South County Villages

(Black Lake, Callender-Garrett, Los Berros, Palo Mesa and Woodlands)

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Chapter 1: Introduction

1.1 Purpose

This South County Villages Plan establishes a vision for the future that will guide development over the next 20 years. This plan is for the five villages located in the South County planning area: Black Lake, Callender-Garrett, Los Berros, Palo Mesa and Woodlands.

1.2 Relationship to General Plan

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

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

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

1.3 Features of the Plan

This plan describes County land use and transportation programs for a 20-year time frame in the villages of Black Lake, Callender-Garrett, Los Berros, Palo Mesa and Woodlands, including regulations also adopted in the Land Use Ordinance and Land Use Element. The five villages were previously part of the former South County Area Plan. All information contained in this plan is taken from the South County Area Plan, which was last updated on March 15, 1994. Only non-substantive edits have been made to this text for consistent formatting and to reflect the new organization of the LUCE. No changes have been made to reflect current conditions in the five villages.

This plan includes the following major features:

Background Information

This plan provides information on land use, population, availability of resources and public services, and environmental characteristics. This information (current as of 1994) is the basis for many of the plan recommendations.

Policies, Programs and Standards

In addition to countywide policies in Framework for Planning, the South County Area Plan contains areawide land use and circulation policies affecting the villages of Black Lake, Callender-Garrett, Los Berros, Palo Mesa and Woodlands. These policies are implemented in the five villages through the recommended programs in Chapters 3 through 5 of this plan and the standards in Article 9 (South County Area Standards) and Article 10 (Chapter 22.108 – South County Area Communities and Villages) of the Land Use Ordinance.

Proposed programs listed at the end of Chapters 3 through 5 are non-mandatory actions that may be initiated by the County, communities, or other agencies to correct or improve local problems or conditions, and to otherwise help implement the goals and policies of the South County Area Plan. Since many recommended programs involve public expenditures, their initiation depends upon availability of funding. Areawide programs listed in the South County Area Plan may also affect the villages of Black Lake, Callender-Garrett, Los Berros, Palo Mesa and Woodlands.

Specific, mandatory development standards are included in Article 10 of the Land Use Ordinance (Chapter 22.108 - South County Area Communities and Villages) that address special conditions in communities and neighborhoods and help implement the goals and policies of the South County Area Plan. These standards address land use, public services, circulation, sensitive resources, and natural hazards (the latter two overlays are called "combining designations"). Article 9 of the Land Use Ordinance (Chapter 22.98 – South County Area Standards) includes areawide and regional development standards that may also affect the five villages covered in this plan. The standards provide criteria for detailed evaluation of development projects.

Chapters 7 and 8 provide reference information for the Black Lake Specific Plan and the Woodlands Specific Plan, respectively, which are incorporated by reference into the Land Use Ordinance, Title 22 of the County Code.

Resource Management

Chapter 3 describes the existing and future status of water supply, sewage disposal, schools, and other public services in the villages of Black Lake, Callender-Garrett, Los Berros, Palo Mesa and Woodlands. Chapter 6 includes descriptions of historic resources. While this plan focuses on public facilities, services, and resources within the villages of Black Lake, Callender-Garrett, Los Berros, Palo Mesa and Woodlands, the South County Area Plan addresses these topics on a regional scale.

Area Plan Maps

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

- **Land Use Categories** – which determine the uses that are allowable on a piece of property, including density and intensity of development.

- **Combining Designations** – which identify areas of hazards, sensitive resource areas, historic sites, and public facilities.

- **Circulation** – which consists of roads and pedestrian, bicycle, and equestrian facilities.

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

1.4 Setting

The five villages covered by this plan are located on or adjacent to the Nipomo Mesa, northwest of the community of Nipomo (refer to Figure 1-1). A brief description of each village is provided below:

Black Lake Village

Black Lake Village includes approximately 515 acres and is bounded on the east by Pomeroy Road, on the south by Willow Road, on the west by the westerly edge of the existing Black Lake Golf Course at Via Concha, and on the north by Black Lake Canyon. Development of the village is subject to the standards set forth in the Black Lake Specific Plan (see Chapter 7).

Callender-Garrett Village

The Callender-Garrett Village includes about 700 acres intended for suburban homes and industrial development. It is generally a semi-rural area developing at low suburban densities. These densities should continue in light of the legislated status of Highway 1 as a two lane road and the limited capacity of the long term water supply.

Los Berros Village

The Los Berros Village includes approximately 95 acres and is bounded on the north by Los Berros Creek on the west by Stanton Road.

Palo Mesa Village

The Palo Mesa village reserve line encompasses approximately 918 acres on the northwest corner of the Nipomo Mesa around the intersection of Halcyon Road and Highway 1.

Woodlands Village

The Woodlands Village includes about 957 acres intended for recreational resort uses, business parks, commercial retail, single family and multi-family development. The village is located east of Highway One on the southwestern edge of the Nipomo Mesa. Development of the village is subject to the standards set forth in the Woodlands Specific Plan (see Chapter 8).

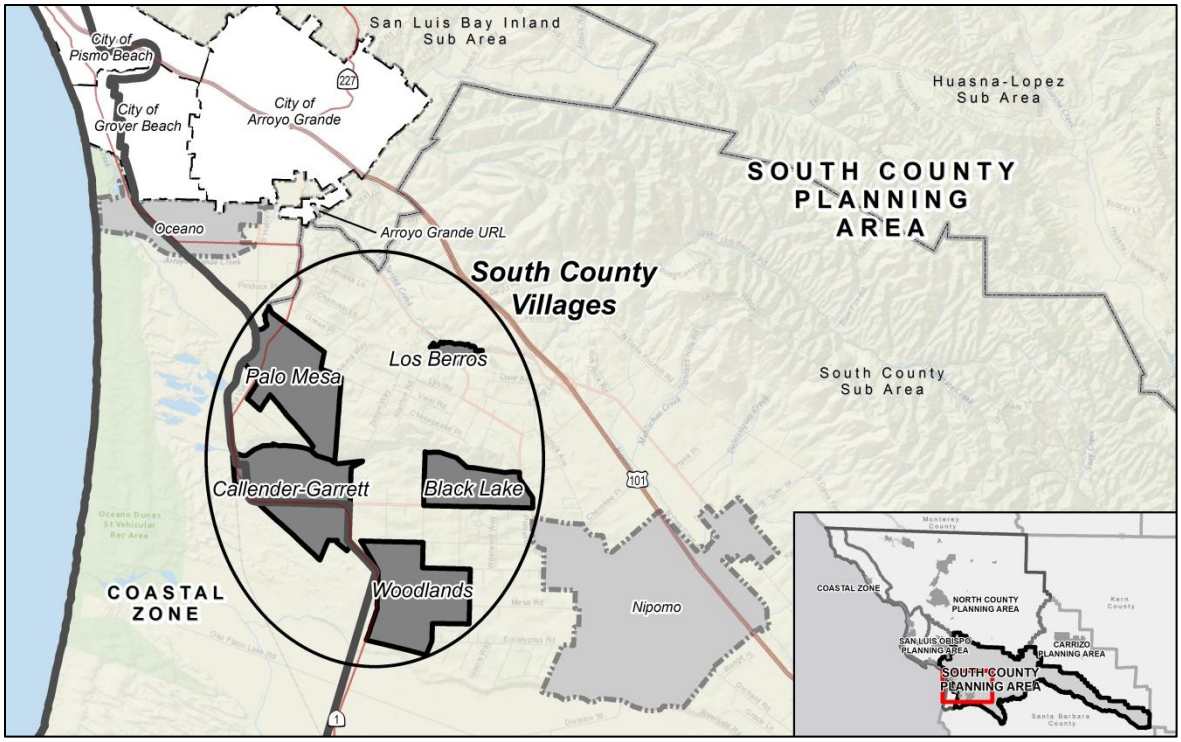

Figure 1-1: Regional Map

Chapter 2: Population and Economy

2.1 Population

The former South County Area Plan did not include population and economic data for the village areas. Regional population and economic data potentially affecting the five villages are described in the South County Area Plan.

2.2 Economy

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

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Chapter 3: Public Facilities, Services, and Resources

3.1 Introduction

Chapter 3 provides a description of public facilities, services and basic resources within the villages of Black Lake, Callender-Garrett, Los Berros, Palo Mesa and Woodlands. It identifies appropriate program options that the County might use to deal with current and potential deficiencies.

> ***NOTE:*** This chapter describes service levels as of the last major update to the South County Area Plan (1994). More recent data on resource and service levels is available in the County's Resource Summary Report, which is updated every two years.

Appropriate levels of service for urban, suburban and rural areas are discussed in Framework for Planning (LUCE Part I). Appropriate development levels within the villages of Black Lake, Callender-Garrett, Los Berros, Palo Mesa and Woodlands are addressed in Chapter 4 of this plan. The intent of Chapter 3 is to provide the public and decision makers with basic information and a range of options to be considered when evaluating growth and development issues.

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

3.2 Status of Public Facilities, Services, and Resources

Water Supply

Seven special districts, including the Nipomo Community Services District, provide a variety of services to South County sub-area residents. The Local Agency Formation Commission (LAFCO) study entitled "Inventory of Special Districts in San Luis Obispo County" (1985), recommends that some districts be reorganized or consolidated in order to provide services more efficiently.

Black Lake Village

The Nipomo Community Services District has wells located on the Mesa and supplies customers in much of the Nipomo urban area and at Black Lake Golf Course. County Service Area #1, through a zone of benefit, supplies water to the Black Lake Golf Course Area from on-site wells in accordance with the Black Lake Specific Plan (Amended 1984, Ord. 2190).

Callender-Garrett Village Area

Water supply in this village consists of many private wells and several small water companies. The small companies have experienced operating difficulties that hinder delivery of a dependable water supply to some areas. Unlike Palo Mesa, there does not appear to be any one existing company that can be the building block on which to construct a village-wide water system.

Los Berros Village Area

This village also needs a dependable village-wide system. Many of the existing wells are older shallow wells that experience pumping difficulties when the newer deeper wells are pumping nearby. In order to provide a reliable water supply, a village water system should be constructed and the use of the old wells for domestic water supply terminated.

Palo Mesa Village Area

There are several small water companies in the village area, including the Rural Water Company, Mesa Dunes Mobile-home Estates, La Mesa Water Company and Las Flores Water Company. The Rural Water Company replaced the Palo Mesa Water Company and has substantially upgraded the system. There are also individual wells supplying water to many properties. Several of the small water companies have had difficulties in the past due to poor management, old facilities, poor maintenance, lack of adequate funds, etc. As the area develops, the numerous small water companies should be interconnected and improved to eventually provide one village-wide water system.

Sewage Disposal

In rural and village areas, the use of septic systems should continue to be acceptable at the residential densities permitted. Development in the Black Lake Specific Plan Area will utilize an on-site community sewage collection, treatment and disposal system operated through a zone of benefit of County Service Area #1.

Regular maintenance of septic systems should be encouraged to avoid possible groundwater contamination from the cumulative use of septic systems. The County Health Department could inform people of the importance of regular maintenance.

Other Public Facilities, Services and Resources

Cemetery

The Arroyo Grande Cemetery District provides a cemetery within the city of Arroyo Grande. However, a local cemetery should be located more conveniently within the South County sub-area, preferably within or adjacent to Nipomo. Either the existing district should pursue purchasing a site and developing it, or it should work with the Local Agency Formation Commission to revise its service area to establish a South County district to meet this need.

Solid Waste Disposal

Solid waste collection is provided by the South County Sanitary Service and is available on a voluntary basis. The waste is disposed at either the Santa Maria Landfill or the Cold Canyon Sanitary Landfill north of Arroyo Grande. Illegal dumping is very common in the South County. As the population increases on the Mesa, the long standing problem of solid waste disposal is certain to increase. The Solid Waste Management Plan (1986) recommends mandatory collection for urban Nipomo and a rural container station or transfer station for the rural South County area, to reduce the problem of illegal dumping. A mandatory trash collection program and develop recycling programs for bulk items, green waste and hazardous products should be created, and transfer stations should be provided for convenient collection to reduce the problem of illegal dumping.

Police Service

The entire area is served by the County sheriff from a substation in the South County Regional Center in Arroyo Grande, as well as by the California Highway Patrol. Response times are generally poor, due to the large area to be serviced and the distances involved. However, the new substation at South County Regional Center and a report writing room in Nipomo have decreased response times slightly. There is presently a need to expand police services in the South County area, and this need will increase as the population grows.

Fire Protection

Fire protection and emergency medical assistance are provided by the California Department of Forestry (CDF), which acts as the County Fire Department by contract with the County. This protection is provided throughout the year from the station located on North Oak Glen, east of Highway 101 in Nipomo, and the new station #22 located on Highway 1 on the west side of the mesa. There are presently no urban type fire districts in the South County sub-area, yet an urban type of fire response is expected by suburban and rural residents. Year round fire protection should be provided in areas outside of urban and village reserve lines by CDF.

Health Services

The nearest hospital services are available in Arroyo Grande and Santa Maria. Ambulance service is provided by private companies located in Arroyo Grande and Santa Maria. Ambulance protection is provided by private companies located also in Arroyo Grande and Santa Maria.

Social Services

County offices providing social services (i.e., counseling, mental health, welfare, family planning) are found in Grover Beach and in San Luis Obispo. A private, non-profit senior center operates in east Nipomo. An additional center will eventually be needed to conveniently serve west side neighborhoods.

Library

The South County Regional Center in Arroyo Grande provides a regional library but is not convenient to the Nipomo urban area. A branch County library is located on Dana Street in Nipomo, and a bookmobile also serves the planning area. A new branch library is proposed (and funded) for a site at the Nipomo Regional Park which should serve the community.

Schools

According to information provided by the Lucia Mar Unified School District, recent high population growth rates and accompanying new residential development accelerated the need for additional classroom space in the Lucia Mar Unified School District, which serves the entire South County sub-area, and all schools in the district are over capacity. Two elementary schools are presently located inside the Nipomo urban reserve line, and a middle school is located within the Palo Mesa village area.

3.3 Community Service Programs

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

> ***NOTE:*** In addition to the programs listed here, the South County Area Plan contains regional programs that may also affect the five South County villages.

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

The following public service programs apply in the specified South County villages:

Water Supply

1. **Community Water Systems.** In the Palo Mesa and Los Berros village areas and the Port Hartford Eucalyptus Tract, the County should work with existing small water providers and property owners to establish a community water system in appropriate areas.

Solid Waste Disposal

2. **Waste Collection – Nipomo and Village Areas.** A mandatory waste collection service should be investigated in the Nipomo urban area and the village areas that offer recycling and low-cost service for low-volume users for bulk items, green waste and hazardous products. The Department of Planning and Building and the Health Department should investigate the need to require evidence of a contract for private waste collection before the issuance of building permits in village areas.

Table 3-1: Schedule for Completing Public Facilities, Services, and Resources Programs

Program Title	Responsible Agencies	Potential Funding	Priority[1]	Timeframe[2] (years)
Water Systems				
1. Community Water Systems	Co. Planning, Public Works, Water Purveyors	None required	Moderate	3-5
Solid Waste Disposal				
2. Waste Collection – Nipomo and Village Areas	Citizen initiative	User fees	High	1-3

Notes:

1. Priority listings are the relative importance within each timeframe: low, moderate, or high.
2. Timeframes are from the date of the last major update of the former South County Area Plan (2004).

Chapter 4: Land Use

4.1 Introduction

This chapter discusses land use issues affecting the villages of Black Lake, Callender-Garrett, Los Berros, Palo Mesa and Woodlands and contains programs intended to achieve their visions, consistent with the areawide land use goals and policies described in the South County Area Plan.

The Land Use Element official maps separate the five South County villages into land use categories, which define regulations for land uses, density and intensity of use. The programs at the end of this chapter recommend actions by the County to address land use and growth-related issues in the five villages.

4.2 Land Uses Categories

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

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

Table 4-1 summarizes the land use category acreages for each of the South County villages.

Table 4-1: Land Use Category Acreage

Land Use Categories	Black Lake	Callender-Garrett	Los Berros	Palo Mesa	Woodlands
Agriculture	-	-	-	-	-
Rural Lands	-	-	-	-	-
Recreation	514	-	-	-	922
Open Space	-	-	-	-	-
Residential Rural	-	-	-	-	-
Residential Suburban	-	681	95	867	-
Residential Single Family	-	-	-	28	-
Residential Multi-Family	-	-	-	-	-
Office and Professional	-	-	-	-	-
Commercial Retail	-	-	-	11	10
Commercial Service	-	-	-	-	27
Industrial	-	25	-	-	-
Public Facilities	-	-	-	12	-
Dalidio Ranch	-	-	-	-	-
Total	**514**	**706**	**95**	**918**	**959**

The South County planning area contains five identifiable villages: Black Lake, Woodlands, Los Berros, Palo Mesa and Callender-Garrett. Each is defined by a village reserve line that distinguishes the village from surrounding rural portions of the planning area.

Each village's suburban character can be enhanced with convenient neighborhood-serving uses that support the local population and provide employment opportunities. Some areas also have substantial industrial or recreational uses that will need commercial support. Non-residential uses listed in Table 4-2 are currently allowable within the village Residential Suburban category with land use permit approval.

Table 4-2: Selected Permitted Non-Residential Uses

Selected permitted non-residential uses in the Residential Suburban (RS) category:	Comments
Food and beverage retail sales	Retail trade establishments primarily selling food and packaged goods. Design to serve neighborhood needs.
Eating and drinking places	Restaurants; bars allowed only as accessory uses.
Outdoor retail sales	Limit to temporary retail trade, such as farmers' markets, seasonal sales, roadside displays.
Roadside stands	Temporary open structures for agricultural retail sales.
Home occupations	Home businesses that do not change the residential character of the building, with no display of products, and no outdoor activities on lots one acre or smaller.
Churches	Religious meeting facilities.
Outdoor sports and recreation	Limited to outdoor athletes facilities.
Rural recreation and camping	Camping, guest ranches, health resorts, etc.
Specialized animal facilities	Limited to equestrian facilities.
Schools	Pre-through secondary schools.
Business and vocational schools	Trade, music, dance and other specialized schools.
Bed and breakfast facilities	Dwellings of historical or architectural interest.
Public safety facilities	Fire stations, sheriff sub-stations.
Recycling collection stations	Temporary storage of recyclable materials for transfer.

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

Black Lake Village

The Recreation category is applied to the existing Black Lake Golf Course and adjacent land to the east. These properties, including the existing golf course, contain a residential/recreational development integral to the golf course. The area includes approximately 515 acres and is bounded on the east by Pomeroy Road, on the south by Willow Road, on the west by the westerly edge of the existing Black Lake Golf Course at Via Concha, and on the north by Black Lake Canyon. (Amended 1984, Ord. 2190)

The Black Lake Specific Plan was adopted by the Board of Supervisors in 1983 (see chapter 7). It covers all the affected properties and clearly defines the development concept to be utilized. It determines the types of housing units to be constructed and also sets out the procedures for

implementing the project, including a phasing plan. All properties covered by the specific plan are required to develop under the plan provisions. (Amended 1984, Ord. 2190)

Callender-Garrett Village

The Callender-Garrett Village includes about 700 acres intended for suburban homes and industrial development. It is generally a semi-rural area developing at low suburban densities. These densities should continue in light of the legislated status of Highway 1 as a two lane road and the limited capacity of the long term water supply.

There are three different sub areas in the village: Between Callender Road and Black Lake Canyon is a mixture of residential, agricultural and vacant lands, with parcels ranging in size from small urban size single family residential lots to parcels in excess of twenty acres. The area between Callender Road and Highway 1 has experienced recent development of 2.5-acre parcels. Much of it is covered with eucalyptus groves, but substantial areas have also been cleared of vegetation and parcel sizes generally range from 2.5 to 40 acres. The area south of Highway 1 is generally known as the Garrett Tract and is located within the coastal zone and is addressed in the LCP coastal portion of the South County planning area.

Efforts should be commenced by the County to obtain a legislative change to the coastal zone boundary from Highway 1 to the rancho boundary that goes from the PG&E substation south. This would put the entire village in one planning area for better coordination of village-wide planning and decision making. It would also encourage the upgrading of both industrial and residential properties by eliminating a more costly permit process. The properties west of Highway 1 between the PG&E substation and where the rancho line crosses Highway 1 have little or no bearing on coastal access.

The village area is generally characterized by scattered development, undeveloped or inadequate roads, and lack of adequate infrastructure. Each of the two sub areas outside the coastal zone experienced property breakdowns through the lot split process as well as isolated pockets of old substandard subdivisions, resulting in a mixture of small lots and large undeveloped acreage parcels.

This development pattern has led to a mixture of uses that are often incompatible with one another. For instance, there is a pocket of small lot single family residences north of Callender Road in an otherwise suburban residential type setting. Highway 1 runs through the village, with access to it from many of the adjacent fractured properties. Existing nuisances and substandard structures should be abated to create the attractive living environment found to be so desirable on the Nipomo Mesa.

A village center is encouraged to be planned on a property where a mix of residential, public, commercial and other uses may be designed to integrate well with the existing rural character. A phased specific plan for such properties would study the best related uses, their scale and fit among each other, and propose amendments for land use categories, such as Commercial Retail, that would allow more uses than listed above for the Residential Suburban category. The commercial, service and public scale of such centers should be primarily subordinate to and serve the local neighborhood rather than the larger Nipomo Mesa. A village center is envisioned to be an activity center with adjacent residential densities that support housing for a mix of incomes.

Residential Suburban

Black Lake Canyon Rim. Most of the village is included in this land use category. Some of the properties lying north of Callender Road are already broken down into lots less than one acre in

size. Additional lots of this size are not permitted in this land use category, however, lots as small as 2.5 acres could be acceptable. The configuration of many of the properties is such that access to new lots will most likely be from cul-de-sac streets off of Callender Road. Lots that extend into Black Lake Canyon should be large enough so that development can be located at least 50 feet south of the rim of the canyon. Individual wells and septic systems and habitable structures should not be located in the canyon.

South of Callender Road. The area extending south from Callender Road to Highway 1 has been developing on a grid pattern that leads to 2.5-acre minimum lot sizes. This lot size has established the pattern for the local street system that would seem to make it impractical to develop lots smaller than 2.5 acres. The larger undivided lots should be developed so that adequate internal circulation can be provided.

Two areas are designated for one-acre lot density. The first is at the east end of the village adjacent to Guadalupe Road. The other, at the west end of the village, includes an ownership of the Callender town site that is inside the coastal zone. The portion of this property that is within this planning area is suited for a re-subdivision of the 88 townsite parcels, so that most of them could be re-subdivided and located in the Residential Suburban category. Standards in Article 10 of the Land Use Ordinance (Section 22.108 - South County Area Communities and Villages) would only allow a one-acre density on this property through the re-subdivision of the town site.

Design Concerns. Since the area is bounded on both the south and west by Highway 1, particular attention must be given to the location of access points in future subdivisions. Newly created lots should have access from interior residential streets, not direct access onto Highway 1. Lots adjacent to the Industrial category along the west portion of the suburban area should be designed to provide more than minimum rear yard setbacks in order to provide added separation from adjacent industrial properties.

Industrial

The area that is designated Industrial is located north of Highway 1 and is partly developed. Access to future development should be from combined access roads to minimize the number of access points to Highway 1. Industrial uses should be carefully screened from Highway 1 with extensive landscaping to preserve the scenic rural character of the roadway. Future industrial development should also provide screening and buffering by wide setbacks and fencing from the adjacent residential properties. Uses should be limited to "light" non-polluting industries that will not affect the residential area.

Los Berros Village

In 1878, portions of Rancho Nipomo were subdivided by H.C. Ward into 76 tracts ranging in size from 150 to 900 acres. In 1887, Louis Castro resurveyed Lots 15, 19 and 20 into 66 lots ranging in size from six to 225 acres. This survey was called Los Berros Tracts. In March 1888, A.H. Armstrong and F.A. Bardwell resurveyed Lots 44 through 63 of the Los Berros Tract into 28 blocks of 12 lots, each lot approximately 50 feet by 140 feet and also created four larger and undivided lots. This survey was called Los Berros Town.

In 1951, portions of Lot 29 were resurveyed, creating three large lots. In 1964, blocks five and six were resurveyed creating two large lots and vacating portions of Lyman Street. Between 1966 and 1974 there were lot splits of the larger undivided blocks. The remaining configuration of property ownerships in the area is the result of multiple lot ownerships and apparent use of the street rights of way.

Residential Suburban

Los Berros townsite consists of approximately 29 blocks of platted urban size lots (50 feet by 140 feet), many of which still remain in ownerships consisting of entire blocks. Twenty six of the blocks are 3.7 acres in size. Ten blocks on the west side of the townsite are in agricultural preserve and have been excluded from the village reserve line. Existing development in the village consists of residences, several nursery greenhouses, small orchards and row crops.

As the village has developed, homes and roads have been constructed that do not appear to accurately relate to the underlying lots and roads of the old subdivision. It appears that a re-subdivision of the village would be in order, to resolve property disputes and to create lots that properly reflect ownership patterns and the actual location of structures and roads.

The Los Berros Valley has very good soil and the area has been used for intensive farming for many years. However, the picturesque little valley has also been very inviting for development of home sites, thereby placing agricultural and residential uses in direct competition for water resources, the resource needed if either land use type is to exist. Many of the domestic wells in the village are old and relatively shallow and they have experienced pumping problems when the larger, deeper agricultural wells are pumping to irrigate crops.

In addition to water problems, the valley soils are marginal for use of septic systems. As the small lots were developed with homes, the septic systems began to experience failures that had the potential for contaminating the water supply.

The Board of Supervisors established a lot combining ordinance for the town site that required a minimum building site of 2.5 acres on properties west of Eastman Street and a minimum building site of 1.0 acres on properties located east of Eastman Street, to minimize the number of septic systems. This standard was amended in 1986 to allow one acre building sites on blocks 8 and 17 west of Eastman Street as an adjustment to allow a small amount of additional development. This plan allows one acre building sites throughout the village in recognition that few additional dwellings will result in addition to the previous amendment's allowance.

The village is expected to remain a suburban area, with a mixture of agricultural uses. There is a very small area at the southeast corner of the village reserve line that is designated Residential Rural. The southerly portion of these properties rises steeply to form the edge of the Nipomo Mesa, and parcels should be kept in larger sizes. A community water system should be developed to provide adequate water storage and distribution, replacing the many older shallow wells that provide only marginal service.

Palo Mesa Village

The Palo Mesa village reserve line encompasses approximately 918 acres on the northwest corner of the Nipomo Mesa around the intersection of Halcyon Road and Highway 1. The village presently consists of a small market, a real estate office, nursery, single family subdivisions, a mobile home park, scattered residences on suburban sized lots and undeveloped acreage parcels. Several small water companies have been consolidated into one. The entire village utilizes on-site or community septic systems for sewage disposal.

Residential Single Family

This land use category covers existing developed subdivisions east and west of Highway 1 and a few vacant larger parcels. It is not recommended that single family densities be further expanded in the village, because traffic increases could cause significant congestion on local roads, and full urban services are not available.

Residential Suburban

The majority of land in the village is designated for suburban development. There are existing residences scattered throughout the area but many of the properties are undeveloped. There are homes constructed in the Ocean View Acres tract and some of the original lots have been split into smaller parcels. Further lot splits of the parcels along north and south Grand View Avenue do not seem appropriate since the homes all rely on individual wells and utilize individual septic systems. More dense development will also alter the suburban character of the area.

The Mesa Dunes mobile-home park is located approximately in the center of the village. The park has been approved to be built in two phases; however, only the first phase has been constructed, and it contains approximately 198 units.

There is a lot of interest in equestrian activities throughout the Mesa area. There is the very popular Brushpoppers' equestrian arena located outside the southern portion of the village area. As suburban areas develop, an equestrian trail system should be constructed to link the residential areas to the arena and to other riding trails in the area.

Commercial Retail

The commercial designation at the intersection of Highway 1 and Halcyon Road recognizes its importance as a transportation focal point that can serve the neighborhood and the west Nipomo Mesa. As the population increases, commercial uses should be directed toward meeting the daily convenience needs of village and mesa residents. Future commercial structures should be designed with a small scale village character, located close together with parking at the rear or side. Upstairs residential uses should be encouraged to provide affordable housing for employees.

Public Facilities

This designation is applied to the Mesa Middle School, a part of the Lucia Mar Unified School District. The site can also serve in conjunction with a neighborhood park, which the village needs.

Woodlands Village

The Woodlands Village includes about 957 acres intended for recreational resort uses, business parks, commercial retail, single family and multi-family development. The village is located east of Highway One on the southwestern edge of the Nipomo Mesa. Development of the village is subject to the standards set forth in the Woodlands Specific Plan (see Chapter 8).

The Woodlands Specific Plan sets out residential clustered neighborhoods situated to maximize open space access and to encourage pedestrian and bicycle linkages to a village center and business parks through natural areas. The mixed-use village center will provide neighborhood-serving needs to both visitors and residents by providing personal, civic, and recreational services. The open space land throughout the village promotes recreation through a provision for golf courses, resort development, habitat areas and a mix of equestrian, pedestrian and biking trails. Business park uses have been planned as part of the specific plan to provide the opportunity for additional employment on the Nipomo Mesa. A mix of housing types and lot sizes allow for varied lifestyles in the residential neighborhoods.

Land Use

The majority of the village is within the Recreation land use category with portions in the Commercial Retail or Commercial Service land use categories as shown on the Official Maps. The allowed uses are established by the Woodlands Specific Plan. The Recreation land use category is refined into four land use types: Residential, Recreation, Public Facility and Open Space.

The Residential land use area is divided into single family and multi-family. The single family residential land use areas makeup approximately 303 acres and are dispersed through the village. The Multi-Family residential land use area is located in the village center and comprises about 4 acres. The residential land use areas are clustered into individual enclaves, with lot sizes ranging from large 1-acre lots to high density housing up to 20 units per acres.

The commercial land use areas are located in the 12-acre village center, a 19-acre business park near Highway One, and a 3-acre business park near the village center.

The public facility land use area includes 10 acres in the southwest corner of the village that is the location of a wastewater treatment facility. Another 10 acres is set aside for a public park in the eastern area of the site.

The Recreation and Open Space land use areas consists of 538 acres of the site. These designations include golf courses and a 28-acre resort south of the village center. A Sensitive Resource land use area is designated in order to preserve Monarch butterfly overwintering habitat in the central portion of the village.

A Flex Zone covers a 13-acre residential area at the eastern side of the village. Its purpose is to provide additional business park land in the event that the business parks and village center areas are successful and demand dictates a need for additional business park land.

[Added 1998, Ord. 2847]

4.3 Land Use Programs

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

NOTE: In addition to the programs listed here, the South County Area Plan contains regional programs that may also affect the villages located within the South County area.

The following programs apply within the villages of the South County. Table 4-2 identifies the responsible agencies, potential funding sources and the preferred time-frames for completion. The South County Plan should also be referenced for a list of areawide land use programs that may affect the villages of Black Lake, Callender-Garrett, Los Berros, Palo Mesa and Woodlands.

The following programs apply to lands within the specified villages:

Callender-Garrett Village Area Programs

The following programs apply to the Callender-Garrett village area.

1. **Area Improvements.** The County Engineering Department should work with property owners, Environmental Health Department and LAFCO to establish a multipurpose special district or assessment districts to construct road improvements, to develop an adequate water supply and delivery system throughout the village, and to provide for septic system maintenance.

2. **Coastal Zone Boundary.** The County should work with state legislators to initiate legislation to move the coastal zone boundary to the west and south to the existing Callender-Garrett village reserve line.

Los Berros Village Area Programs

The following programs apply to the Los Berros village area.

3. **Re-subdivision.** The County should work with property owners to re-subdivide the village to create lots that reflect ownership patterns, available water and on-site sewage disposal capabilities, or roads and structures.

4. **Area Improvements.** The County Engineering Department should work with property owners and LAFCO to establish a multipurpose special district or assessment districts to construct road improvements, to develop an adequate water supply and delivery system throughout the village, and to provide for septic tank maintenance.

Palo Mesa Village Area Program

The following program applies to lands within the Palo Mesa village reserve line.

5. **Area Improvements.** The County Engineering Department should work with property owners, Environmental Health Department and LAFCO to establish a multi-purpose special district and establishment of assessment districts to construct road improvements, to develop an adequate water supply and delivery system throughout the village, and to provide for septic system maintenance.

Table 4-3: Schedule for Completing Land Use Programs				
Program Title	**Responsible Agencies**	**Potential Funding**	**Priority[1]**	**Timeframe[2] (years)**
Callender-Garret				
1. Area Improvements	Co. Public Works, LAFCO	Assessment Districts	Moderate	3-5
2. Coastal Zone Boundary	Co. Planning, State Legislature	General Fund	Low	3-5
Los Berros				
3. Resubdivision	Co. Planning, Public Works	General Fund, Assessment Districts	Low	3-5
4. Area Improvements	Co. Public Works, LAFCO	Assessment District	Moderate	5-10
Paso Mesa				
5. Area Improvements	Co. Public Works, LAFCO	Assessment District	High	3-5

Notes:

1. Priority listings are the relative importance within each timeframe: low, moderate, or high.
2. Timeframes are from the last major update of the former South County Area Plan (2004).

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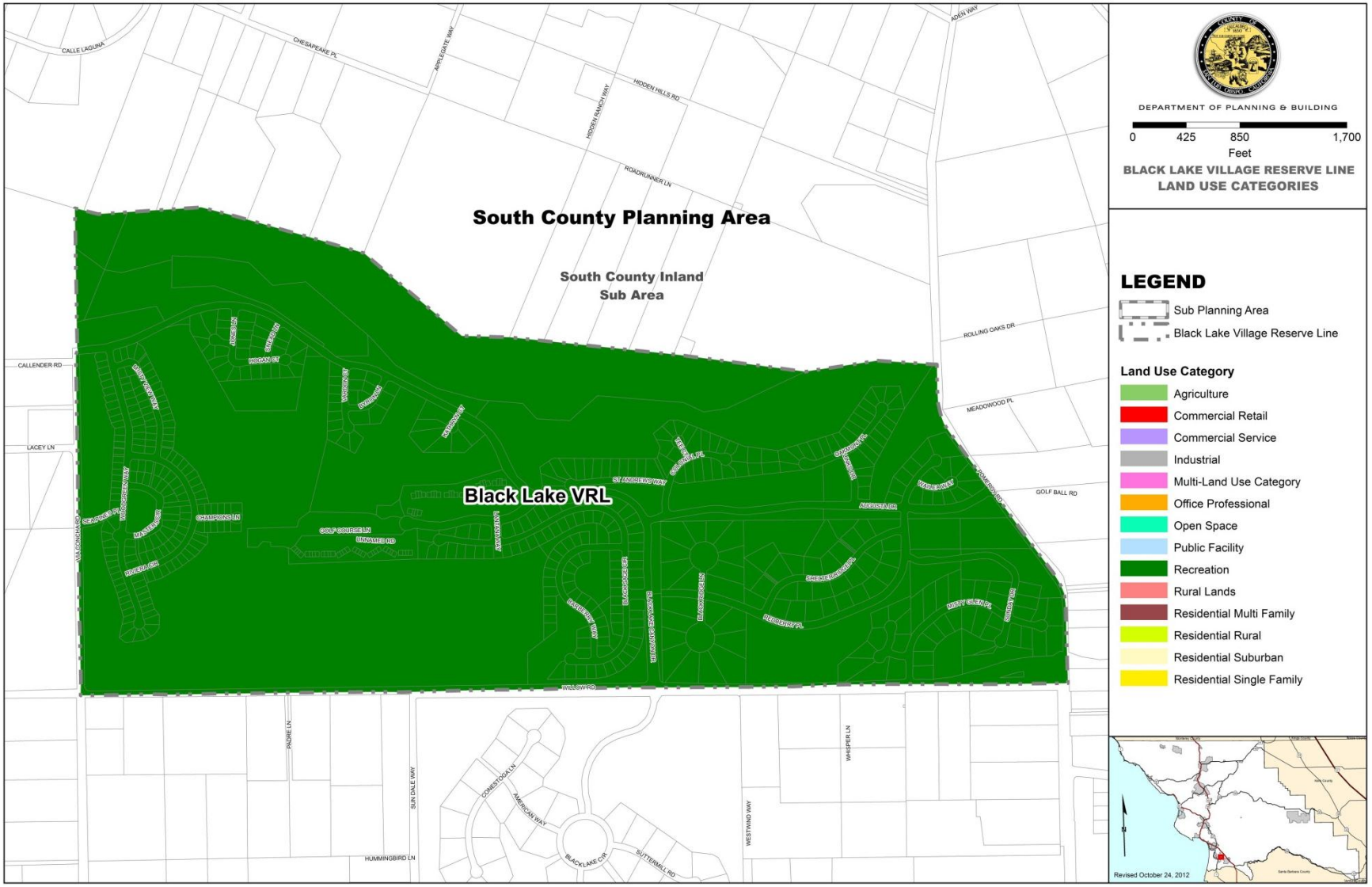
DEPARTMENT OF PLANNING & BUILDING
0 425 850 1,700
Feet
BLACK LAKE VILLAGE RESERVE LINE
LAND USE CATEGORIES
LEGEND
Sub Planning Area
Black Lake Village Reserve Line
Land Use Category
Agriculture
Commercial Retail
Commercial Service
Industrial
Multi-Land Use Category
Office Professional
Open Space
Public Facility
Recreation
Rural Lands
Residential Multi Family
Residential Rural
Residential Suburban
Residential Single Family
South County Planning Area
South County Inland
Sub Area
Black Lake VRL
CALLE LAGUNA
CHESAPEAKE PL
APPLEGATE WAY
HIDDEN HILLS RD
HIDDEN RANCH WAY
ROADRUNNER LN
ADEN WAY
ROLLING OAKS DR
MEADOWOOD PL
GOLF BALL RD
CALLENDER RD
LACEY LN
ST ANDREWS WAY
GOLF COURSE LN
FINGAMES RD
WILLOW RD
PADRE LN
SUN DALE WAY
HUMMINGBIRD LN
CONESTOGA LN
AMERICAN WAY
BLACK LAKE CIR
SUTTERMILL RD
WESTWIND WAY
WHISPER LN
Revised October 24, 2012

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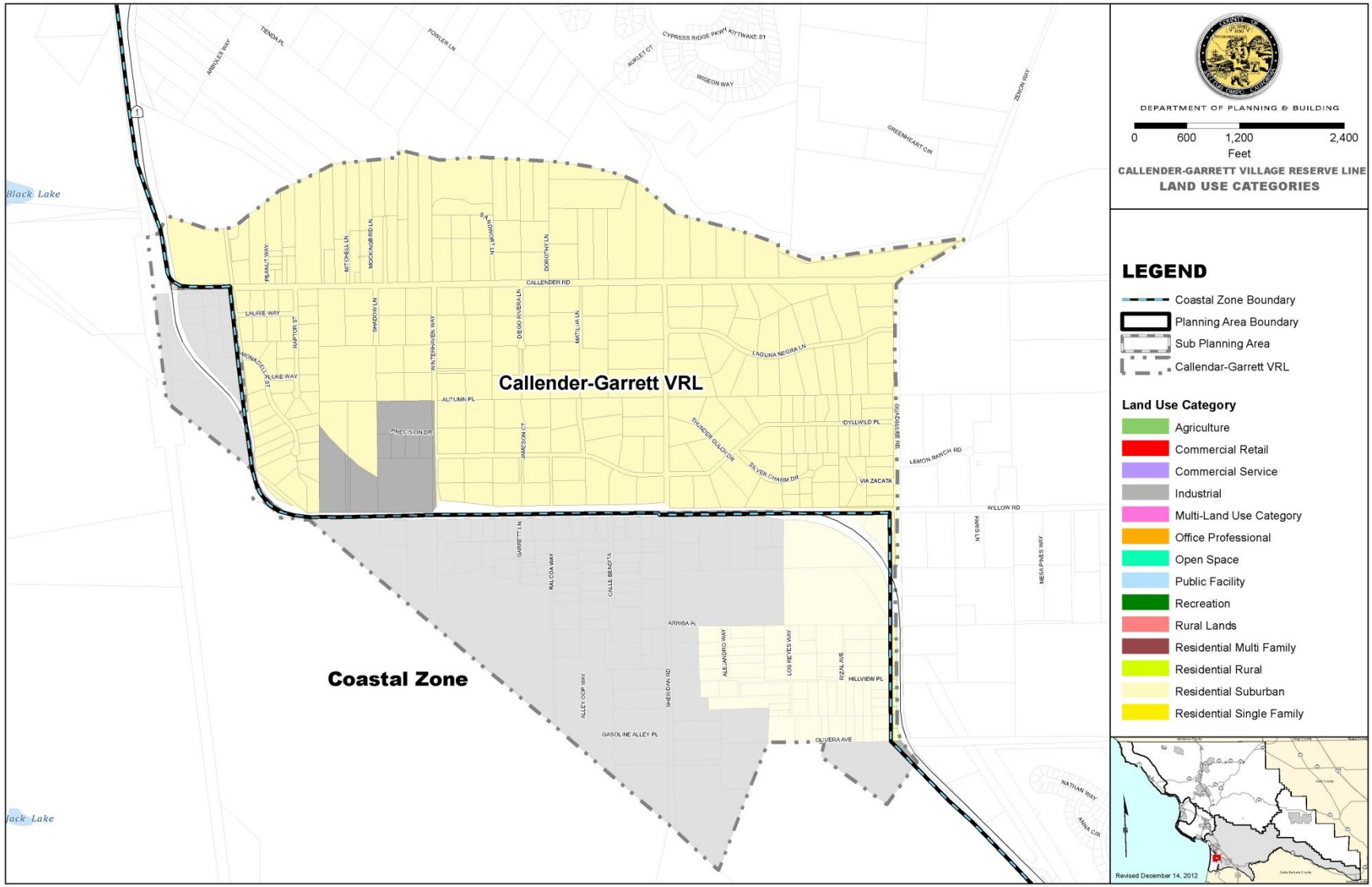
DEPARTMENT OF PLANNING & BUILDING
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Feet
CALLENDER-GARRETT VILLAGE RESERVE LINE
LAND USE CATEGORIES
LEGEND
Coastal Zone Boundary
Planning Area Boundary
Sub Planning Area
Callendar-Garrett VRL
Land Use Category
Agriculture
Commercial Retail
Commercial Service
Industrial
Multi-Land Use Category
Office Professional
Open Space
Public Facility
Recreation
Rural Lands
Residential Multi Family
Residential Rural
Residential Suburban
Residential Single Family
Callender-Garrett VRL
Coastal Zone
Black Lake
Revised December 14, 2012

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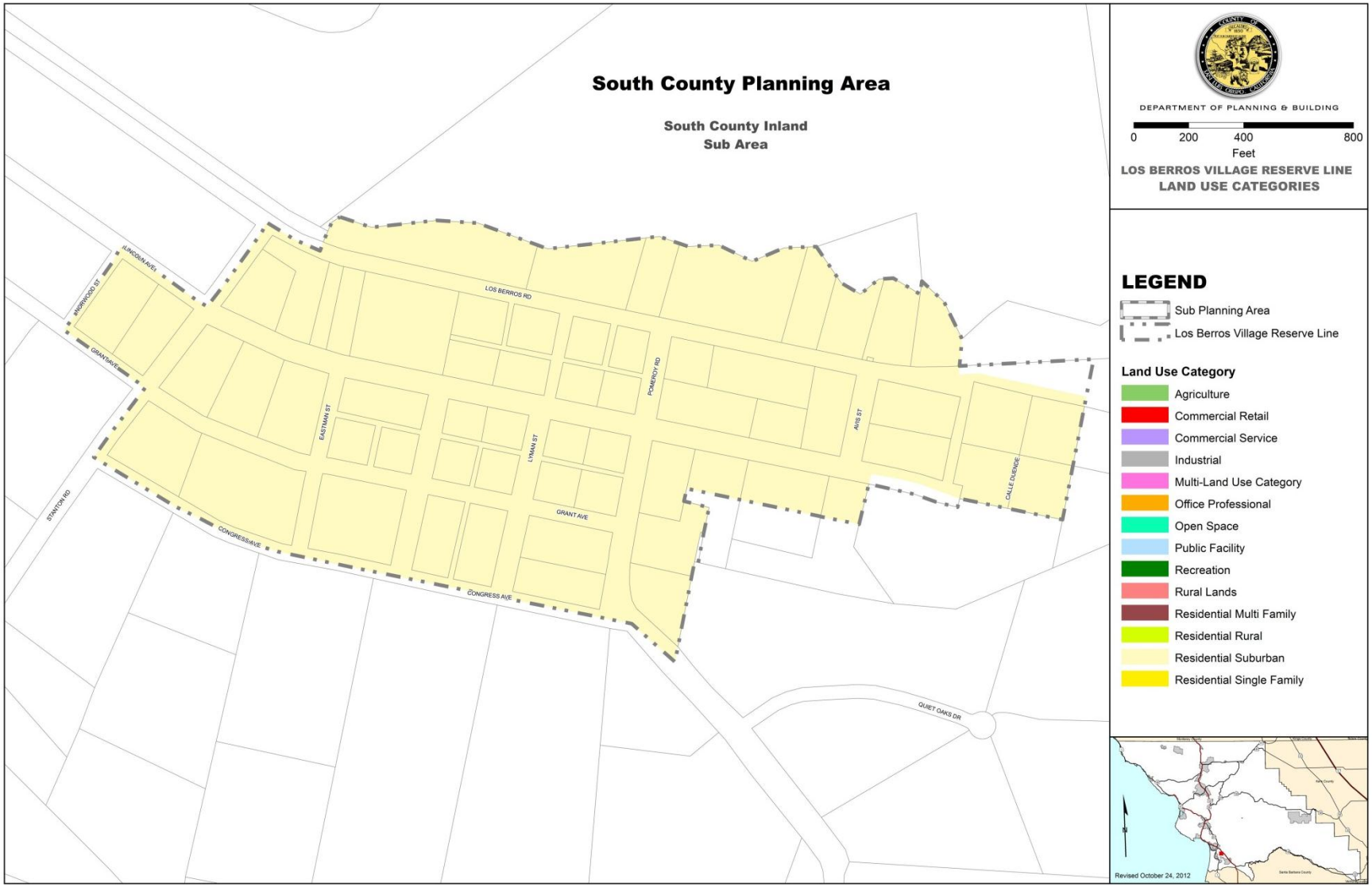
South County Planning Area
South County Inland
Sub Area
DEPARTMENT OF PLANNING & BUILDING
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Feet
LOS BERROS VILLAGE RESERVE LINE
LAND USE CATEGORIES
LEGEND
Sub Planning Area
Los Berros Village Reserve Line
Land Use Category
Agriculture
Commercial Retail
Commercial Service
Industrial
Multi-Land Use Category
Office Professional
Open Space
Public Facility
Recreation
Rural Lands
Residential Multi Family
Residential Rural
Residential Suburban
Residential Single Family
LINCOLN AVE
HIGHWOOD ST
GRANT AVE
STANTON RD
LOS BERROS RD
EASTMAN ST
LYMAN ST
POMEROY RD
AVIS ST
CALLE DUENDE
GRANT AVE
CONGRESS AVE
CONGRESS AVE
QUIET OAKS DR
Revised October 24, 2012

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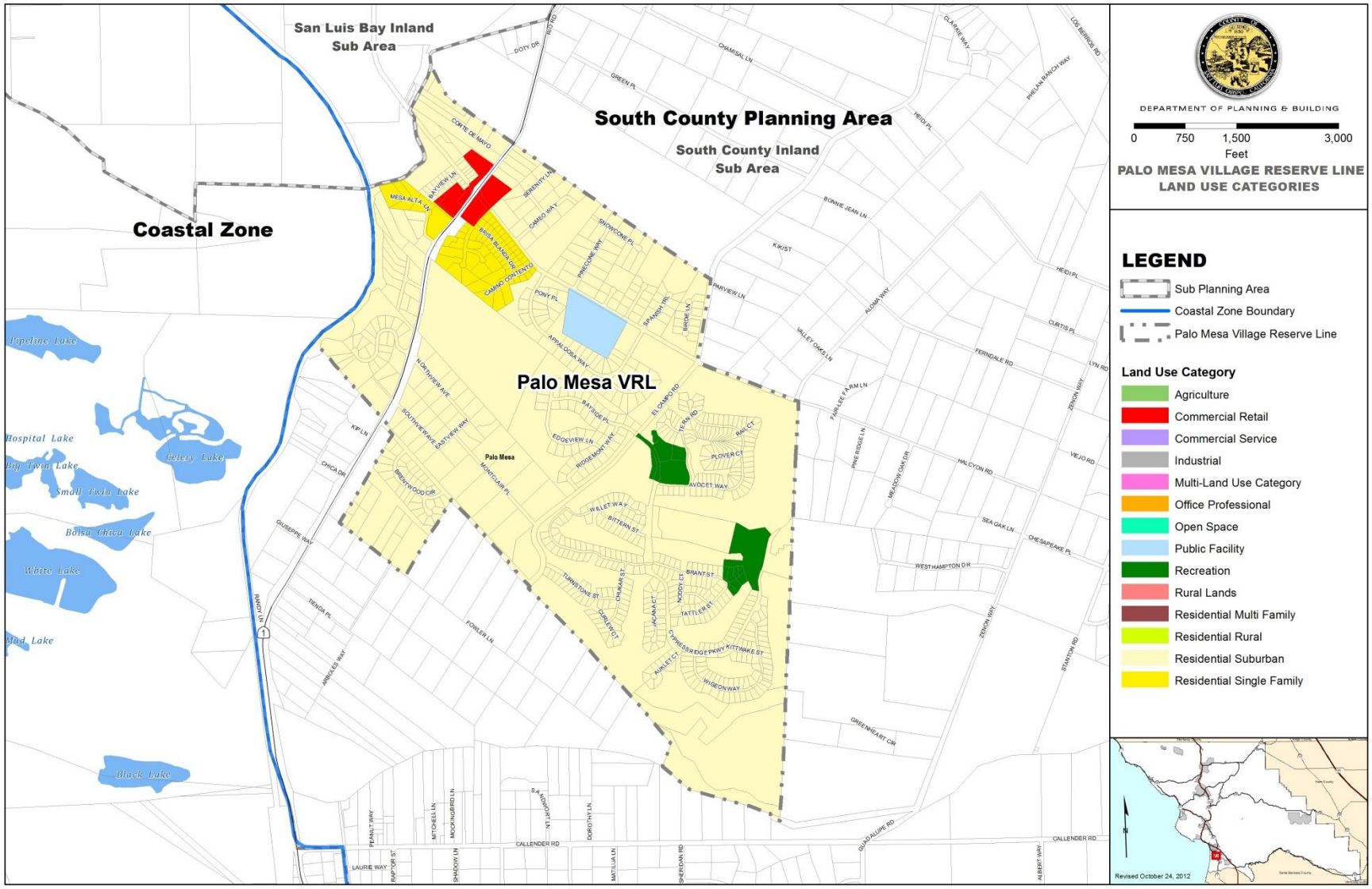
San Luis Bay Inland Sub Area
South County Planning Area
South County Inland Sub Area
Coastal Zone
Palo Mesa VRL
Palo Mesa
Pipeline Lake
Hospital Lake
Big Twin Lake
Small Twin Lake
Celery Lake
Bolsa Chica Lake
White Lake
Mud Lake
Black Lake
DEPARTMENT OF PLANNING & BUILDING
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Feet
PALO MESA VILLAGE RESERVE LINE
LAND USE CATEGORIES
LEGEND
Sub Planning Area
Coastal Zone Boundary
Palo Mesa Village Reserve Line
Land Use Category
Agriculture
Commercial Retail
Commercial Service
Industrial
Multi-Land Use Category
Office Professional
Open Space
Public Facility
Recreation
Rural Lands
Residential Multi Family
Residential Rural
Residential Suburban
Residential Single Family
Revised October 24, 2012

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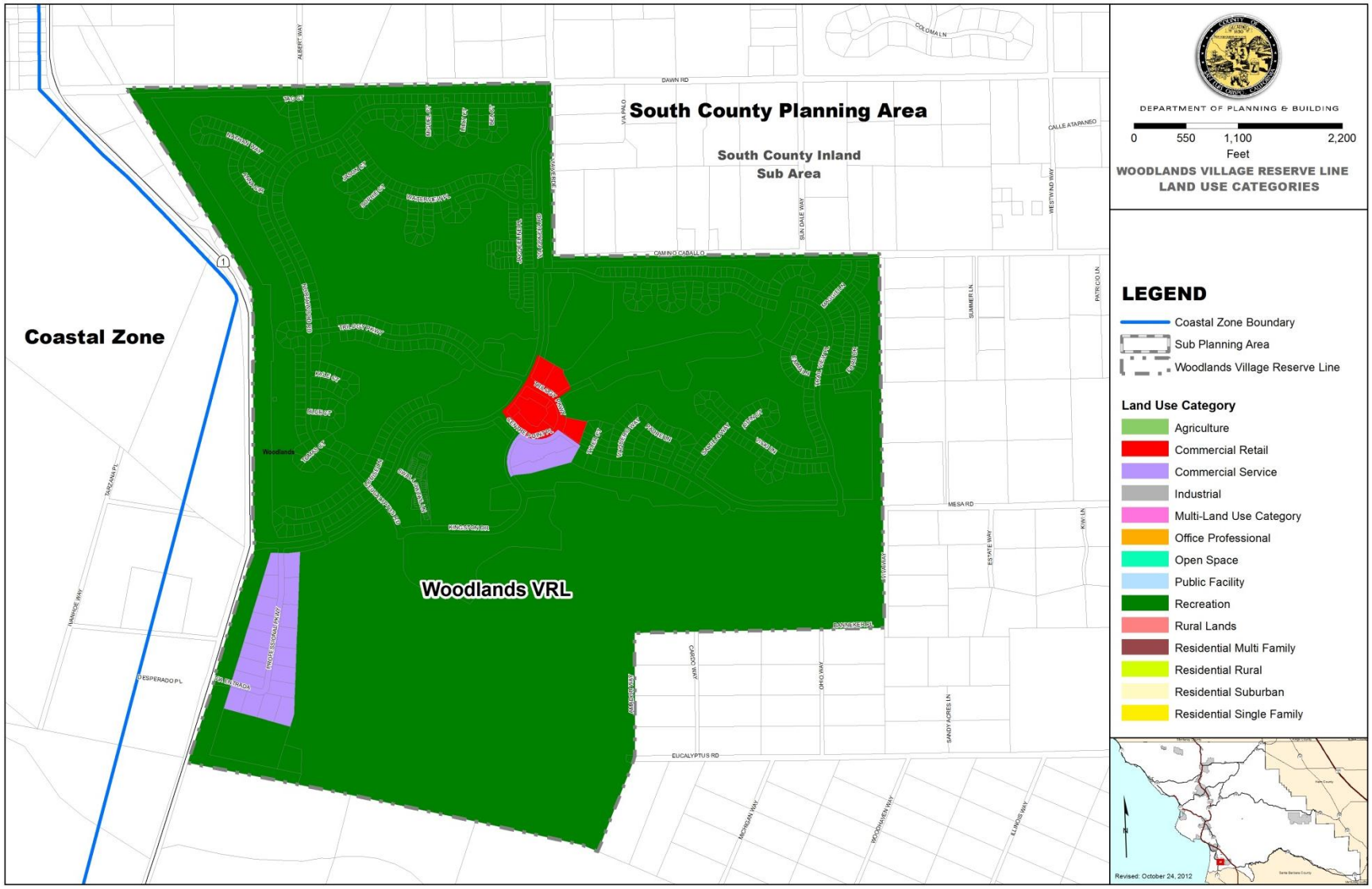
South County Planning Area
South County Inland
Sub Area
Coastal Zone
Woodlands VRL
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WOODLANDS VILLAGE RESERVE LINE
LAND USE CATEGORIES
LEGEND
Coastal Zone Boundary
Sub Planning Area
Woodlands Village Reserve Line
Land Use Category
Agriculture
Commercial Retail
Commercial Service
Industrial
Multi-Land Use Category
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Open Space
Public Facility
Recreation
Rural Lands
Residential Multi Family
Residential Rural
Residential Suburban
Residential Single Family
Revised: October 24, 2012

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Chapter 5: Circulation Element

This chapter is the Circulation Element for the villages of Black Lake, Callender-Garret, Los Berros, Paso Mesa, and Woodlands. It reflects the countywide goals and policies in Framework for Planning (LUCE Part I) and regional goals and policies in the South County Area Plan (LUCE Part II). The circulation maps at the end of this chapter show the existing road network and planned road improvements within each of the South County villages addressed in this plan.

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

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

It should be noted that focusing on these and other alternative modes of transportation and transportation demand management may improve traffic service and air quality. An increasing emphasis must be placed on more comprehensive measures that can help reduce dependence on the automobile, lower the increase in peak-hour traffic and avoid or postpone significant projects that will increase roadway capacity alone.

5.1 South County Circulation Issues and Objectives

Regional circulation issues and objectives affecting villages of Black Lake, Callender-Garrett, Los Berros, Palo Mesa and Woodlands are discussed in the South County Area Plan. The following discussion is focused on key issues that are particularly relevant to these five villages.

Highway 101 is rapidly becoming congested with commuting traffic at "peak hour" times. The capacity of the highway for stable, efficient vehicle travel is projected to be reached by 2000 (Level of Service "E" at peak hour and peak direction). This pending problem is projected to worsen until stop and go traffic and slow speeds become apparent, projected to reach a Level of Service "F" in 2005 according to updated traffic projections for the 1990 Regional Transportation Plan prepared by the San Luis Obispo Area Coordinating Council's Regional Transportation Planning Agency.

The Highway 101/Tefft Street interchange cannot adequately serve the expanding population, poses serious limitations on movement of emergency vehicles and should be improved for pedestrian and bicycle passage from one side of Nipomo to the other. Caltrans and the County have funded an expansion to four traffic lanes to alleviate vehicle congestion. The over-crossing design should provide Class II bike lanes and wide pedestrian sidewalks that are lighted and separated from traffic to protect users. Additional interchanges are proposed north of Nipomo at the extension of Willow Road and south of Nipomo at Southland Street.

5.2 Roads

State Highways 1 and 101 are the major regional arterials providing access to and through the South County sub-area. On Highway 1, traffic demand is comprised of a variety of users including businesses, industry, tourists, commuters, pleasure drivers and bicyclists. Residential growth and industrial development on the Nipomo Mesa have added to the volume of traffic. The existing alignment of Highway 1 has become a concern because of poor sight distances and tight curves in a few locations.

Highway 1 is the proposed site for the Juan Bautista De Anza National Historic Trail, as well as the Pacific Coast Bike Route. The highway right-of-way should be widened through dedications and public purchases consistent with the County parks and Recreation Element for a separate hiking/equestrian trail and a Class I bikeway. This facility would be an asset to Nipomo Mesa's recreational, historic and scenic appeal.

Road Improvement Projects

The following sections are a listing of the major improvements needed for the road system to accommodate traffic that is expected from the land uses allowed by this plan. The roads are classified according to the needs of the South County sub-area, and improvement projects are listed with the year they are projected to be necessary. The circulation plan maps show the locations of proposed streets that are listed. It is recognized that the following projects are subject to change with the annual update of the South County Circulation Study, which projects the dates when projects should begin.

Where a year is not shown for a project, the road project is not essential for safe regional travel, but it may be desirable for convenient access to the planned areas of development if funding becomes available. Improvement standards are more specifically shown in the Public Works Department's "Standard Improvement Specifications and Drawings." The listed order does not imply any priority.

Principal Arterials

Principal arterials function to carry traffic between population centers. The following improvements are projected in in and around the five South County villages.

Highway 101. Highway 101 serves as the area's principal arterial to carry traffic on long trips. The following improvements are projected:

1. There are two proposed interchanges: one at the future Willow Road extension and one at Southland Street. These are needed to relieve congestion at the Tefft Street/101 interchange, the only connection between east and west Nipomo. Construct an interchange with an extension of Willow Road. A full interchange should be planned at Southland Street, in accordance with Caltrans and Federal design standards; "hook" on and off ramps may be constructed as interim measures.

2. Widen Highway 101 to six lanes in stages from Arroyo Grande to Santa Maria as needed depending on the success of alternative transportation and land use strategies to mitigate traffic congestion.

3. Efforts should continue with Caltrans to prepare and implement a freeway landscaping plan for the right of way passing through the Nipomo urban reserve line, to include median and roadside planting.

Arterials

The functional purpose of arterial roads is to carry traffic between population centers and to serve large volumes of traffic within an urban area. Several roads shown as existing arterials are being used for this purpose, but improvements will be needed to achieve County standards for most arterial roads as development continues.

Safe pedestrian and bicycle passage, and equestrian travel where appropriate, are priorities and shall be ensured with separated multi-use pathways consistent with the County Parks and Recreation Element.

1. **Highway 1.** Improve curves at the Callender Road and Willow Road intersections. Along the length of Highway 1, construct paved shoulders at a minimum width of four feet to improve vehicular and bicyclists' safety.

2. **Willow Road.** Extend easterly from Pomeroy Road to intersect Highway 101 at a proposed interchange, then east to Thompson Road with rural arterial standards, including a Class II bike lane.

3. **Pomeroy Road.** Improve to two lane rural arterial standards from Southland Street to Joshua Road.

4. **Los Berros Road.** Improve to Improve to rural standards.

Collectors

Collector roads or streets function to enable traffic to move between minor roads or streets and arterial roads or streets. Collectors are important routes for pedestrians, bicyclists and equestrians to connect to neighborhood destinations. They are also important in an overall bicycle and equestrian network to circumvent the faster-speed arterials wherever possible. Several roads shown as existing collector roads are being used for this purpose, but they are inadequate and improvements will be needed to achieve County standards for most collector roads.

1. **Black Lake Canyon Crossing (Zenon Road, etc).** Additional analysis must be completed prior to any road grading or improvements being installed. The analysis needs to consider alternative routes for emergency and traffic circulation purposes and crossing and road drainage alternatives, their impacts to the canyon's sensitive wetland habitat and whether there are adequate mitigation measures to minimize these impacts.

2. **Pomeroy Road.** Improve to rural collector standards between Los Berros Road and Willow Road, including Class II bicycle lanes or separate routes if possible. Make local improvements to horizontal and vertical alignments. Provide drainage improvements in the Los Berros Valley area where the road climbs onto the Nipomo Mesa.

3. **Stanton Road.** Improve to two-lane rural standards from Chesapeake Road to Los Berros Road.

4. **Callender Road.** Improve to two-lane rural road standards from Sheridan Road west to Highway 1.

5. **Sheridan Road.** Improve to urban collector standards from Highway 1 north to Callender Road.

6. **Oso Flaco Road.** Improve to rural collector standard, with a Class II bike lane from Highway 1 west to its end.

7. **Halcyon Road.** Improve to two-lane rural standards from El Campo Road east to Zenon Road as development occurs.

8. **El Campo Road.** Improve to rural collector standards from Halcyon Road to Los Berros Road.

Local Streets

Local streets need to be developed to a minimum level of improvement throughout the Nipomo Mesa, including the villages, in order for these areas to develop to their potential. These road improvements should be made as a condition of approval of land divisions, or alternative methods of funding may be to construct roads through a County service area and the establishment of an assessment district, or a cooperative road program. The Public Works Department will respond to requests from property owners for road improvements by providing information on the funding mechanism and the process of development roads.

Pedestrian, bicycle and equestrian passage along local streets are important for children within their neighborhoods and for access to destinations such as local schools, other neighborhoods and parks. Local streets also provide alternate routes for multi-use paths to avoid congested collector streets or arterials. People living along these local streets and neighborhoods should have direct input to determine the needs and type of design for pedestrian passage. Where that need has been determined, that is, where a local street leads to a regional trail, multi-use paths along one side of local streets are recommended where practical.

Some roads should be abandoned where they would conflict with area development or sensitive areas. An example of the former is in the Los Berros Village townsite and the latter is represented by a road platted in the bottom of Black Lake Canyon. Road abandonment proceedings can be initiated by the Board of Supervisors upon property owner requests or recommendations of staff. Abandonment by the County only involves the public's right to use the roadway, however, and does not affect private easement rights of the owners of land within the platted subdivision.

Within the urban and village areas, local streets should be planned in a network of cross-streets to avoid concentrating traffic on a few large-scale streets, illustrated in Figure 5-1. The more connections between streets that are established, the easier and more convenient it will be not only to drive between destinations but also to walk and avoid vehicle trips entirely. Such connections may include pedestrian pathways and emergency vehicle accesses as well, particularly where cul-de-sacs are utilized.

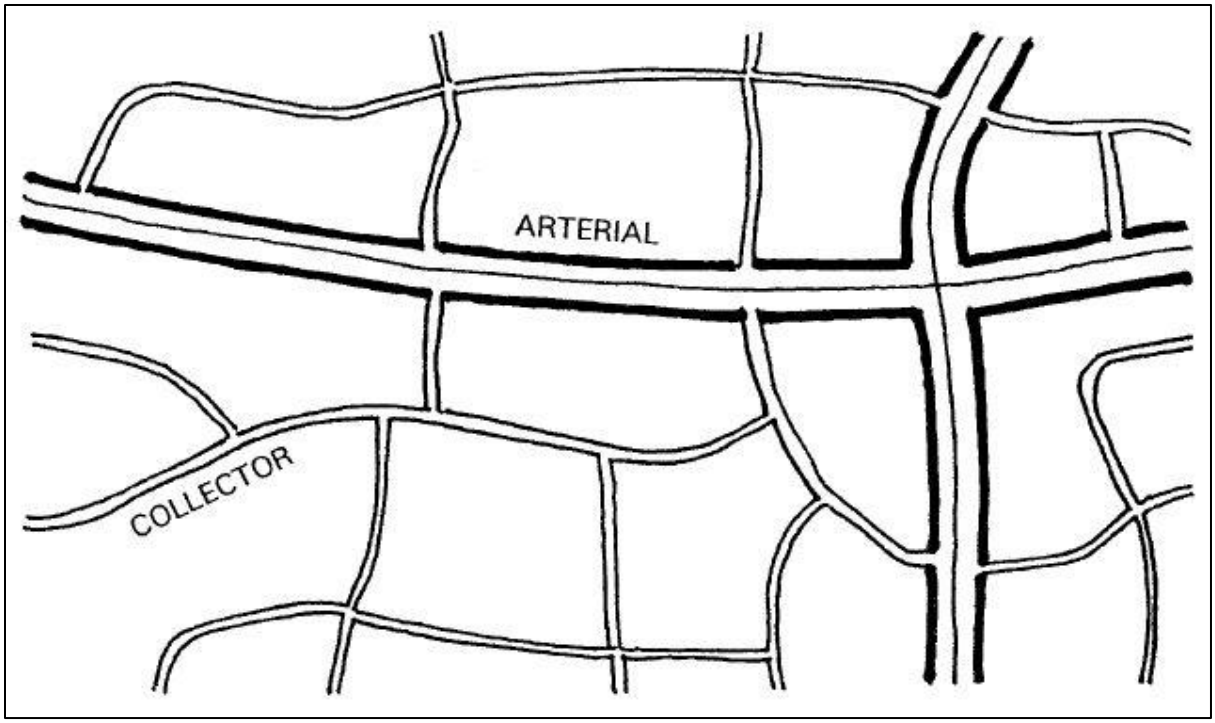


Figure 5-1: Network of Connected Streets

5.3 Other Means of Transportation

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

Public Transit

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

Carpooling - Park and Ride Lots

Park and ride lots are transfer areas where people may drive or carpool to the lot, park their vehicles and continue on with another carpool or transit route. The Clean Air Plan and the Regional Transportation Plan have emphasized park and ride lots as transportation system management measures to shift away from single occupancy vehicle travel.

The overall goal for park and ride lots is to provide convenient locations for transferring commuters from single occupancy vehicles into carpools, van pools and public transit. Criteria are needed to standardize the location, amenities and design of lots. A bicycle bus trailer should be included in South County bus service.

Bikeways

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

Trails

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

5.4 Circulation Program

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

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

Los Berros Village

The following program addresses circulation issues in the Los Berros village area.

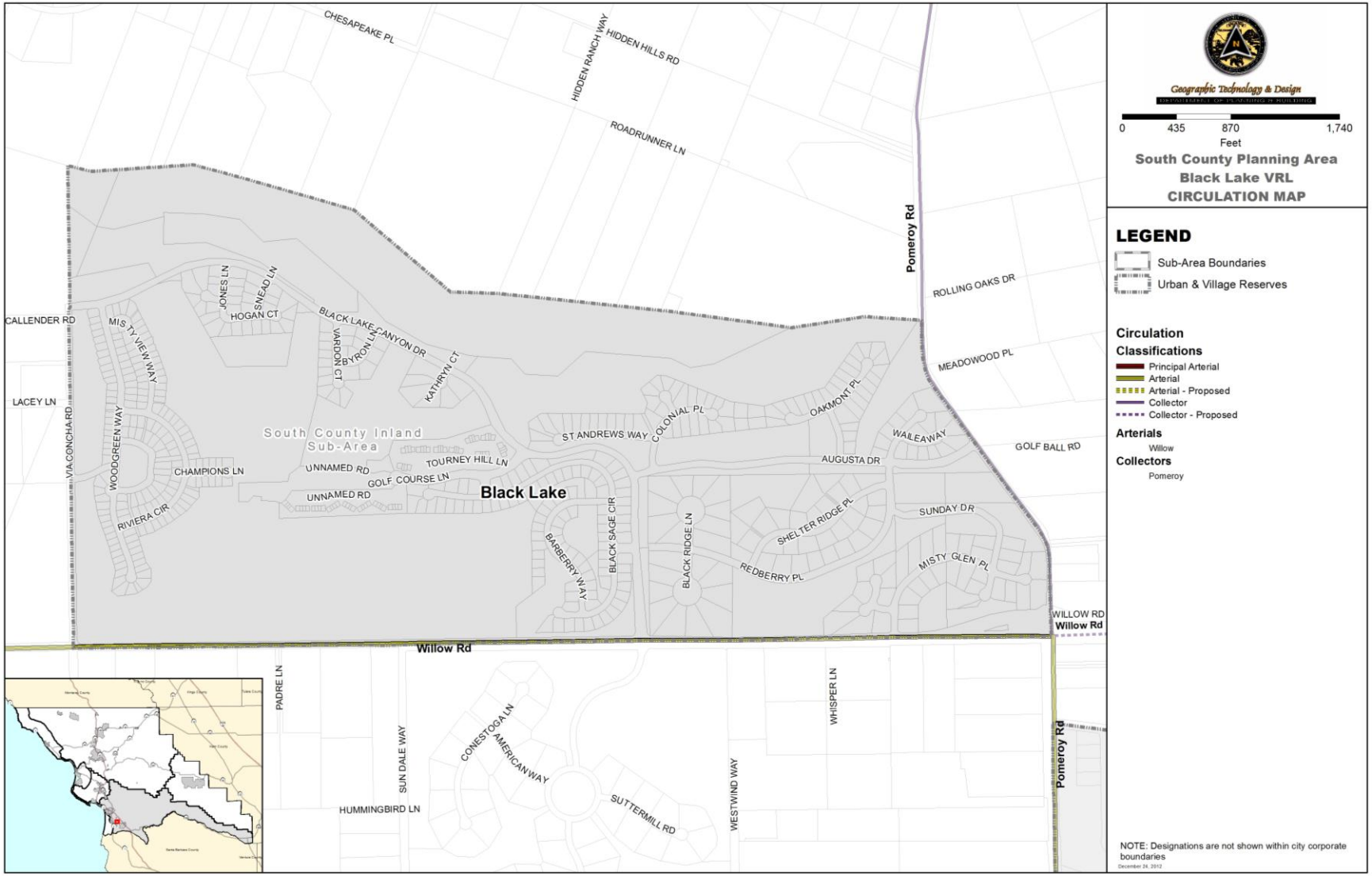
1. **Re-subdivision and Road Abandonment.** The Planning Department should work with property owners to re-subdivide the village to reflect ownership patterns and actual locations of roads. It is recognized that abandonment does not extinguish the private rights of lot owners within the subdivision.

Table 5-1: Schedule for Completing Circulation Programs

Program Title	Responsible Agencies	Potential Funding	Priority[1]	Timeframe[2] (years)
Callender-Garret				
1. Re-subdivision and Road Abandonment	Co. Planning, Public Works	General Fund, Assessment District	Low	5-10

Notes:

1. Priority listings are the relative importance within each timeframe: low, moderate, or high.
2. Timeframes are from the adoption date of the former South County Area Plan (2004).


Geographic Technology & Design
0
435
870
1,740
Feet
South County Planning Area
Black Lake VRL
CIRCULATION MAP
LEGEND
Sub-Area Boundaries
Urban & Village Reserves
Circulation
Classifications
Principal Arterial
Arterial
Arterial - Proposed
Collector
Collector - Proposed
Arterials
Willow
Collectors
Pomeroy
NOTE: Designations are not shown within city corporate boundaries
December 24, 2012
CHESAPEAKE PL
HIDDEN RANCH WAY
HIDDEN HILLS RD
ROADRUNNER LN
Pomeroy Rd
ROLLING OAKS DR
MEADOWOOD PL
GOLF BALL RD
CALLENDER RD
LACEY LN
VIA CONCHA RD
MISTY VIEW WAY
WOODGREEN WAY
CHAMPIONS LN
RIVIERA CIR
JONES LN
SNEAD LN
HOGAN CT
VARDON CT
BYRON LN
BLACK LAKE CANYON DR
KATHRYN CT
South County Inland Sub-Area
UNNAMED RD
GOLF COURSE LN
TOURNEY HILL LN
Black Lake
ST ANDREWS WAY
COLONIAL PL
OAKMONT PL
WAILEA WAY
AUGUSTA DR
SUNDAY DR
SHELTER RIDGE PL
MISTY GLEN PL
REDBERRY PL
BARBERRY WAY
BLACK SAGE CIR
BLACK RIDGE LN
WILLOW RD
Willow Rd
PADRE LN
SUN DALE WAY
CONESTOGA LN
AMERICAN WAY
HUMMINGBIRD LN
SUTTERMILL RD
WESTWIND WAY
WHISPER LN

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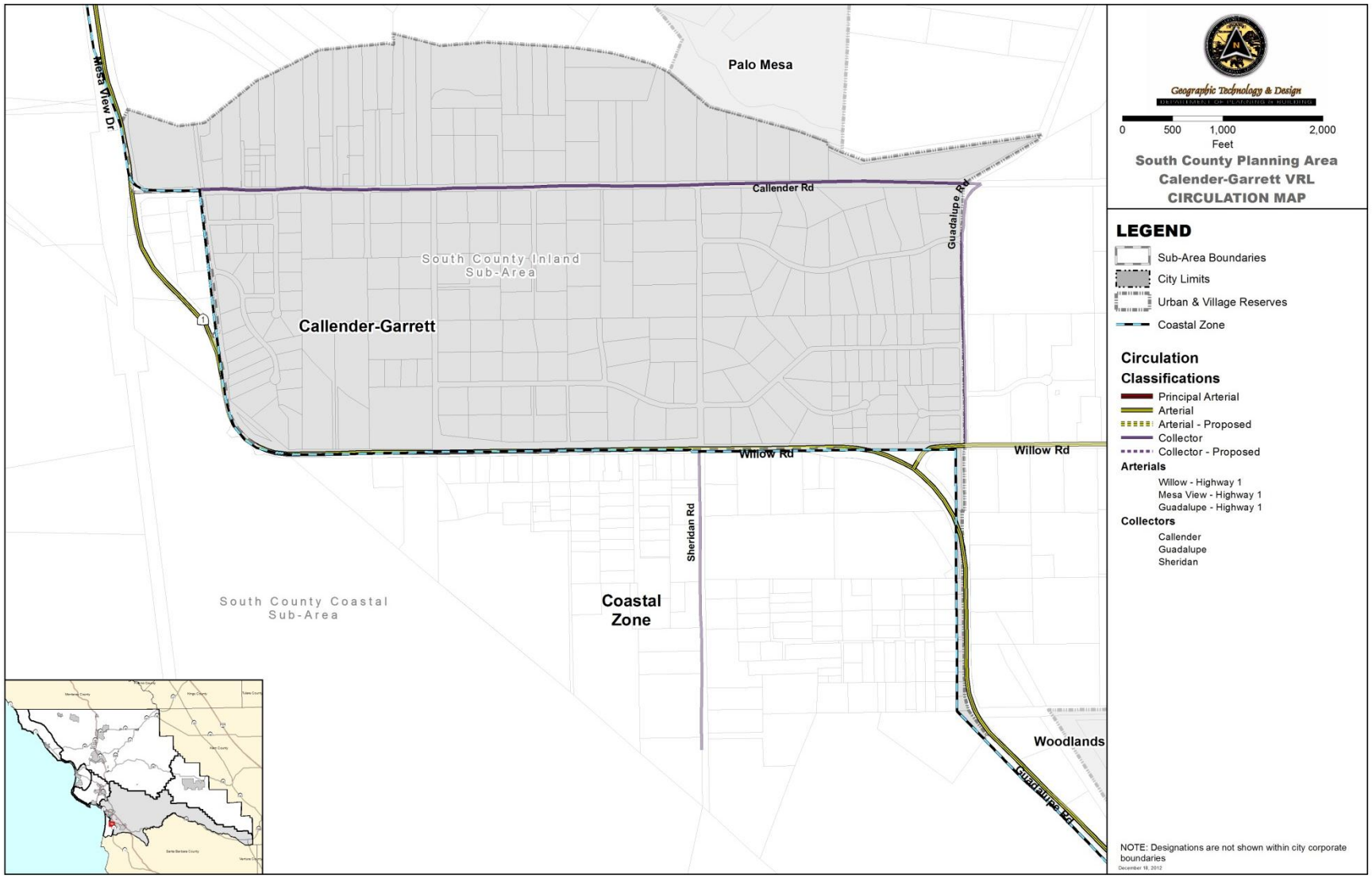
Palo Mesa
Mesa View Dr
Callender Rd
Guadalupe Rd
South County Inland Sub-Area
Callender-Garrett
Willow Rd
Willow Rd
Sheridan Rd
South County Coastal Sub-Area
Coastal Zone
Woodlands
Guadalupe Rd
Geographic Technology & Design
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Feet
South County Planning Area
Calender-Garrett VRL
CIRCULATION MAP
LEGEND
Sub-Area Boundaries
City Limits
Urban & Village Reserves
Coastal Zone
Circulation Classifications
Principal Arterial
Arterial
Arterial - Proposed
Collector
Collector - Proposed
Arterials
Willow - Highway 1
Mesa View - Highway 1
Guadalupe - Highway 1
Collectors
Callender
Guadalupe
Sheridan
NOTE: Designations are not shown within city corporate boundaries
December 18, 2012

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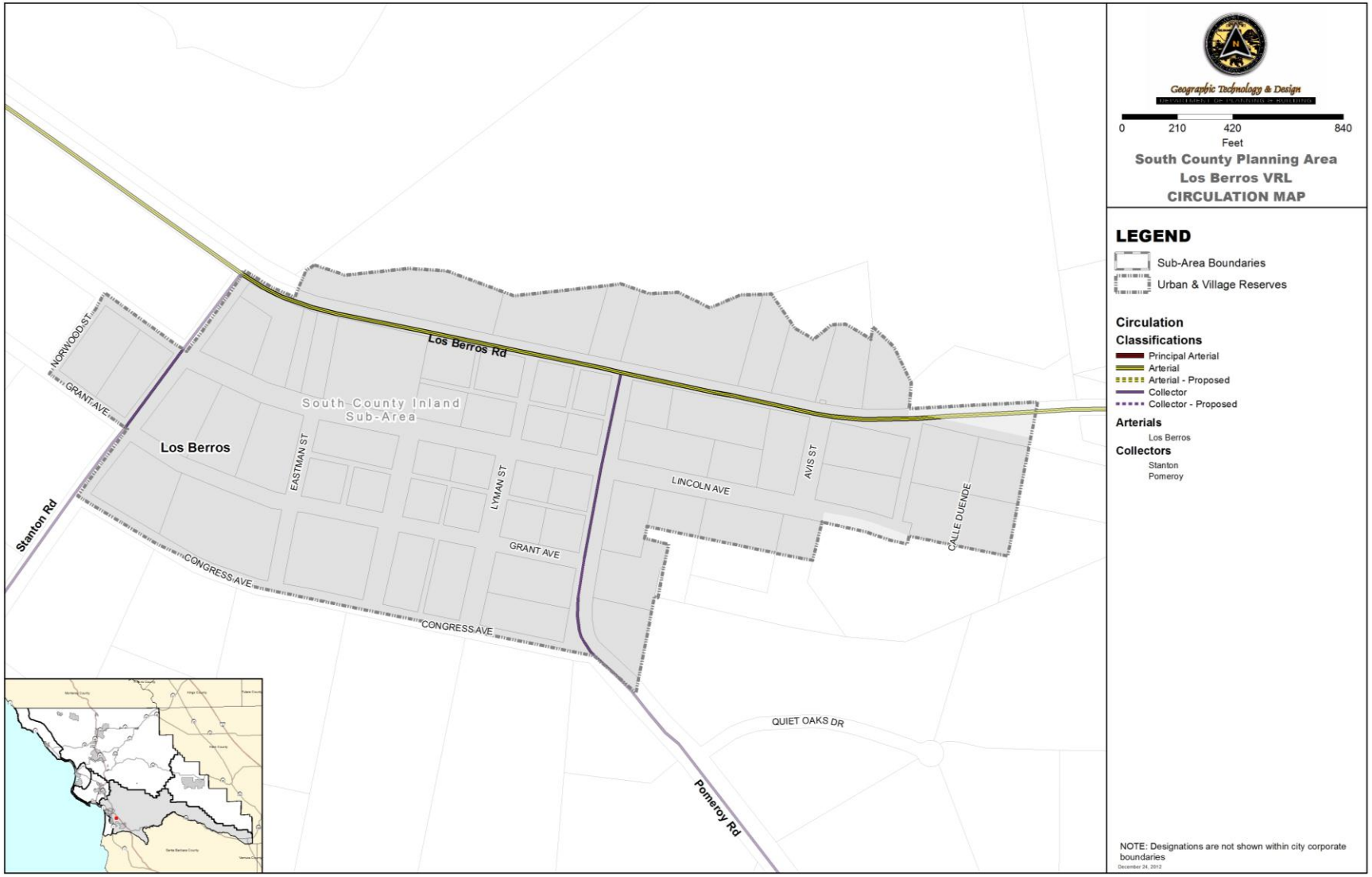
Geographic Technology & Design
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South County Planning Area
Los Berros VRL
CIRCULATION MAP
LEGEND
Sub-Area Boundaries
Urban & Village Reserves
Circulation
Classifications
Principal Arterial
Arterial
Arterial - Proposed
Collector
Collector - Proposed
Arterials
Los Berros
Collectors
Stanton
Pomeroy
NOTE: Designations are not shown within city corporate boundaries
Los Berros Rd
NORWOOD ST
GRANT AVE
Los Berros
South County Inland Sub-Area
EASTMAN ST
LYMAN ST
GRANT AVE
LINCOLN AVE
AVIS ST
CALLE DUENDE
Stanton Rd
CONGRESS AVE
CONGRESS AVE
QUIET OAKS DR
Pomeroy Rd

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Geographic Technology & Design
DEPARTMENT OF PLANNING & BUILDING
0 500 1,000 2,000
Feet
South County Planning Area
Woodlands VRL
CIRCULATION MAP
LEGEND
Sub-Area Boundaries
Urban & Village Reserves
Coastal Zone
Circulation
Classifications
Principal Arterial
Arterial
Arterial - Proposed
Collector
Collector - Proposed
Arterials
Guadalupe - Highway 1
NOTE: Designations are not shown within city corporate boundaries
December 19, 2012
Callender-Garrett
Coastal Zone
South County Coastal Sub-Area
Guadalupe Rd
Woodlands
South County Inland Sub-Area
DAWN RD
CAMINO CABALLO
TRILOGY PKWY
KINGSTON DR
MESA RD
EUCALYPTUS RD
BANNEKER PL
DESPERADO PL
UNNAMED RD
OLIVERA AVE
LOS REYES WAY
ALBERT WAY
TAG CT
NATHAN WAY
ANNA CIR
JASON CT
SOPHIE CT
WATERVIEW PL
MIGUEL CT
LILLY CT
BEA CT
VIA PALO
SUN DALE WAY
JACQUELINE PL
VIA CONCHA RD
NORTHWOOD RD
KYLE CT
BLUE CT
TOMAS CT
LOUISE LN
EUCALYPTUS RD
SWALLOW HILL LN
CENTRE POINT PL
TYLER CT
VAQUERO WAY
PADRE LN
SALTILLO WAY
ALDIN CT
VICKI LN
MAGGIE LN
EMMA LN
TRAIL VIEW PL
FORD DR
TARCMAN PL
NAVICE WAY
PROFESSIONAL PKWY
VIA ENTRADA
CHICO WAY
OHIO WAY
MICHIGAN WAY
WOODHAVEN WAY

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Chapter 6: Combining Designations

6.1 Introduction

Combining designations are special overlay maps and symbols applied in areas of the county with potentially hazardous conditions or special resources, where more detailed project review is needed to avoid or minimize adverse environmental impacts or effects of hazardous conditions on proposed projects. Symbols denote the vicinity of proposed public facilities such as government uses, parks and schools. The following areas are subject to special combining designations. In some cases, specific standards have been adopted for an area where a combining designation is applied. These standards are found in Article 10 of the Land Use Ordinance (Chapter 22.108 – South County Area Communities and Villages) and apply to development proposals in addition to the standards of Chapter 22.14 of the Land Use Ordinance.

6.2 Combining Designations

The South County village includes the following combining designations, which are shown on the maps at the end of this chapter:

Black Lake

1. **Black Lake Canyon (SRA).** The narrow marsh area extending inland from Dune Lakes is one of the few remaining freshwater marshes in this area used by migratory waterfowl. This area should be protected as a wildlife refuge and any development on adjacent uplands should be carefully controlled to prevent the sedimentation of the marsh. Limited recreation potential is possible with careful planning. As of 1994, a general plan amendment and environmental impact report were being processed to address this issue.

2. **Black Lake Specific Plan (TDCR).** The area defined in the Black Lake Specific Plan, has been determined to be eligible to be considered for the Transfer of Development Credit Receiving Site (TDCR) Combining Designation. Specific density, use and permit requirements are set forth in the Specific Plan.

3. **Black Lake Canyon (TDCS).** The narrow marsh extending inland from Dune Lakes has been determined to be eligible to be considered for the Transfer of Development Credit Sending Site (TDCS) Combining Designation. Sites in this area shall only be reviewed as to method of determining development value and issuance of bonus credits by the Review Authority. The guarantee of conservation shall be based on the method that would otherwise have been used to determine eligibility as a sending site.

Callender-Garrett

1. **Black Lake Canyon (SRA).** The narrow marsh area extending inland from Dune Lakes is one of the few remaining freshwater marshes in this area used by migratory waterfowl. This area should be protected as a wildlife refuge and any development on adjacent uplands should be carefully controlled to prevent the sedimentation of the marsh. Limited recreation potential is possible with careful planning. As of 1994, a general

plan amendment and environmental impact report were being processed to address this issue.

Los Berros

1. **Los Berros Schoolhouse – Historic Site (H).** Founded in 1890, the Los Berros Schoolhouse was built in Victorian style. The last class graduated in 1920. In 1986 it was remodeled as a residence.

2. **Adobe Barn Los Berros – Historic Site (H).** This adobe barn built in the 1860's was used for grain storage.

6.3 Proposed Public Facilities

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

There are no public facility projects identified for the South County villages. Refer to the South County Area Plan for a discussion of regional programs that could affect these five villages.

6.4 Combining Designations and Proposed Public Facilities Programs

There are no combining designation and public facility programs that have been established for the villages of Black Lake, Callender-Garrett, Los Berros, Palo Mesa or Woodlands. Refer to the South County Area Plan for a discussion of regional programs that could affect these five villages.

CHESAPEAKE PL
South County Inland
Sub-Area
BLACK LAKE VRL
POMEROY RD
WILLOW RD
NIPOMO URL
DEPARTMENT OF PLANNING & BUILDING
0 435 870 1,740
Feet
BLACK LAKE VILLAGE RESERVE LINE
South County Planning Area
COMBINING DESIGNATIONS MAP
LEGEND
Lake or Pond
Sub-Area Boundaries
Black Lake Village Reserve Line
Combining Designations
H - Historic
V - Visitor Serving Area
ASA - Archaeological Sensitive Area
AR - Airport Review Area
EX 1 - Extractive Area
EX- Energy Extractive Area
Flood Hazard
GSA - Geologic Study Area
GSA - Alquist-Priolo
SRA - Sensitive Resource Area
Environmentally Sensitive Habitat
Coastal Stream
Marine Habitat
Riparian Vegetation
Terrestrial Habitat
Wetland
Proposed Facilities
Proposed High School
Proposed Elementary School
Proposed Park
Proposed Police/Public Safety Facility
Proposed Water Treatment Facility
Proposed Sewage Treatment Facility
Proposed Solid Waste Facility
Proposed Government Facility
Proposed Library
Proposed Reservoirs
Revised December 20, 2012

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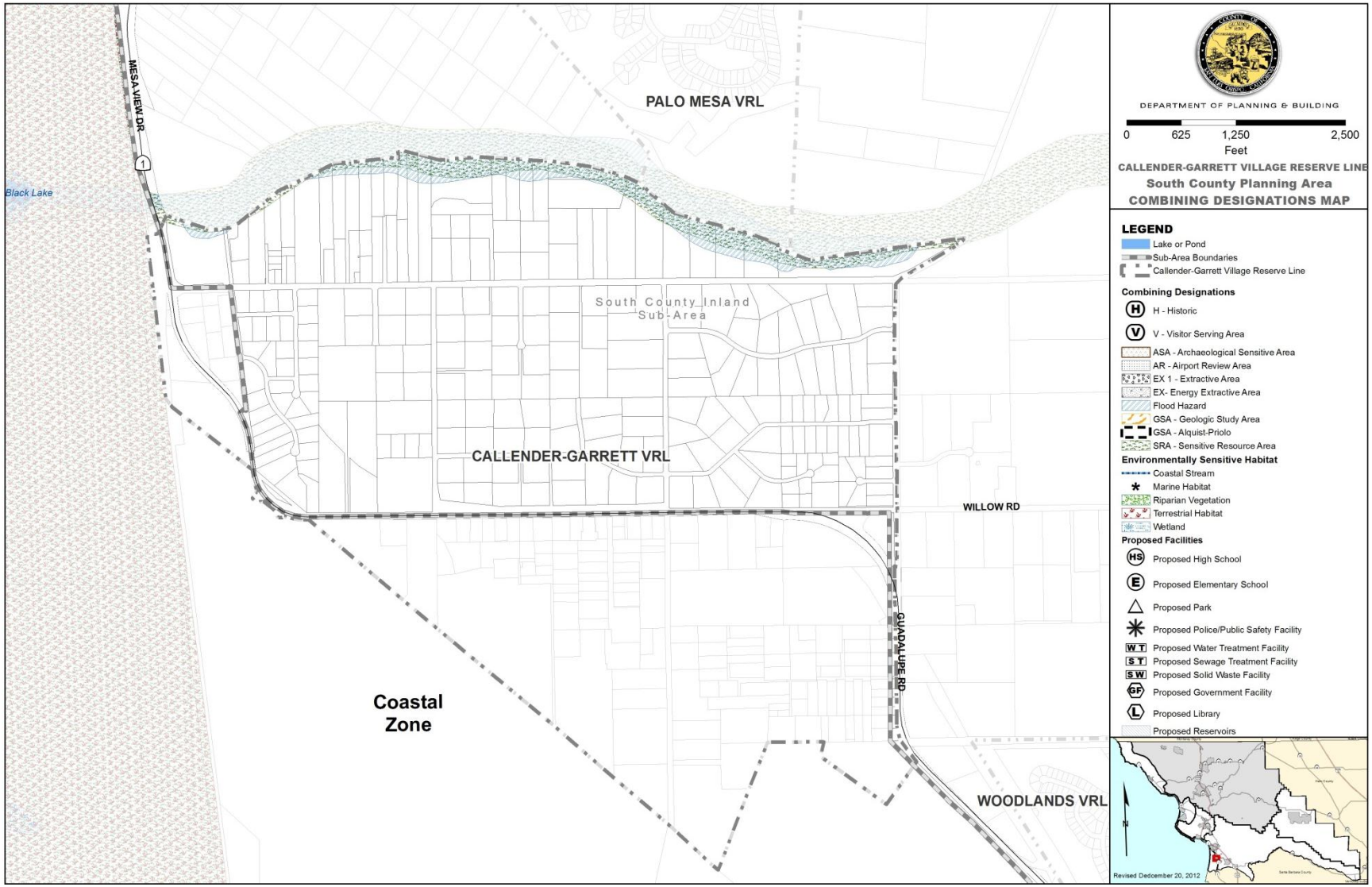
PALO MESA VRL
MESA VIEW DR
Black Lake
South County Inland Sub-Area
CALLENDER-GARRETT VRL
WILLOW RD
GUADALUPE RD
Coastal Zone
WOODLANDS VRL
DEPARTMENT OF PLANNING & BUILDING
0 625 1,250 2,500
Feet
CALLENDER-GARRETT VILLAGE RESERVE LINE
South County Planning Area
COMBINING DESIGNATIONS MAP
LEGEND
Lake or Pond
Sub-Area Boundaries
Callender-Garrett Village Reserve Line
Combining Designations
H - Historic
V - Visitor Serving Area
ASA - Archaeological Sensitive Area
AR - Airport Review Area
EX 1 - Extractive Area
EX- Energy Extractive Area
Flood Hazard
GSA - Geologic Study Area
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Proposed Sewage Treatment Facility
Proposed Solid Waste Facility
Proposed Government Facility
Proposed Library
Proposed Reservoirs
Revised Dedcember 20, 2012

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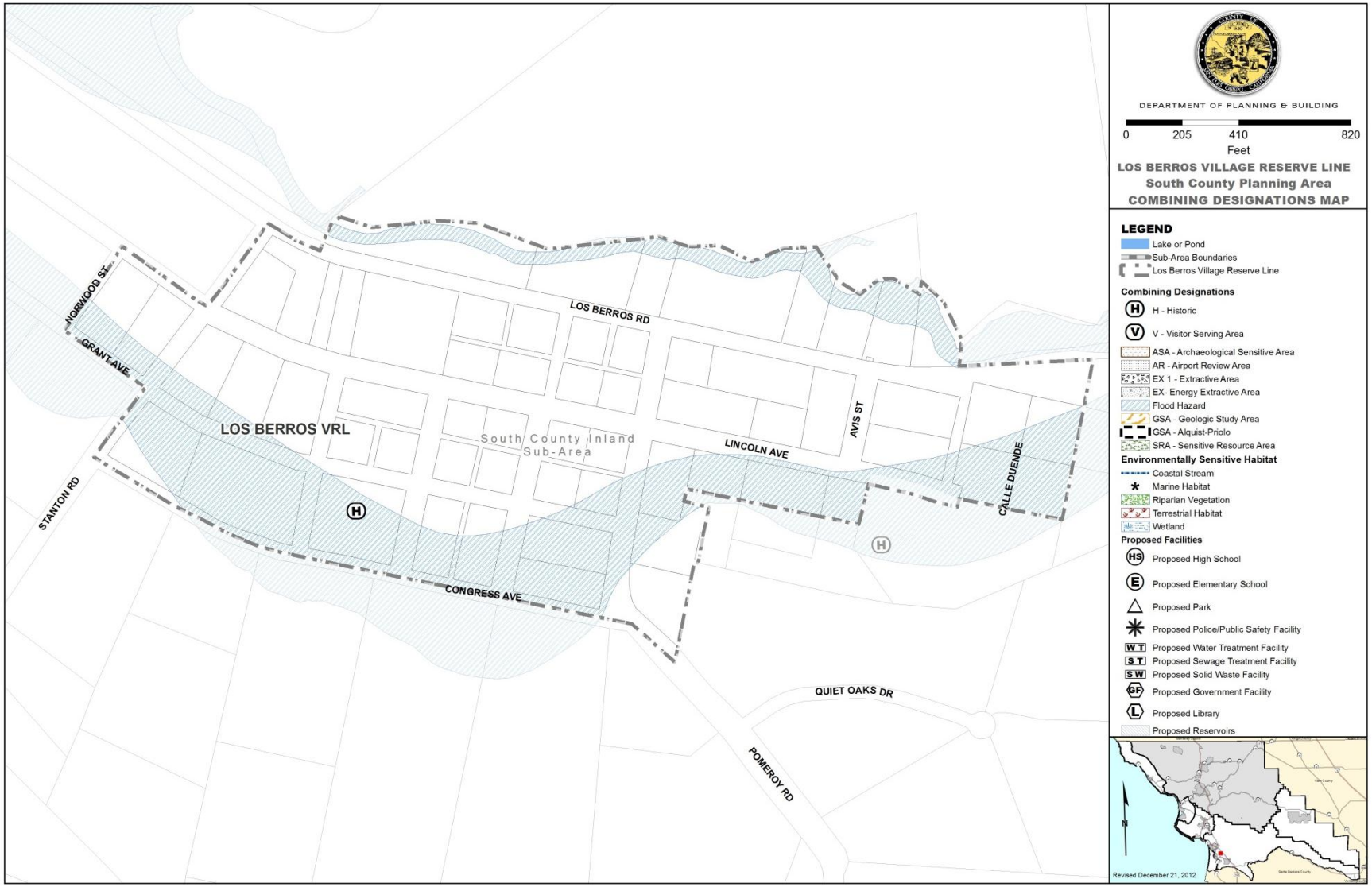
DEPARTMENT OF PLANNING & BUILDING
0 205 410 820
Feet
LOS BERROS VILLAGE RESERVE LINE
South County Planning Area
COMBINING DESIGNATIONS MAP
LEGEND
Lake or Pond
Sub-Area Boundaries
Los Berros Village Reserve Line
Combining Designations
H - Historic
V - Visitor Serving Area
ASA - Archaeological Sensitive Area
AR - Airport Review Area
EX 1 - Extractive Area
EX- Energy Extractive Area
Flood Hazard
GSA - Geologic Study Area
GSA - Alquist-Priolo
SRA - Sensitive Resource Area
Environmentally Sensitive Habitat
Coastal Stream
Marine Habitat
Riparian Vegetation
Terrestrial Habitat
Wetland
Proposed Facilities
Proposed High School
Proposed Elementary School
Proposed Park
Proposed Police/Public Safety Facility
Proposed Water Treatment Facility
Proposed Sewage Treatment Facility
Proposed Solid Waste Facility
Proposed Government Facility
Proposed Library
Proposed Reservoirs
Revised December 21, 2012
LOS BERROS VRL
South County Inland Sub-Area
LOS BERROS RD
NORWOOD ST
GRANT AVE
STANTON RD
LINCOLN AVE
AVIS ST
CALLE DUENDE
CONGRESS AVE
QUIET OAKS DR
POMEROY RD

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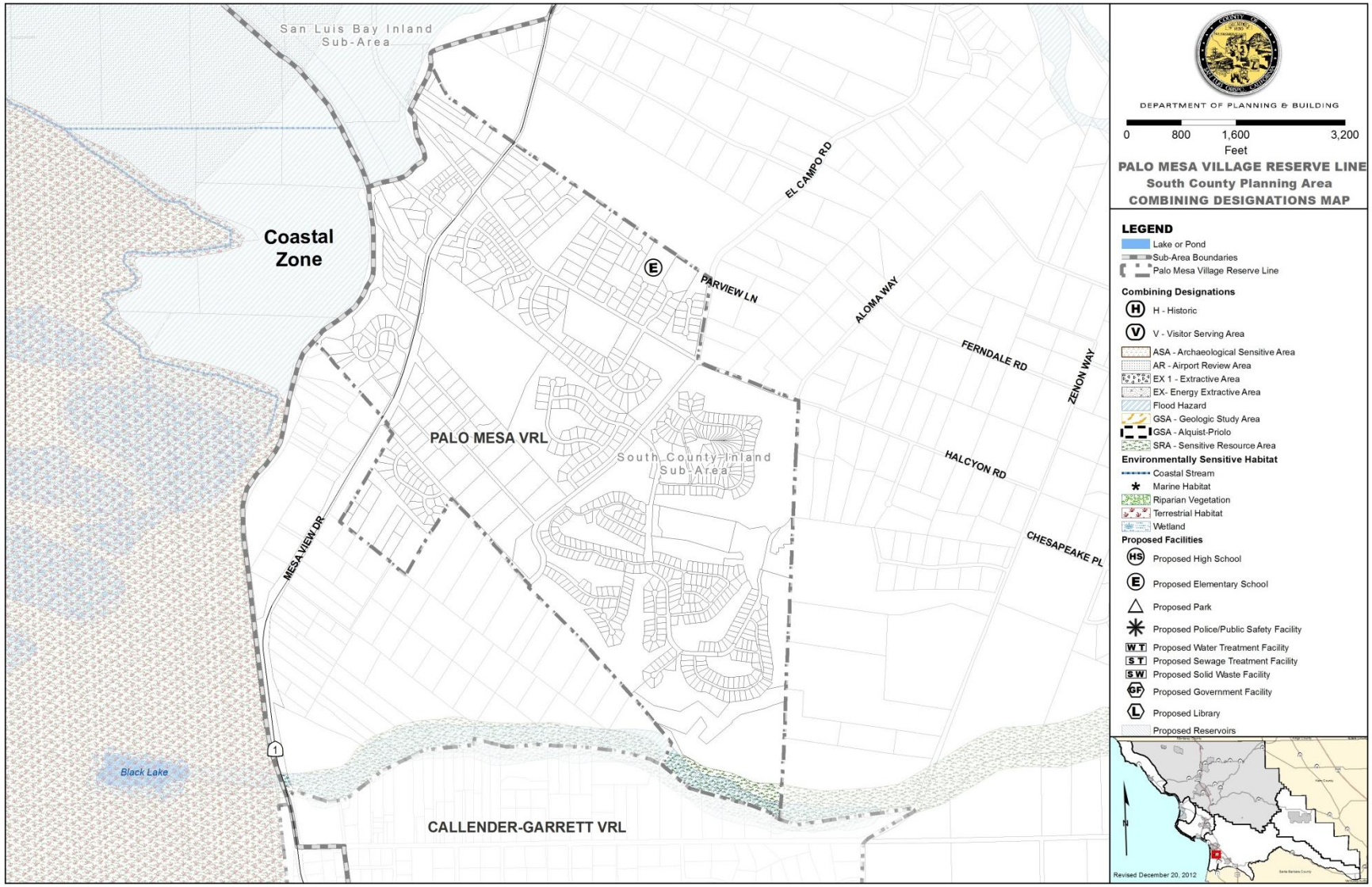
San Luis Bay Inland Sub-Area
Coastal Zone
PALO MESA VRL
South County-Inland Sub-Area
CALLENDER-GARRETT VRL
Black Lake
MESA VIEW DR
PARVIEW LN
EL CAMPO RD
ALOMA WAY
FERNDALE RD
ZENON WAY
HALCYON RD
CHESAPEAKE PL
DEPARTMENT OF PLANNING & BUILDING
0 800 1,600 3,200
Feet
PALO MESA VILLAGE RESERVE LINE
South County Planning Area
COMBINING DESIGNATIONS MAP
LEGEND
Lake or Pond
Sub-Area Boundaries
Palo Mesa Village Reserve Line
Combining Designations
H - Historic
V - Visitor Serving Area
ASA - Archaeological Sensitive Area
AR - Airport Review Area
EX 1 - Extractive Area
EX- Energy Extractive Area
Flood Hazard
GSA - Geologic Study Area
GSA - Alquist-Priolo
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Proposed Water Treatment Facility
Proposed Sewage Treatment Facility
Proposed Solid Waste Facility
Proposed Government Facility
Proposed Library
Proposed Reservoirs
Revised December 20, 2012

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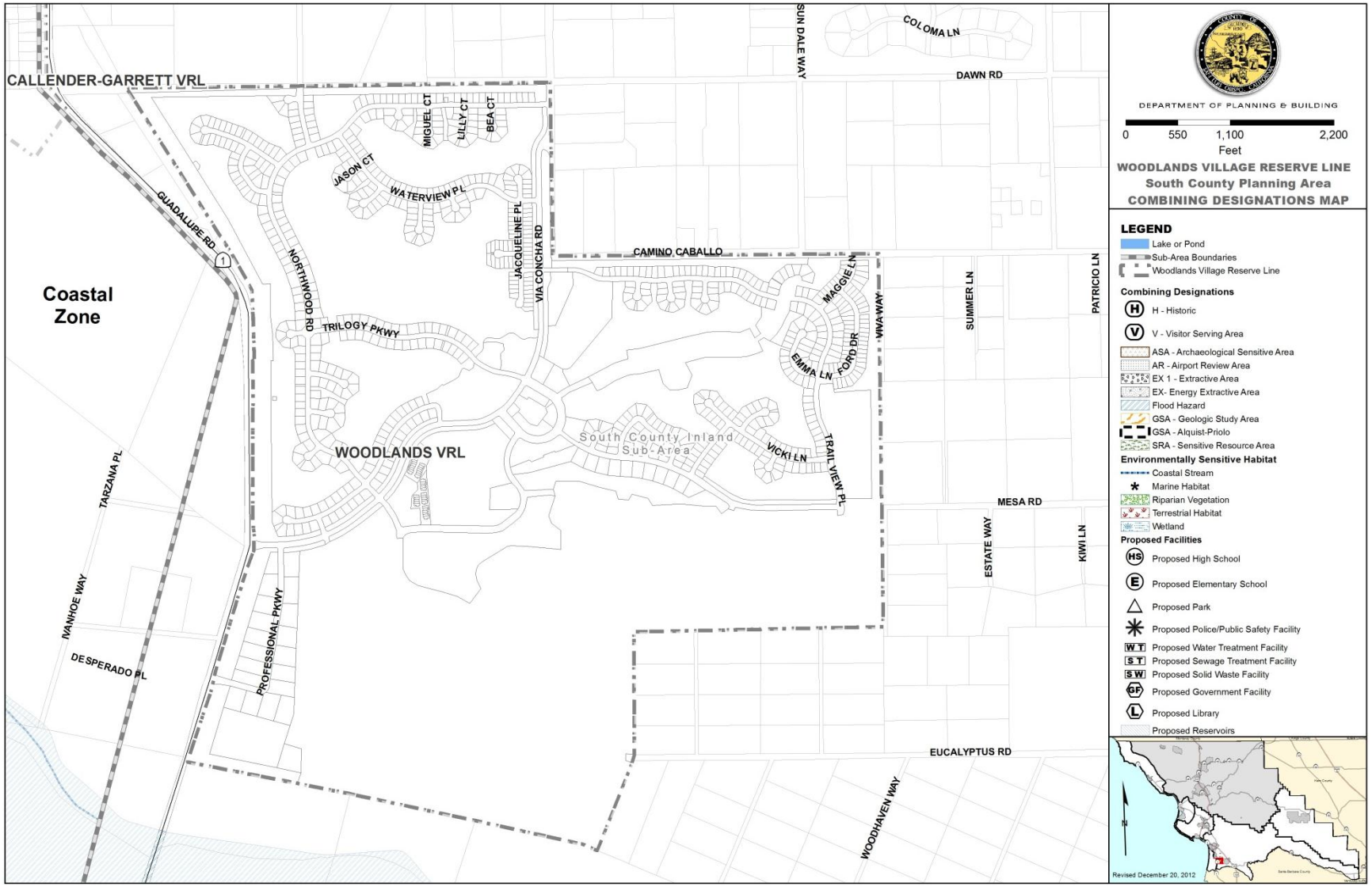
CALLENDER-GARRETT VRL
Coastal Zone
GUADALUPE RD
1
NORTHWOOD RD
TRILOGY PKWY
JASON CT
WATERVIEW PL
MIGUEL CT
LILLY CT
BEA CT
JACQUELINE PL
VIA CONCHA RD
CAMINO CABALLO
SUN DALE WAY
COLOMA LN
DAWN RD
MAGGIE LN
VIVA WAY
SUMMER LN
PATRICIO LN
EMMA LN
FORD DR
VICKI LN
TRAIL VIEW PL
WOODLANDS VRL
South County Inland Sub-Area
MESA RD
ESTATE WAY
KIWI LN
TARZANA PL
IVANHOE WAY
DESPERADO PL
PROFESSIONAL PKWY
EUCALYPTUS RD
WOODHAVEN WAY
DEPARTMENT OF PLANNING & BUILDING
0 550 1,100 2,200
Feet
WOODLANDS VILLAGE RESERVE LINE
South County Planning Area
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Revised December 20, 2012

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Chapter 7: Black Lake Specific Plan

The Black Lake Specific Plan was adopted by the County Board of Supervisors on February 28, 1983 and is incorporated by reference into Title 22 of the County Code. The plan is a set of detailed guidelines for land use and development around the Black Lake Golf Course, an area located on the Nipomo Mesa is south San Luis Obispo County. In the overall planning of the Black Lake vicinity, the specific plan serves as an intermediate between the large area focus of the general plan and the precise site analysis necessary for the preparation of final development plans and subdivision maps. The plan informs affected landowners how and when land included in the plan can be utilized and what problems must be solved before such land can be utilized. It establishes standards for basic improvements and special requirements to resolve conditions that are unique to the Black Lake Specific Plan Area.

NOTE: The Black Lake Specific Plan is available in its entirety at the San Luis Obispo County Department of Planning and Building and on the Department's website: (www.sloplanning.org).

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Chapter 8: Woodlands Specific Plan

The Woodlands Specific Plan was adopted by the County Board of Supervisors on December 15, 1998 and is incorporated by reference into Title 22 of the County Code. The plan sets forth the land use policies and development standards for development within The Woodlands planning area. The plan follows those requirements and policies identified in the South County Area Plan of the San Luis Obispo County General Plan and the State of California requirements for specific plans. It describes the types of uses desired in The Woodlands planning area and the necessary infrastructure, public and private facilities and services and development standards needed to accommodate the development and provide for an environmentally sound, visually pleasing project.

NOTE: The Woodlands Specific Plan is available in its entirety at the San Luis Obispo County Department of Planning and Building and on the Department's website: (www.sloplanning.org).

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