishment of such facilities. Placement, number and density of picnic units vary with the type of area and resource. It may range from maximum density on a beach to minimum density on a lakeshore to a group arrangement in a Regional Park. Obviously, existing and proposed heavily used recreation areas should be amply provided with day use facilities.

TYPE - Family outside communities.
DEVELOPMENT - 8 units per acre.
PARKING - 1 car space per unit.
LEVEL OF USE - 400 activity days annually per unit. p. 23 RP

Recommendations for Day Use

- Additional picnic units should be installed in available areas in existing parks where demands exceed the facilities. Each park should be evaluated to determine the specific need based on use and population served. p. 26 RP

- Day Use facilities are most deficient at Nacimiento Lake, North Coast Areas, etc. p. 26 RP

Riding and Hiking

Generally speaking, riding and hiking trails can be separated into these categories:

1. Multi-purpose wilderness trails used by horseback, hikers and trail vehicles through scenic areas.

2. Multi-purpose wilderness trails used as access to recreation areas for hunting, fishing, and camping.

3. Single purpose wilderness trails where horses or hikers are exclusive users.

4. Roadside trails where horses, bicycles and hikers are the exclusive users.

5. Recreation area trails which follow or traverse a significant recreation resource like the ocean shore, a lake, or in a large park. p. 33 RP

Riding and Hiking Recommendations

1. Design standards which include protection of aesthetic values and private property, should be adopted to provide for riding and hiking trails within and along County and State rights-of-way. p. 34 RP

2. The location and design of roadside trails should provide for the minimum of traffic noises and the adequate protection of aesthetic values.

3. Efforts should be made to complete the portion of the State trail passing through the County, then the various loop systems indicated on the map should be provided.

4. In appropriate areas, trailside campgrounds and picnic areas should be provided.

5. Trail regulations should be adopted which establish trail types and the rules of their use. p. 34 PP

Boating

The projected boating activity rate (40 percent of visitor days) is 960,000 boating days. To accommodate 1.5 percent of the estimated peak season activity, 2,200 boats per day will need to be accommodated. This requires at least three times the present marina and launching ramp capacity. p. 38 RP

Recommendations for Boating

1. Park plans should be prepared for each of the proposed reservoirs to provide access, parking, boat launching, fuel, docking, camping, picnicing, restrooms, fish cleaning tables and other facilities desirable to obtain optimum boating use of each of the reservoirs.

2. Lake regulations should be adopted in all boating waters to separate non-compatible boating uses, such as swimming and racing, or fishing and waterskiing and wildlife. Adequate policing should be provided to insure compliance with the regulations and to provide a lifeguard service. p. 44 RP

Swimming

While the swimmers at the lakes at present are few in number compared with boaters and waterskiiers, swimming will become more important in relation to other activities. p. 39 LNGP

As the proposed reservoirs are developed, the most favorable sites should be reserved for swimming and beach sports. Prime sites to be considered include coves or inlets with shorelines having a gradual gradient for the development of a beach area. Swimming areas should be separated by floats; sand should be spread over the shoreline for unimpaired and convenient use. Above the high water line there should be a topographically suitable area for picnic grounds and parking space, preferably set within an attractive and sheltering grove of natural vegetation. p. 37 RP

At Nacimiento, heavy motorboat traffic and the confluctuation in water level is not conducive to good swimming conditions. An attempt, however, should be made to provide shoreline play areas and beaches in inlets where the conditions are safe for children. Waterskiing and boating are the most favorable recreation uses on the lake. p. 37 RP

Recommendations for Swimming

1. Existing and potential reservoirs should be developed to their maximum recreational uses. Swimming facilities should be established at all major recreation areas including reservoirs.

2. At each reservoir where body contact sports are permitted, full beach and shoreline development should be established. Day use, sanitation and water facilities, as well as adequate operating rules, safety precautions and maintenance, should be established to meet public demands. p. 40 RP

Fishing

Existing fresh water fishing areas include Nacimiento Lake and River, Santa Margarita Lake, Laguna Lake, Oso Flaco Lake, etc. p. 47 RP

Recommendations for Fishing

1. Access should be obtained and roads or trails provided to allow public use of streams and lakes containing fish. Picnic facilities and campsites should be provided where appropriate, with adequate garbage disposal facilities.

2. A continual program for improving fish habitat in streams and lakes should be established. Maximum natural reproduction should be attained. p. 50 RP

8. OVERALL RECOMMENDATIONS FOR RECREATION/CONSERVATION FROM LAKE NACIMIENTO-SAN ANTONIO GENERAL PLAN

- Develop adequate public recreation, camping and picnicing facilities to accommodate all but projected peak day demands.
- Emphasize non-trailer as well as trailer camping in public campgrounds.
- Encourage development of private trailer and overflow camping facilities, private motels, resorts and vacation farms, etc.
- Set aside particular sections of lake shores and park areas for different types and intensities of use.
- Give careful attention to campground and picnic area density and layout.
- Develop a comprehensive system of riding and hiking trails.
- Protect the area's fish and wildlife for viewing, hunting and fishing.
- Protect scenery and flora for the enjoyment of visitors.
- Provide visitor centers, public directional signs and historial markers.
- Give all road scenic treatment.
- Recognize that the entire area is an integral part of the attraction of the Nacimiento-San Antonio area and the larger recreation and tourist area of San Luis Obispo and Monterey Counties. p. 45 PP

B. STATE CODE CRITERIA

All campground facilities in Lake Nacimiento Resort will be in accordance with the California Administrative Code, Title 25, Chapter 5. This code deals with the use, occupancy and construction and operation of RV parks and campgrounds.

Definitions used by Chapter 5, Title 25, are as follows:

18215. "Recreational trailer park" is any area orttract of land within an area zoned for recreational use, where one or more lots are rented or leased or held out for rent, or lease to owners or users of recreational vehicles or tents and which is occupied for temporary purposes.

18215.5 "Recreational vehicle" is a camp car, motorhome, travel trailer, or tent trailer, with or without motive power designed for human habitation for recreational or emergency occupancy, with a living area less than 220 square feet, excluding built-in equipment such as wardrobes, closets, cabinets, kitchen units or fixtures, bath and toilet rooms. (Amended Stats. 1970 c127)

18217. "Temporary trailer park" is any area or tract of land where one or more lots are rented or leased or held out for rent or lease to owners or users of recreational vehicles and which is established for one operation not to exceed 11 consecutive days, and is then removed.

18219. "Travel trailer" is a vehicle other than a motor vehicle, which is designed or used for human habitation and which may be moved upon a public highway without a special permit or chauffeur's license or both, without violating any provision of the Vehicle Code.

18220. "Travel trailer park" is any area or tract of land or a separate designated section within a mobilehome park when one or more lots are rented or leased or held out for rent or lease to owners or users of recreational vehicles used for travel or recreational purposes.

Definitions

Camping Area. Any area or tract of land where one or more lots are rented or leased or held out for rent or lease to accommodate camping parties.

Camping Party. One or more persons occupying a campsite or lot.

Dry Camp. A camping area where a public supply of potable water is unavailable within the camping area.

Tent. Any enclosed structure or shelter fabricated entirely or in major part of cloth, canvas, or similar flexible material.

Tent Camp. An area or tract of land where one or more lots or sites are rented or leased or held out for rent or lease for the exclusive use of tent campers.

Travel Trailer Parks. (a) Travel trailer parks shall accommodate travel trailers, camp cars, recreational vehicles, and tents only. (b) A recreational trailer park shall accommodate travel trailers, camp cars, recreational vehicles and tents only, except that not more than two lots may be provided to accommodate mobilehomes occupied by persons employed in the management or operation of the park. Such lots shall comply with all requirements for lots in a mobilehome park.

## C. SUMMARY OF LAKE NACIMIENTO AREA DEVELOPMENT STANDARDS AS APPLICABLE TO LAKE NACIMIENTO RESORT SPECIFIC PLAN

ADOPTED
PLANNING COMMISSION May 5, 1971
BOARD OF SUPERVISORS June 28, 1971

1. GENERAL

a. All uses shall comply generally with the proposals of the Lake Nacimiento-San Antonio Area General Plan.

b. Except for permitted uses in the "L" (Recreation) District, no use of land shall be permitted unless designated on development plans as required by the "L" District and a Conditional Use Permit is approved by the Planning Commission with such conditions of approval as deemed necessary by the Planning Commission.

c. Temporary structures shall be permitted only under such conditions and circumstances as may be approved by the Planning Commission in the approval of a Conditional Use Permit. All existing temporary structures shall be removed by January 1, 1971.

d. All structures shall comply with the Uniform Building Codes, unless otherwise regulated by Title 25 of the Administrative Code of the State of California.

e. Mobile home parks, etc. shall comply with the provisions of Title 25 of the Administrative Code of the State of California in addition to the regulations as provided for in these Development Standards.

f. All new developments shall annex to a County Service Area.

g. All uses of private and public property, including public entities, shall comply with the provisions of these Development Standards.

h. High water elevation of Lake Nacimiento is eight hundred (800) feet. In computing density or minimum building site area, land below the eight hundred (800) foot elevation shall not be considered.

i. The first floor of no permanent residential structure shall be located below the eight hundred, twenty-five (825) foot elevation. Carports or boat storage may be located beneath structures complying with this requirement. Temporary structures located below the eight hundred, twenty-five (825) foot elevation shall be permitted only under the provisions of Paragraph C above.

The Lake Nacimiento-San Antonio General Plan proposes a density of recreational and residential development at Lake Nacimiento that, if not regulated by appropriate procedures and standards will likely scar the many steep and wooded hillsides around the land and mar the natural scenic beauty of the area for many years. In order to permit the land uses as proposed by the General Plan, it is essential that each proposed use, except permitted uses in the "L" District, secure a Conditional Use Permit under the provisions of the "L" District and that special emphasis be placed on the following design considerations in order to preserve and enhance this scenic recreational area:

a. Care and restraint should be exercised in the removal of trees and vegetation. Only those trees and other vegetation which are located in proposed road rights-of-way, parking areas and building sites should be removed. No other trees or vegetation should be removed. No other trees or vegetation should be removed unless required by section 4105 of the Public Resources Code of the State of California for fire protection or the enhancement of the natural environment by means of pruning and thinning native vegetation. To facilitate the implementation of these goals, all free-standing trees and the outline of all groves of trees and clumps of shrubs shall be clearly indicated on the proposed development plans. Aerial photos may be basis of such indication.

b. All proposed land uses shall be so designed as to require the minimum amount of grading of the site. When applicable, grading plans shall be submitted in accordance with the provisions of the Grading Ordinance. Graded areas shall be contoured so they will blend into the undisturbed slopes to create a naturalized appearance. When practicable, cut and fill slopes shall be seeded with native grasses when not otherwise landscaped. In wooded areas, cut and fill slopes shall be planted with trees and/or shrubs as required to naturalize such slopes where practicable.

c. Landscape plans shall be required of all developments. Such plans and proposed plant species shall be reviewed for their enhancement of the area and their compatibility with the environment and native vegetation. Plant species shall also be reviewed for potential fire hazard.

d. Plans for fences, walls and other minor structures, including signs, indicating the location, area, height, elevations and materials shall be submitted with the landscape plans for review and approval.

e. In all land uses which require the securing of a Conditional Use Permit, all utilities shall be located underground, except as otherwise approved by the Planning Department.

f. Clustering of land uses is encouraged in order to permit development at densities proposed by the Lake Nacimiento-San Antonio Area General Plan and to conserve and enhance the scenic, rural quality of the Lake Nacimiento area. Development may be clustered in areas with moderate slopes or scenic vistas and allow the steeper slopes to remain

in permanent open space rather than subdivide and develop the entire property and thereby unduly scar the steeper hillsides in providing road access to the scattered building sites.

Each development shall make such provisions as are necessary to provide for the maintenance of such open spaces and to insure that such spaces remain permanently open and reserved for scenic and recreational uses.

3. RECREATIONAL TRAILER PARKS

Recreational trailer parks shall comply with the requirements of Title 25 of the Administrative Code of the State of California subject to the following conditions:

a. Driveways and recreational vehicle parking spaces at each site shall be improved with four (4) inches of base material and topped with single chip seal. Driveways shall have a minimum width of eighteen (18) feet and recreational vehicle parking spaces shall have a minimum width of ten (10) feet.

b. Water supply to campsites is optional.

c. There shall be not more than fifteen (15) campsites per gross acre within the recreational trailer park property. The density standards set in this plan are at the maximum or less.

d. There shall be at least one (1) recreational area having a minimum area equal to one-tenth (1/10) of the gross area of the recreational trailer park.

e. One (1) parking space, not less than ten (10) feet by twenty (20) feet in size, shall be provided on or adjacent to each campsite. In addition, at least one (1) parking space not less than ten (10) feet by twenty (20) feet in size shall be provided for each five (5) campsites, appropriately located to each campsite for courtesy visitor parking.

f. Any boat trailer storage shall be as shown on development plans as approved by the Planning Commission.

4. SEWAGE DISPOSAL

a. Individual sewage disposal systems, including but not limited to septic tanks, seepage pits, cesspools, pit privies, chemical toilets, etc., will not be permitted:

1. On lots which have an area of less than two and one-half (2½) acres per dwelling unit.

2. Below elevation eight hundred twenty-five (825) feet.

3. In any case, closer than two hundred (200) feet, horizontal projection, from the high water elevation of eight hundred (800) feet.

4. On slopes of thirty percent (30%) or greater.

5. Where percolation rates are less than one inch (1") in thirty (30) minutes.

b. If water is to be served to each individual site, a sewage collection system shall be provided. If soil conditions, area requirements, slope, percolation rate and other criteria comply with the standards, septic tanks will be acceptable.

c. Pit privies may be used only on approval of the Health Department on an individual basis.

5. SOLID WASTE DISPOSAL

Mandatory solid waste collection and disposal shall be provided by a County Service Area.

6. SWIMMING AREAS

All swimming areas used in common by leaseholders or by the public shall be provided with proper sanitary facilities located conveniently at the area of use. Swimming areas shall comply with the provisions of the Health and Safety Code of the State of California.

7. WATER SUPPLY

a. Wells may be drilled upon any property provided it complies with the County Ordinance Code related to water well drilling.

b. Developers shall be required to provide proof of ability to supply water as required by the proposed development.

c. Developers may negotiate a contract with San Luis Obispo County Flood Control and Water Conservation District for purchase of water.

8. FIRE PROTECTION

No specific requirements for mobile home parks, travel trailer parks, recreational trailer parks, incidental camping areas and tent camps with fifteen (15) spaces or less. Requirements to be established by the responsible fire authority on an individual basis.

9. DRAINAGE

Drainage channels and structures shall conform with the requirements of the Standard Improvement Specifications and Drawings.

10. ROADS

a. Road sections 7-R 1(a), 2 (a), & 3 (a) to apply to areas zoned recreational with an average terrain slope of twenty

percent 20% or greater, 7-R 1 (b), 2 (b) & 3 (b) to apply for average slopes less than twenty percent (20%).

b. Road Classification:

Minor recreational - A cul-de-sac, circle or minor street serving not more than fifty (50) lots.

Collector recreational - A collector street serving not more than one hundred twenty (120) lots.

Major collector recreational - A collector street used to connect minor and collector recreational roads with major routes and/or recreational areas.

c. The structural design of the pavement will be by the R-value design method. The procedure authorized in the Flexible Pavement Structural Section Design Guide for Cities and Counties dated July 1968, will be used, utilizing the T.I. and Gravel Equivalent Method with the following modifications. Surfacing shall be a minimum of two (2) inch Type "B" Asphalt Concrete on a major-collector and collector roads and one and one-half (1½) inch minimum Type "B" Asphalt Concrete on local roads.

d. Asphalt concrete dikes, County Standard Drawing B-1, shall be installed where needed to control drainage. When dike is installed the paving must be extended under the dike.

e. Slopes steeper than one and one-half to one (1½:1) will not be used unless recommended by a Registered Civil Engineer or justified by soil tests establishing the stability of the material.

f. If roadway prism cannot be contained within the right-of-way width, slope easement will be required to be served for roadway purposes within each adjoining parcel.

g. For superelevation on horizontal curve, see A-7.3. Maximum super to be six percent (6%) minimum super to be two percent (2%) minimum design speed to be twenty (20) M.P.H.

h. Street intersections to be constructed as near perpendicular as possible.

i. The minimum vertical curve length will be fifty (50) feet, however, vertical curves may be eliminated where the algebraic difference in grade does not exceed two percent (2.0%).

j. The minimum stopping sight distance as noted on A-7.3 minimum stopping sight distance as noted on A-7.3 minimum design speed twenty (20) M.P.H.

k. When two streets intersect, neither street shall have a grade greater than six percent (6%) for a minimum distance measured from a point forty (40) feet from the ETW of the intersected street, except as otherwise approved by the County Engineer.

l. Maximum street grades shall be fifteen percent (15%) minimum street grades shall be three-tenths of one percent (0.3%) except as otherwise approved by the County Engineer.

D. SAN LUIS OBISPO COUNTY RECREATIONAL VEHICLE STANDARDS

A policy regarding the development of Recreational Vehicle Parks was adopted by the County Board of Supervisors in July, 1975. This policy will be utilized as a basis for evaluating Precise Plan submittals particularly in the following areas: site location, preservation of vegetation, grading, landscaping, signing, commercial facilities, internal circulation, density, pad area, improvement standards, parking and recreational facilities.

E. SCENIC HIGHWAYS

Lake Nacimiento Drive is an adopted State and County scenic highway and both right-of-way and design control will be provided to preserve the integrity of this major regional connector. A 1,000 foot design control corridor is provided with additional controls implemented to preserve scenic views. Any proposal within the corridor will be subject to architectural review, special setbacks, and landscaping, and screening requirements to make it as compatible with the scenic setting as possible.

F. RESORT DESIGN STANDARDS

The following generalized site planning and architectural concepts are applicable to Lake Nacimiento Resort. They are directed towards sites were excessive slopes and erosion are potential problems and where heavy public use is anticipated.

1. ROADS

a. Where possible, vehicular access should be separated from pedestrian traffic.

b. All roads should receive scenic treatment and be laid out in a manner sensitive to existing landforms and vegetation.

c. All roads will be constructed to County recreation standards to assure maximum accessibility, minimal ground disturbance and minimal maintenance.

2. PEDESTRIAN PATH AND TRAIL DESIGN

a. Pedestrian and hiking trails will give strong emphasis to man/nature relationships through landscaping, vistas, and general layout.

b. Pedestrian links, and paths will be planned sensitively to existing topography and landforms.

c. Pedestrian walks and trails will serve to interconnect various activity areas and roads in a logical and orderly fashion.

d. The shoreline trail will accommodate both hiking and equestrian activities. All trails and pedestrian walks will be appropriately signed.

3. PARKING

a. Small parking areas (10-15 cars) are preferred to large open paved areas.

b. Off-street parking will be provided for all uses to reflect the absence of parallel parking in the County recreation standards.

c. Parking should relate directly to public/community spaces, but within reasonable distance from buildings and campsites. Parking areas should not conflict with the use of recreation areas and should be planned sensitively with respect to existing topography and landforms.

d. On ridge top and steeper slopes, parking lots will be terraced to minimize cut and fill and to better conform to the landscape.

e. Where possible, parking areas will be designed to take advantage of existing landforms and mature tree cover for screening and shade.

f. Parking areas will be either adjacent or remote from specific use areas depending upon individual site restraints such as slope, vegetation, and proximity.

4. ARCHITECTURAL DESIGN

The architectural character of all structures within the specific plan area will be of a nature reflecting the heritage and basic activity of the area. Such architecture would include rustic western ranch styling and contemporary styling reflecting a rustic or woodlike character.

The following buildings are typical of the structures included:

| | |
|---|---|
| service station | laundromat |
| gate facilities | sewage treatment plant |
| hotel-motel | store |
| utility buildings | employee housing |
| caretaker's residence | restroom buildings |

a. Care and restraint should be exercised in the removal of trees and vegetation. Only those trees and other vegetation which are located in proposed road rights-of-way, parking areas, and building sites should be removed. No other trees or vegetation should be removed unless required by Section 4105 of the Public Resources Code of the State of California for fire protection or the enhancement of the natural environment by means of pruning and thinning native vegetation.

b. All proposed buildings shall be so designed as to require the minimum amount of grading of the site. Preliminary grading plans will be submitted with all Precise Plans in accordance with the provisions of the Grading Ordinance. Graded areas shall be contoured so they will blend into the undisturbed slopes to create a naturalized appearance. Where practicable, cut and fill slopes will be seeded with native grasses when not otherwise landscaped. In wooded areas, cut and fill slopes shall be planted with trees and/or shrubs as required to naturalized such slopes where practicable.

c. Detailed landscape plans, grading, drainage and improvement prepared in accordance with Planning Department and County Engineering Department policy shall be required following approval of a Conditional Use Permit.

d. Plans for fences, walls, and other structures should be kept to the minimum. Signs should be of a rustic State park type of design and should only be placed where necessary to provide required public information or traffic or crowd control or directions for public use.

e. Clustering of structures is encouraged in order to permit development at densities proposed by the Lake Nacimiento-San Antonio General Plan and to conserve and enhance the scenic, rural quality of the Lake Nacimiento area. Development of the Resort facilities should be on the more moderate slopes or hilltops so that unit users may have maximum scenic vistas.

f. The location of buildings will be sensitive to topography and landforms, using minimum cut and fill and preserving natural vegetation and other features. Conventional construction (slab on grade) will not be allowed on slopes exceeding 15%.

g. Solar orientation of buildings will be considered as well as location of buildings in relation to adverse noise generators, odors, climate (especially sun).

h. Site design shall generally conform to the standards set in the Planning Department report titled "Design Principles for Higher Density Development in Rural Communities."

## G. GENERAL CONSERVATION STANDARDS

History indicates that if we are to retain the character of our heritage, strict conservation standards must be defined and applied to the remaining natural areas of this country. Without this control, the scenic and natural resources could be destroyed.

The standards in this specific plan are general guidelines for resort expansion as outlined by this specific plan. More detailed consideration will be given as precise plans are submitted for various use areas.

### 1. WATER

a. The natural terrain should remain as undisturbed as possible, with particular care exercised in the vicinity of existing natural drainage courses. With the exception of Nacimiento River, there are no flowing streams within the area of this specific plan.

b. Sewage should be collected and treated at central treatment plants with the effluent recycled for dispersal into the ground. Treatment and disposal should conform to water quality and health standards.

c. Water supply for development must be provided to adequately serve expected demand. The geology of this area indicates the improbability of establishing local wells.

d. Development will necessitate the control of runoff through the installation of drainage systems. These systems should be designed to minimize erosion. All water diverted by drainage systems will be released into existing natural drainage courses in such a manner as to retain the existing conditions as closely as possible. These natural drainage channels should be retained in open space areas.

### 2. AIR

a. Considering the detailed discussion on air pollution within the Environmental Impact Report Draft, it appears doubtful that the Lake Nacimiento Resort development will create a serious air pollution problem, either for its own environment or for the downwind community of Paso Robles.

b. Traffic routes should be designed to minimize auto emission levels by providing smooth, even flow of vehicles.

3. SOIL

a. Expansion and improvement should be restricted to the areas defined in the land use map, with remaining areas restricted to grazing, agriculture and open space.

b. Road alignment should be such that minimum disturbance of natural ground will occur.

c. All areas denuded of natural ground cover due to improvement or expansion or natural causes should be replaced with ground cover, with care taken to establish the new planting.

d. No recreation sites should be created in areas of greater than 30% slope. No sites should be created in areas that will cause erosion hazard, as determined by the Soil Conservation Service.

e. Due to certain grading requirements established by State Codes recreational vehicle sites should preferably be located in areas where the slope is not greater than 5% unless the terrain lends itself to selectively designed sites and units.

4. FLORA AND FAUNA

a. Improvement and expansion should not take place in areas of dense vegetation. Cutting of healthy trees should be prohibited, except in isolated special instances such as road construction, parking areas and building.

b. Where trees are proposed to remain in place in an area of land disturbance, grading should not be done within the drip line (foliage circumference) of trees.

5. SCENIC RESOURCES

a. Improvement and expansion should not be allowed to disrupt locations of high scenic value.

b. Major vistas should be protected wherever possible. Scenic views should not be blocked by improvements or expansion.

c. No billboards or offensive on-site signs should be allowed. Directional and information signs will be required and design should be in keeping with the rustic character of the Resort.

d. Lake Nacimiento Drive is a scenic highway and development adjacent to the road should be as inconspicuous as possible.

e. Grading required for the various land uses of the property should be such as to least scar the natural terrain and the exposed areas.

## H. SIGNING AND IMPROVEMENT STANDARDS

### LAND RECREATION

Horse Trail

Bicycle Trail

Stable

Hiking Trail

Amphitheater

Playground

### WATER RECREATION

Fishing

Swimming

Row Boating

Marina

Water Skiing

Motor Boating

Launching Ramp

Sailboating

### GENERAL

Pedestrian Crossing

Picnic

Trail Shelter

Campfires

Drinking Water

Falling Rocks

Dam

Deer Viewing Area

Information

Ranger Station

Automobiles

Trucks

## ACCOMMODATIONS OR SERVICE

Lodging

Bus Stop

Lockers

Food Service

Grocery Store

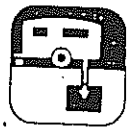
Trailer Sites

Gas Station

Women's Restroom

Restrooms

Men's Restroom


Trailer Sanitary Station

Showers

Parking

First Aid

Telephone

Post Office

Handicapped

Sleeping Shelter

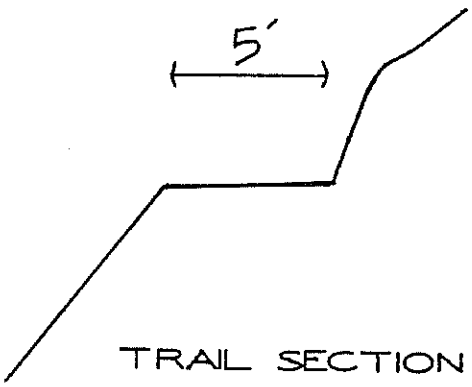
Camp-ground

Picnic Shelter

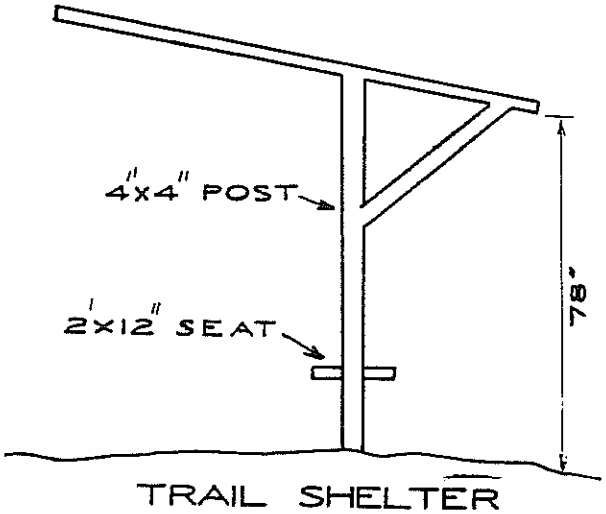
Viewing Area

Pets on Leash

## RIDING AND HIKING TRAILS



TRAIL SECTION



TRAIL SHELTER

# SECTION XI

# ADMINISTRATION AND IMPLEMENTATION

## ADMINISTRATION

Lake Nacimiento Resort is owned by Water World Resorts, Inc. Their underlying ownership is the lease to the 1,860 acres of land from Monterey County. The corporation will be responsible for submitting development applications and for implementing and maintaining all facilities after construction and development.

## APPLICATION SUBMITTALS AND APPROVALS

The applicant will proceed on phased development in accordance with schedule contained in this plan. The detailed timing of successive phases will be based upon physical and economic restraints and the market demands. An amended Environmental Impact Report, which will deal with the detailed impacts of that portion of the project, will be filed with each Precise Plan and Use Permit application as required by the Environmental Coordinator.

Each use area will be designed as a comprehensive entity based on a Precise Plan. This plan will be revised and approved by the Planning Department prior to a Conditional Use Permit hearing. All improvements will be designed and constructed in accordance with the conditions of each Use Permit determined by San Luis Obispo County Board of Supervisors.

The Specific Plan shall be subject to annual public review by the Planning Commission with a continuing finding that the development is in conformance with this plan and with Lake Nacimiento Standards in order to proceed with the next year's expansion.

Processing procedures are as follows:

## A. ZONING

The specific plan area is presently zoned L-BD-640. The specific plan proposals are consistent with this zoning which permits the following uses by Conditional Use Permit if based on an approved "precise plan" (development plan): single family residences, hotels, motels, lodges, retail sales, areas for campgrounds, vacation trailers, and campsites, guest ranches, service establishments, and offices.

The BD-640 designation sets the minimum site for overall development at 640 acres. This combining district has been applied to all large public holdings in the Lake Nacimiento area in accordance with General Plan proposals. It insures that these large holdings will be developed in accordance with a comprehensive plan under a single entity in order to minimize environmental damage to sensitive areas and maximize opportunities for public recreation and preservation of large open space areas.

The Precise Plan/Conditional Use Permit process is an important step in the implementation of the plan, linking the specific plan with required building and grading permits.

B. PRECISE PLAN

A "precise plan" will be submitted for each "use area". These plans will be in sufficient detail in order to assure the comprehensive implementation of the specific plan in accordance with the policies stated in that plan and the General Plan. The "precise plan" will be reviewed and approved by the Planning Department prior to scheduling of a Use Permit hearing before the Planning Commission.

Precise plans shall be at a scale of one inch to fifty feet and shall be prepared by a qualified land use planner. Submittals shall include the following:

a. Index map showing relationship of use area to overall project area.
b. Boundary map of "use area" to include hinterland as appropriate in order to implement related trail, revegetation, utility extensions and other improvements and engineering features proposed in the open space areas.
c. Contour map at five foot intervals for "use area" and 10' intervals for hinterland. Slopes in excess of 30% may be so indicated without contour lines. Drainage to be shown.
d. Existing structures, roads, trails, utilities and other features.
e. Vehicular circulation plan including street profiles and typical cross sections.
f. Location of bicycle, riding and hiking trails and related improvement standards.
g. Proposed utility lines.
h. Proposed parking areas including space arrangement.
i. Existing trees and groves of trees.
j. Preliminary grading plan and soils report.
k. Preliminary landscape plan.
l. Architectural elevations indicating building materials for all proposed buildings including shelters, restrooms, stores and recreation buildings.
m. Illustrations of signs, fences, light fixtures and other accessory improvements.
n. Land use plan indicating typical layout of campsites.

C. CONDITIONAL USE PERMIT

Following Planning Department approval (with or without conditions) of the Precise Plan, a Use Permit hearing will be scheduled before the Planning Commission. The department will complete its precise plan review within 30 days of receipt of all applicable data. Some additional information may be required for the Use Permit hearing, but, in general, the precise plan submittal should provide sufficient data upon which to base the issuance of a Conditional Use Permit.

In order to evaluate the efforts of development increments no more than two Use Permits for each of the overnight use areas will be accepted within any 12 month period.

At the Use Permit hearing, the applicant may appeal any conditions of approval previously set by the Planning Department in its precise plan review.

D. DETAILED PLANS

Following the issuance of a Use Permit, the applicant will submit the following prior to the issuance of a building or grading permit or construction permit (where required) by the State Division of Housi

a. Detailed landscaping plan (in accordance with departmental policy for landscape plan submittals).
b. Detailed grading and drainage plan to the satisfaction of the County Engineer.
c. Detailed improvement plans to the satisfaction of the County Engineer. Said plans to be the basis of a performance and inspection agreement.

MAINTENANCE

Maintenance is performed by resort employees. All equipment is kept in a maintenace yard. This facility includes repair of vehicles and improvements on the Resort property. All maintenance equipment is owned by the Resort and includes water trucks, garbage trucks, catepillar tractors, vacuum pumping truck, pick-up trucks, backhoe and hand tools of all types. The labor required for maintenance is provided with one full time mechanic and an average of seven maintenance men whose sole responsibility is maintenance of the facilities and grounds. Since the resort has been acquired by Water World Resorts, Inc., the following items of work have been performed:

1. Resurfaced roads throughout campground;
2. Repaired parking lot at the store;
3. Signing for speed limits and traffic direction
4. Repainted all existing buildings, picnic tables, ice house and all structures;
5. Reworked campsite areas;
6. Built new swimming pool;
7. Eliminated many unnecessary roads and returned them to natural state;
8. Built cocktail lounge and large outside deck and remodeled store building;
9. Planted approximately 200 pine trees;
10. Constructed new gatehouse and improved entrance facilities and operation;
11. Constructed and improved entrance intersection for more efficient traffic control and speedy entrance during peak periods;
12. Located and graded Heritage Road through the Resort property.

## CROWD CONTROL

Lake Nacimiento Resort has had a history of problems related to poor sanitary facilities and overcrowding. It is the intent of this specific plan to promote increased availability of public recreational facilities and overnite accommodations. A primary concern is the implementation of a well designed utility system and landuse pattern to alleviate most of the problems associated with a highly used public recreation area.

With the increase in the number of campsites, crowd control will take on increased importance if the public is to have a maximum opportunity for the full enjoyment of outdoor recreation. Operational conditions will become an essential input in the application processing procedure.

According to the applicant, methods adopted by other parks and methods which have proven satisfactory on operations to date at Lake Nacimiento Resort. At the present time there is one gatehouse which controls all of the in-flow into the resort. Verbal contact is made with everyone who would have an occasion to enter or leave the property.

Campsite use is controlled by issuing tickets to visitors at the time they enter to the resort. Each campsite has a metal box with a glass face on it; one on the dashboard of their car; each ticket states the visitor's name, address, when they entered the Resort and when they are leaving. Park rangers, who are employees, provide the checking process. They are responsible individuals who not only patrol and protect Resort facilities but also provide the campers with necessary assistance in finding campsites during crowded periods and provide general information. The park rangers are on duty during the busy times of the season, day and night to police the area. They are dressed in a ranger type uniform with an arm patch which states who they are and where they are from. They carry no weapons of any type. There has been good response from the public on this program.

Gatehouses or locked gates or other barriers will be placed at the entrance to the Organizational campsites and certain other major facilities. These facilities will also be provided with chained entrances during periods of non-use. The non-use designation will be rotated to allow replenishing of plant life throughtout the Resort.

## USE OF CAMPSITES

One of the more pressing problems of the existing campground is that of overcrowding. Hundreds of potential users are turned away during summer peak periods and holidays. Some campers enter the resort for day use and stay the night thus placing an additional burden on facilities.

This problem will be mitigated to some extent by the construction of new camping and recreational vehicle spaces which are intended to eventually meet the public demand for such uses. Overcrowding will be further controlled by limiting occupancy of RV and tentsites to one camping party, and one vehicle; if sufficient parking areas are provided, two vehicles may be parked at the site but only one camping party will be allowed. Sites capable of accommodating two vehicles will be noted on the Precise Plan.

The carrying capacity of each individual campground will be determined at the Precise Plan level and will be based upon the following:

a. An average of 3.5 persons per camping space will be used to estimate the maximum number of recreation users for a particular campground.

b. When an individual campground reaches capacity, park management will close it and redirect visitors to other areas.

c. Factors in determining number of camping spaces include:

1. Type of use proposed (tentsites, RV's)
2. Established density allowable in this plan per acre
3. Topography
4. Vegetation
5. Site design and campsite placement.

FEES AND HOURS OF OPERATION

Fees will be commensureate with charges at any recreational resort facility offering the many types of service and amenities, and are subject to change without notice depending upon operation costs and services provided.

Hours of operation will depend solely upon demand. This has in the past varied to 18-20 hours in the winter time up to eight hours a day per day, seven days a week in the summer months. Primary facilities of the Resort will be opened and maintained year around.

POLICY ON OFF-ROAD VEHICLES AND BARBECUE PITS

Dirt bikes and motorcycles are prohibited. Off-road vehicles, dirt bikes or motorcycles are not allowed within the entrance gate. In cases where a motor home desires a visit and has motorcycle attached, the motor home is allowed passage, however, they are notified that said cycle cannot be removed from their motor home or used within the Resort. This policy was established to prevent serious erosion and also their creating an extreme fire hazard.

Campfire areas and barbeque pits are provided in specific areas and in individual campsites on certain campgrounds. These uses are in accordance with condition and recommendation of the forest service. This year, for example, due to high fire hazard, no fires of any type are allowed in any secondary campgrounds. Firewood and barbeque material are available and sold by the Resort commercial operation. There is no immediate source of firewood from the open areas of the Resort or adjacent area. Campers and visitors will either bring their needed supplies or, if needed, can be purchased.

## PROTECTION OF FACILITIES AND VEGETATION

Facilities and vegetation created for consumer or camper use will be subject to destruction and vandalism by the consumer. The constant monitoring of facilities by Resort personnel is an attempt to minimize tendencies to destroy things, even when they are created for their own benefit. Dollar reserves are created to rebuild and replace that loss during the slow winter season. Part of this damage would be traced to inadequate crowd control. When facilities are filled and totally in use, entrance into the park is terminated. Many campers are turned away each year due to the full signs posted at the Resort entrance. This procedure has proven effective for crowd control and also minimizing the destructive nature of a crowd atmosphere.