

COUNTY OF SAN LUIS OBISPO

THE LAND USE AND CIRCULATION ELEMENTS
OF THE SAN LUIS OBISPO COUNTY GENERAL PLAN

SOUTH COUNTY AREA PLAN

Coastal

ADOPTED BY
THE SAN LUIS OBISPO COUNTY BOARD OF SUPERVISORS
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COUNTY OF SAN LUIS OBISPO

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CHAPTER 1: INTRODUCTION

The South County Planning Area encompasses a rapidly growing area in the southwestern portion of the county comprising approximately 98,910 acres (154 square miles). The area extends to the urban boundaries of the Five Cities on the north, the coastal range on the east, the Santa Maria River to the south and the Pismo Dunes on the west. Within this large area occurs diverse land uses such as the urban and suburban development of the older townsites, the rural and agricultural use of the foothill and Nipomo Mesa areas, and scenic and natural characteristics of the coastal ridges and Pismo Dunes. Land use programs and standards are included in this report for the coastal zone portions of the village area Callender- Garrett and for the South County rural area. (LCP)

This report describes county land use policies for the coastal zone portion of the South County Planning Area, including regulations which are also adopted as part of the Land Use Ordinance and Local Coastal Program. This area plan allocates land use throughout the planning area by land use categories. The land use categories determine the varieties of land use that may be established on a parcel of land, as well as defining their allowable density and intensity. A list of allowable uses is in Chapter 7 (Coastal Table O) of Framework for Planning. (LCP)

Specific development "standards" are included in this report to address special problems and conditions in individual communities. Standards for public services, circulation, and land use are found in Chapter 8 (Planning Area Standards) and provide criteria for detailed evaluation of development projects. The text of this report, other than Chapter 8, is for general planning guidance only and is not to be used as a basis for approval or disapproval of development or land division proposals. Careful reading of the planning area standards will assist creating projects that are consistent with adopted policies and regulations. (LCP)

Proposed "programs" are also noted at the end of the chapters on Public Services (Chapter 3), Circulation (Chapter 4), Land Use (Chapter 6), and Combining Designations (Chapter 7). Programs are non-mandatory actions recommended to be initiated by the communities through the county or other specified public agency, to work toward correcting local problems or conditions. They are also intended to support community objectives in implementing the general plan. Because many recommended programs involve public expenditures, their initiation will be dependent upon the availability of funding. (LCP)

In addition to the land use categories, programs and standards, one or more combining designations have been applied to specific areas. Combining designations identify potential natural hazards and locations of notable resources. The designations are shown on the maps following Chapter 8. (LCP)

This report also initiates the use of the Resource Management System in this planning area. The report contains estimated population thresholds at the three levels of severity for the resources of water supply, sewage disposal, schools and roads. (LCP)

NOTE: ONLY THAT PORTION OF THE PLANNING AREA THAT IS LOCATED GENERALLY WEST OF HIGHWAY 1 IS WITHIN THE COASTAL ZONE. MAPS FOR THOSE AREAS OUTSIDE THE COASTAL ZONE AND THE SUPPORTING TEXT HAVE BEEN DELETED TO AVOID CONFUSION REGARDING LOCAL COASTAL PLAN RECOMMENDATIONS. THESE AREAS WILL REMAIN AS ADOPTED BY THE LAND USE ELEMENT. (LCP)

CHAPTER 2: POPULATION AND ECONOMY

The growth rate of the South County Planning Area has been significant when compared to other planning areas and the entire county. Population in the South County increased from 6,418 to 9,440 between 1970 and 1979. This constitutes an approximate 44.5 percent increase during that time period. In contrast, the San Luis Bay Planning Area experienced a 37 percent increase for the same period, as did the total county. (LCP)

This growth illustrates the attraction of the South County Planning Area for residential development. The majority of the new residential construction has been in the Nipomo urban area, but the Nipomo Mesa has also experienced a similar rate of new construction. More than 400 single-family units and an equal number of mobile homes have been constructed since November 1976. Ten percent of the population is over 65 years of age, which is slightly above the countywide average of 9.7 percent. More importantly, over 32 percent of the population is comprised of children up to 17 years of age, which is significant when compared to the countywide average of 25 percent, indicating the influx of new families to the area. (LCP)

It is anticipated that the South County Planning Area and its communities will have a stable economic future, with intermittent fluctuations of population growth and economic development. Factors that will influence this growth include: (1) the existence of valuable farmlands; (2) the site of the South County industrial center; (3) unsurpassed recreational setting for tourist businesses; and (4) the suburban residential environment. However, it is expected that the planning area will continue to be dependent upon the surrounding communities of the Five Cities area and Santa Maria for future growth incentives, commercial services, and employment opportunities. (LCP)

South County has been considered attractive to permanent and temporary residents alike. The mild climate and slow pace of the "rural like" setting, coupled with surrounding natural areas and wide-open spaces, contribute to its desirability. While the rural areas of the South County have been somewhat isolated from the urban influences of Santa Maria and the Five Cities area, the availability of relatively inexpensive land and low property taxes have contributed to the growth that has occurred in the planning area. However, these characteristics are in the process of change as new development is occurring in even the most remote areas of the Nipomo Mesa. (LCP)

While the area is expected to retain an overall stable economy, it is also expected that there will be an increasing shift in the income level of the residents as a result of the recent population growth. This has resulted from the development of more expensive subdivisions on the Nipomo Mesa and in the westerly portion of the Nipomo urban area. The 1970 census data showed that approximately 70 percent of the residents had a yearly income of less than \$10,000. By 1976, the medium gross income had grown to \$12,287, which is significantly greater than the countywide income of \$10,807. With the growth of the area as a residential community for other employment centers, it is expected that the average income figures will rise even more as more affluent people move into the area. However, this will leave a substantial number of low income families who will find it increasingly difficult to meet their housing needs in the ever-increasing market. (LCP)

About 80 percent of the employed residents work full-time and the remaining 20 percent hold part-time or seasonal jobs. The major reason for lower incomes in seasonal labor groups and the high part-time employment is the nature of business in agriculture and the tourist business. Approximately 13% of the planning area residents work in the area, while the rest commute to other localities. The transient nature of Nipomo's residents, as well as the lower-income levels of a large percentage of residents, indicates that it will be difficult to implement much needed community programs and facilities within the community without "outside assistance" and the strengthening of community action groups. (LCP)

Table A contains population projections for the planning area, excerpted from countywide projections found in Framework for Planning. For comparison, Table B contains the projected absorption capacity, which is the potential planning area population resulting from unconstrained growth and fully-occupied development to the maximum permitted in each land use category (Framework for Planning offers a more detailed discussion of absorption capacity). (LCP)

TABLE A (LCP) POPULATION PROJECTIONS SOUTH COUNTY PLANNING AREA				
Year	Rural Area	Nipomo	Total Planning Area	% of County
1979	3,925	5,296	9,221	(6.37)
1980	4,043	5,487	9,530	(6.36)
1985	4,592	6,232	10,824	(6.40)
1990	5,070	6,881	11,951	(6.44)
1995	5,546	7,527	13,073	(6.46)
2000	6,066	8,233	14,299	(6.49)

1. Includes the village areas of Callender-Garrett, Palo Mesa and Los Berros.

TABLE B (LCP) ABSORPTION CAPACITY ¹ SOUTH COUNTY PLANNING AREA						
Land Use Category	Rural Area	Nipomo	Callender Garrett	Palo Mesa	Los Berros	Total
Agriculture	2,311	3	-	-	-	2,314
Rural Lands	769	-	-	-	-	769
Res. Rural	4,343	-	-	-	-	4,343
Res. Suburban	-	7,319	2,419	1,191	294	11,223
Residential Single-Family	-	20,420	-	549	-	21,014
Residential Multi-Family	-	8,237	-	-	-	8,237
ABSORPTION CAPACITY	7,423	35,979	2,419	1,785	294	47,900
Existing Population	4,070	5,296	560	555	108	10,58
POTENTIAL ADDED POPULATION	3,353	30,683	1,859	1,230	186	37,311

1. Potential population at buildout, by land use category (assumed 3.3 persons per household).

CHAPTER 3: PUBLIC FACILITIES & SERVICES

The appropriate service levels of urban, suburban and rural areas are discussed in Chapter 5 of Framework for Planning. The following portions of the text discuss service concerns that directly affect the South County Planning Area. (LCP)

A. SPECIAL DISTRICTS

There are seven special districts in the South County Planning Area providing a variety of services to area residents (see Table C). The Local Agency Formation Commission (LAFCO) study entitled "Special Districts Inventory and Analysis" (1977), recommends that some districts be reorganized or consolidated in order to provide services more efficiently. This becomes most important in the Nipomo urban area where the Nipomo Community Services District, County Service Area No. 1 and the Nipomo Lighting District have overlapping jurisdiction to provide some identical services. (LCP)

The Port San Luis Harbor District, Nipomo Lighting District and the Arroyo Grande Public Cemetery District offer services to area residents that do not directly relate to land use considerations in the planning area. Possible reorganization or consolidation of these districts will be the subject of LAFCO's "sphere of influence" studies and they are not discussed any further in this text. The other districts are discussed according to the type of service provided and their relationship to land use considerations. They will also be evaluated in the "spheres" studies. (LCP)

NOTE: PORTIONS OF THE TEXT ADDRESSING AREAS OUTSIDE THE COASTAL ZONE HAVE BEEN DELETED. (LCP)

B. UTILITY SERVICES

Water Resources

The South County Planning Area draws its water supply from the Nipomo Mesa and Santa Maria Valley sub-units of the Arroyo Grande groundwater basin. This basin generally lies west of Highway 101 and extends from Pismo Beach southward into the Santa Maria Valley. (LCP)

The Santa Maria Valley sub-unit supplies water to agricultural lands in the valley, while the Nipomo Mesa sub-unit provides water for the urbanized portions of the planning area. The Nipomo Community Services District has wells located on the Mesa and supplies customers in much of the Nipomo urban area. California Cities Water Company, a private company, serves the southwestern portion of the Nipomo urban area. There are also numerous small water companies on the mesa serving suburban and rural customers, as well as many private domestic and agricultural wells. (LCP)

TABLE C (LCP) SPECIAL DISTRICTS SOUTH COUNTY PLANNING AREA		
SPECIAL DISTRICT	SERVICE AREA	SERVICE PRESENTLY PROVIDED
Nipomo Community Service District	Community of Nipomo, large area west of Highway 101 on the Nipomo Mesa	Water Service
County Service Area No. 1	Nipomo Mesa	Drainage, septic tank maintenance and street lighting
Nipomo Lighting District	Community of Nipomo, extending south to county line, west to coastline, east to the community of Cuyama and north to city of Arroyo Grande	Street lighting
Port San Luis Harbor District	Entire South County from Cuesta Grade to Santa Maria River	Development, maintenance and operations of harbor lands, piers and facilities
Arroyo Grande Public Cemetery District	Arroyo Grande and out-lying area, including northern portions of South County	Full cemetery service
San Luis Coastal Resource Conservation District	Southern and eastern portions of the county	Prevention of soil erosion, agriculture education and water conservation
Santa Maria Valley Water Conservation District	Northwestern quarter of Santa Barbara County extending into the Oso Flaco area of San Luis Obispo County	Water conservation, reservoir construction operation and maintenance, and flood control

The State Department of Water Resources report "Ground Water in the Arroyo Grande Area," June 1979, provides the most up-to-date information on the groundwater resources. This report notes the Nipomo Mesa sub-unit is presently in an overdraft condition. The estimated annual inflow to the basin is 4,800 acre-feet, while the outflow is 6,250 acre-feet. Of the total outflow, approximately 3,300 acre-feet per year are lost to the adjacent sub-units of the groundwater basin and to the ocean. The only way to capture this outflow is to engage in mining of the mesa groundwater; however, water table levels can be expected to drop as the water demand increases. If a decision is made to try to capture some of the groundwater that is lost as out-flow to adjacent basins, and to the ocean, it would require lowering the water levels on the mesa to match the water levels in those other basins. Wells in some areas would have to be drawn down approximately 40 feet and could cause some wells to "go dry" as the water level is lowered. (LCP)

The 1979 report points to the existence of an offshore extension of fresh water-bearing aquifers. It is estimated to extend as far as 12 miles from the coastline and may hold up to 3,000,000 acre-feet of water. As onshore water levels decline to the point that a landward gradient is achieved, then the offshore water can migrate inland toward production wells. However, this presents the possibility of sea water intrusion into the groundwater basin. (LCP)

Based on the condition of the groundwater basin, it does not appear that the planning area can expect to prosper over the long-term without development of a supplemental water supply. The well monitoring program should be expanded on a voluntary basis. (LCP)

Water Systems

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Callender-Garrett Village Area

This village is similar to Palo Mesa; there are many private wells and several small water companies. The small companies have experienced operating and financial difficulties that do not make it possible to deliver 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. Such a system is going to be needed if the industrial and residential growth is to occur as anticipated. (LCP)

NOTE: PORTIONS OF THE TEXT OUTSIDE THE COASTAL ZONE HAVE BEEN DELETED. (LCP)

Sewage Disposal

The entire planning area relies on septic tanks or other individual disposal systems for sewage disposal. On the sandy mesa, the use of septic tanks should continue to be acceptable. The rural and village portions of the planning area should remain at densities that permit the continued safe usage of septic tanks. (LCP)

While septic tanks are expected to function properly on the sandy Nipomo Mesa, the older portion of Nipomo is not so lucky. Several years ago a health hazard was found to exist in the portion east of Highway 101. The use of septic tanks in an area of poor soil, on small residential lots, led to contamination of the water supply. Even though there is now a community water system now located within the area, a building moratorium is in effect until a solution can be found to dispose of sewage. The moratorium also covers some portions of the community west of the freeway and will remain in effect until the Regional Water Quality Control Board decides the problem has been corrected. A proposal to build a community sewer system and treatment plant was rejected by residents and a solution to the problem needs to be one of the Nipomo Community Service District's highest priorities. (LCP)

Drainage

Lack of drainage control in east Nipomo generally results in localized formation of ponds when Nipomo Creek floods its channel. West Nipomo has undulating terrain that will become increasingly susceptible to local pond formations as development progresses. The present use of local drainage ponds in the scattered subdivisions should ultimately be replaced with an areawide drainage system. (LCP)

Improperly controlled runoff from the northwest mesa is causing problems in the vegetable fields below. Development of bluff areas should consider potential impacts on the lower lands. (LCP)

Solid Waste Disposal

Solid waste collection is provided by a private company and is available on a voluntary basis. Disposal violations are very common in the South County. A rural container station should be established within the industrial area south of Highway 1 in the Callender-Garrett Village. As the population increases on the mesa, the long-standing problem of solid waste disposal is certain to increase. A rural container station would offer a viable alternative to garbage service and help to reduce the indiscriminate dumping that now occurs. Development of an appropriate site and establishment of such a program should be coordinated with the County Health Department. (LCP)

C. EMERGENCY AND SOCIAL SERVICES

The recently-constructed South County Citizens Center, located in Arroyo Grande, will provide a variety of county and public services and activities at a single regional center for the entire South County Area. (LCP)

Police Service

The entire area is serviced by the County Sheriff from a substation located in Oceano, 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. The South County Citizens Center in Arroyo Grande will include a satellite sheriff's office. (LCP)

Fire Protection

Fire protection is provided by the California Department of Forestry (CDF) from the station on north Oak Glen Avenue. There are presently no urban-type fire districts in the planning area. Year-round fire protection should be provided in areas outside of urban and village reserve lines by CDF and urban fire protection should eventually be provided in Nipomo by the Nipomo Community Services District, or other public agency. A more centrally-located site in Nipomo should also be found for the fire station. (LCP)

Emergency Medical Services

Hospital services are available in Arroyo Grande and Santa Maria. Ambulance protection is provided by private companies located in Arroyo Grande. As the Nipomo area grows ambulance services should eventually be located in the Nipomo business district. (LCP)

Human Services

Offices providing human services (i.e., counseling, mental health, welfare, family planning) are found in various locations in the San Luis Bay Planning Area, or in San Luis Obispo. The Nipomo Health Clinic has outgrown its old quarters and new facilities will be constructed near Dana School along West Tefft Street. (LCP)

Library Services

A branch county library is located at Dana Elementary School on West Tefft Street. The bookmobile also serves the planning area. (LCP)

Schools

The entire planning area is within the Lucia Mar Unified School District. Elementary schools are presently located inside the Nipomo Urban Reserve Line and some pupils are bussed to schools in the Arroyo Grande area. Some schools are experiencing over-crowding; this is discussed further in Chapter 5, Resource Management. (LCP)

Government Services

The South County Citizens Center in Arroyo Grande contains a regional library, a citizens center and a county road maintenance yard. Additional long-term facilities and services provided at this site could include such things as a sheriff's substation, municipal courts, social services department, probation department, county administrative offices, and a clinic. Many of these services would be available to residents of the South County Planning Area. However, construction of a human services/community building in Nipomo Regional Park could lead to some services being provided locally. (LCP)

D. PLANNING AREA SERVICE PROGRAMS

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

The following public service programs apply to the South County Planning Area and are grouped under general headings to indicate the type of service concern to each address. (LCP)

NOTE: PORTIONS OF THE TEXT ADDRESSING AREAS OUTSIDE THE COASTAL ZONE HAVE BEEN DELETED. (LCP)

Water Supply

1. Water Source Augmentation. Water providing agencies should work towards programs to provide additional water for the planning area. Any use of the offshore aquifer should be accompanied by a contingency plan for correcting or preventing seawater intrusion. (LCP)

NOTE: PORTIONS OF THE TEXT ADDRESSING AREAS OUTSIDE THE COASTAL ZONE HAVE BEEN DELETED. (LCP)

2. Water Service Study - Callender-Garrett. The county Planning and Engineering Departments should monitor development proposals within this village and consider on an annual basis whether a water service capability study is necessary. (LCP)

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Solid Waste Disposal

3. Refuse Collection. Property owners are encouraged to utilize the voluntary refuse collection services available in the planning area. As the area grows consideration should be given to establishing a mandatory collection services. (LCP)

NOTE: PORTIONS OF THE TEXT ADDRESSING AREAS OUTSIDE THE COASTAL ZONE HAVE BEEN DELETED. (LCP)

Human Services/Government Services

4. Human Services Center. The county should construct a human services/community building on county-owned land in the Nipomo Regional Park. (LCP)

CHAPTER 4: CIRCULATION

The circulation system of the South County Planning Area is planned to accommodate future traffic along existing roads and new routes as future development warrants their construction. Increasing commuter traffic from Santa Maria and the Five Cities area will continue to affect the level of service of several routes. Increased tourist traffic, particularly along Highway 1, will further burden the circulation system. The upgrading of several routes is needed before major urban expansion can occur in the Nipomo urban area and within the three village areas. As a result, this text recommends the construction of sufficient access to new development projects, as well as provisions for upgrading existing routes. Transportation in the planning area will likely continue to be automobile-based, but alternative components of the circulation system, such as transit, and bikeways will be important to both the neighborhood and areawide circulation systems. (LCP)

A. ROADS

State Highway 1 and U.S. 101 are the major regional arterials providing access to and through the planning area. The existing alignment of Highway 1 has become a concern because of poor sight distances and tight curves in many locations. The heavier traffic demand on Highway 1 is comprised of a variety of users including tourists, commuters, pleasure drivers and bicyclists. Residential growth on the Nipomo Mesa has added to the volume of traffic. U.S. 101 has adequate capacity, but additional interchanges will need to be constructed in Nipomo. The Tefft Street interchange cannot adequately serve the expanding population and poses serious limitations on movement of emergency vehicles from one side of Nipomo to the other. (LCP)

The land use categories map shows the functional classifications of existing and proposed roadways in the planning area. Private improvements will be required of proposed land divisions in accordance with the Land Use Ordinance, Coastal Zone Land Use Ordinance, the Real Property Division Ordinance, and the standards in this planning area report. (LCP)

The following is a listing of the major proposals for the road system. These and other improvements are shown on the plan map; the listed order does not imply any priority. (LCP)

Principal Arterials

Proposed Highway 1 bypass between Arroyo Grande and Guadalupe - Caltrans has not yet begun detailed alignment studies and there has been no acquisition of rights-of-way. This project is expected to occur as a long-term project under this plan and will require the construction of an interchange at U.S. 101. (LCP)

U.S. Highway 101 - There are two proposed interchanges: One at the future Willow Road extension and one at Southland Street. These are needed to relieve the ever-increasing congestion at the Tefft Street interchange, the only connection between east and west Nipomo. Efforts should also 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. (LCP)

Arterials - Several roads shown as existing arterials are being used for this purpose, but in fact are not currently improved to county standards for an arterial road. These conditions need to be corrected as traffic volumes warrant in addition to the proposed realignments and extensions shown on the plan map. (LCP)

State Highway 1 - Caltrans has proposed realignments in the Callender- Garrett village area and some rights-of-way have been acquired. Due to state budget cutbacks in highway funding, the project has been postponed indefinitely; however, the proposed realignment is shown on the plan and it is expected to be a long-term proposal. Wherever possible, direct access should not be allowed onto the highway from adjacent properties. Access should be from local and collector streets. (LCP)

NOTE: PORTIONS OF THE TEXT ADDRESSING AREAS OUTSIDE THE COASTAL ZONE HAVE BEEN DELETED. (LCP)

Collectors

Several roads shown as existing collector roads are being used for this purpose but in fact are not currently improved to county standards for an arterial road. These conditions need to be corrected as traffic volumes warrant in addition to the proposed realignments and extensions shown on the plan map. (LCP)

Callender Road - Improve to suburban collector standards between Sheridan Road and Highway 1. (LCP)

NOTE: PORTIONS OF THE TEXT ADDRESSING AREAS OUTSIDE THE COASTAL ZONE HAVE BEEN DELETED. (LCP)

Local Circulation

There are many local streets that will need to be installed as the planning area develops. The lack of an adequate circulation system has plagued the area for many years, especially on the Nipomo Mesa, where dirt roads may exist, but are located on private property or they exist as private easements. Local streets need to be developed in the Porter Pacific Eucalyptus Tract west of Pomeroy Road on the north mesa, as well as in the Callender-Garrett village, in order for these areas to develop to their potential. These road improvements should be made as conditions of approval for all land divisions. Alternative methods may be to construct roads through a county service area, the establishment of a road tax, assessment district proceedings, or by securing state or federal grant funds. (LCP)

Trails

There is a high level of interest among planning area residents for establishing a trails system, particularly equestrian activities. A trail system needs to be developed that will link the suburban and rural residential areas to the recreation areas. (LCP)

Concern has been expressed that trails should not run through areas designated for agriculture because of potential trespass and vandalism problems. However, trails could be developed along the edges of existing roads, within the road right-of-way, that may not make it necessary for trails to cross agricultural lands. In order to properly address this problem, and to design a trail system, a South County trails committee should be established. The committee should then bring definitive proposals to the county for consideration. (LCP)

B. OTHER TRANSPORTATION MODES

Transit

Presently, the South County Planning Area is not served by transit modes such as fixed-route bus systems or dial-a-ride programs. The nearest operating system serves the Five Cities area to the north where the South County Areas Transit system (SCAT) operates under a joint powers agreement between the county and the member cities. The urban area of Nipomo presently is in need of some type of localized bus service but up until now has not had sufficient population or enough people along a fixed route to support a system. Nipomo's needs present a borderline case for a periodic dial-a-ride system. As the area develops it may be possible to provide connections to the SCAT system. The planning area is served by a "senior van" that provides access to the Five Cities area and San Luis Obispo. (LCP)

Bikeways

Several roadways in the county should be improved to include Class II and Class III bike lanes as part of future improvement projects. A Class II bike lane is located within the right-of-way of the road at the edge of the vehicle lanes and the recommended width is five to six feet. On arterial highways, bicycles should be separated as far as possible from motor vehicle traffic. Bike lanes as wide as eight feet, or separated Class I bikeways, are needed on such roadways. A Class III bike lane provides a right-of-way designated by signs or permanent markings and shared with pedestrians or motorists. Class II bike lanes should be constructed for roads such as Willow Road, Pomeroy, Tefft Street, Oso Flaco Road, Thompson Road and Highway 1. (LCP)

Rail

The Southern Pacific Railroad provides freight service in the area with rail spurs to serve the industrial development on the mesa. This service is expected to remain and could possibly expand if additional industrial development occurs. (LCP)

C. PLANNING AREA CIRCULATION PROGRAMS

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

The following circulation programs for the South County Planning Area are grouped under general headings to indicate where in a particular community or other location in the planning area they each apply. (LCP)

Areawide.

1. Corridor Study. The county Engineering and Planning Departments should work with the California Department of Transportation to initiate a study of the Highway 1 corridor to explore alternative methods of protecting its scenic qualities. (LCP)
2. Bikeways. The county Engineering Department should establish a program for development of Class II bikeways along Willow Road, Pomeroy Road, Tefft Street, Oso Flaco Road, Thompson Road, and Highway 1, and a bike lane crossing over the Santa Maria River near the freeway bridge in accordance with the State Transportation Improvement Plan. (LCP)
3. Road Abandonment. The county should initiate road abandonment proceedings on the platted road located in the bottom of Black Lake Canyon. The canyon should be limited to non-vehicle access. (LCP)
4. Trails. In areas where there is interest in establishing equestrian trails, the county should work with equestrian groups, property owners, and agriculturalists to determine if right-of-way may be secured to serve this need while respecting adjacent uses and ownerships. (LCP)
5. Trail Crossing. The county should work with the State Department of Transportation to install a trail crossing adjacent to the Highway 101 Santa Maria River crossing to connect the South County Planning Area with Santa Maria facilities. (LCP)
6. Inter-Community Transit System. The county should continue planning efforts to provide Nipomo with an inter-community transit system to connect to the Five Cities area. (LCP)

Callender-Garrett Village.

1. Road Improvements. The county Engineering Department should work with property owners to acquire necessary rights-of-way and construct adequate road improvements through the creation of assessment districts, or through state and federal grant funds, or if adopted by county ordinance an equitable payback system. (LCP)

NOTE: PORTIONS OF THE TEXT ADDRESSING AREAS OUTSIDE THE COASTAL ZONE HAVE BEEN DELETED. (LCP)

CHAPTER 5: RESOURCE MANAGEMENT

The primary purpose of the Resource Management System (RMS) is to provide an alert process for timely identification of potential resource deficiencies. Sufficient lead time can then be provided to allow for correcting or avoiding a problem without the necessity of resorting to development moratoriums or other severe growth restrictions. This chapter initiates the resource management system by summarizing assessments of the major resources of water supply, sewage disposal, schools and road capacity. In conjunction with those assessments, population thresholds have been estimated for three levels of severity for each resource. Since population thresholds are estimates, however, changes in population growth, resource consumption or other factors may change estimated thresholds. Data developed for this report will be reviewed and updated annually as part of the general plan review process. (LCP)

Resource capacity information is included in this area plan to support ongoing review of needs for capital programs and providing information to the public on the status of county resources. This information is not to be used for reviewing individual development proposals or their consistency with the general plan. The use of Land Use Element resource capacity information by the county to evaluate development proposals can only occur through separate hearings and enactment of ordinances outside of the general plan. (An explanation of this procedure is in Part I of the Land Use Element (Framework for Planning), Chapter 4. (LCP)

Resources that appear to be experiencing deficiencies are summarized in Table D following. Verification of the level of severity will occur after public hearings and Board of Supervisors action to certify the documentation on which these assessments are based. (LCP)

The Callender-Garrett village is not included in the resource management system. Much of the village is proposed for industrial land uses and the potential residential densities have also been reduced to a maximum of one residence per 2-1/2 acres. However, as noted in the service programs in Chapter 3, development in the village should be monitored to determine if a water service capability study should be prepared. (LCP)

A. WATER SUPPLY

An adequate water supply is an important prerequisite for future development in the South County Planning Area. Decisions on providing additional water in any specific area will have far-reaching implications for the entire planning area. (LCP)

Water Resources

The entire South County Planning Area draws its water supply from the Arroyo Grande groundwater basin. This basin generally lies west of Highway 101 and extends from Pismo Beach southward into the Santa Maria Valley. The basin is divided into three sub-units: the Arroyo Grande Tri-Cities Mesa; the Nipomo Mesa; and the Santa Maria Valley. The Nipomo Mesa and Santa Maria Valley sub-units underlie the South County Planning Area, with the Santa Maria Valley sub-unit lying beneath the agricultural uses in the Santa Maria Valley. (LCP)

The State Department of Water Resources report "Ground Water in the Arroyo Grande Area," June 1979, provides the most up-to-date information on the groundwater resources. This report notes that present water demand is primarily for agriculture, requiring 42,300 acre-feet in 1977. This demand is projected to increase to 47,100 acre-feet for agriculture by the year 2000 if a supplemental water supply is brought to the area, and to 42,400 acre-feet without supplemental water. Urban water demand is projected to increase from 3,570 acre-feet in 1970 to 6,420 acre-feet by 2000, a 74 percent increase. (LCP)

According to the report, the Nipomo Mesa sub-unit is presently in an overdraft condition. The estimated annual inflow to the basin is 4,800 acre-feet, while the out-flow is 6,250 acre-feet. Of the total outflow, approximately 3,300 acre-feet per year is lost to the adjacent sub-units of the groundwater basin and to the ocean. The only way to capture this outflow is to engage in mining of the Mesa groundwater. (LCP)

NOTE: PORTIONS OF THE TEXT ADDRESSING AREAS OUTSIDE THE COASTAL ZONE HAVE BEEN DELETED. (LCP)

Based on the 1979 DWR study, it appears that a Level of Severity III exists for water resources in the Nipomo Mesa sub-unit of the Arroyo Grande groundwater basin. Water levels can be expected to drop as the water demand increases, however, DWR estimates that the basin should have an adequate water supply to at least the year 2000. Since the urban and village areas all draw water from this basin, they are all considered to be at a Level of Severity III regarding water resources. (LCP)

Identification of a Level of Severity III for water resources indicates that more detailed planning should begin as soon as possible to find a solution to the long-term water needs of the South County Planning Area. Based on the criteria established in Chapter 4 of Framework for Planning, the data on which this Level III assessment is based should be brought to public hearing before the Planning Commission and Board of Supervisors to determine the appropriate course of action. A resource capacity study should be prepared to gather more detailed data on which to base future actions. (LCP)

The condition of the groundwater basin indicates that neither residential nor agricultural users of the basin can expect to prosper over the long-term without a supplemental water supply being made available to the planning area. When the resource capacity study is completed it may be necessary to bring the Land Use Element to public hearing to consider amending the land use categories indicated on the plan map. In the mean time, the mixture of urban, suburban, rural and agricultural land uses allows for some growth in a variety of land uses and keeps options open for future decisions based on more detailed information. (LCP)

Based on an offshore seismic profile and what is known about the onshore geology, the 1979 DWR report points to the existence of an offshore extension of fresh water-bearing aquifers. The offshore aquifer is estimated to extend as far as 12 miles from the coastline and may hold up to 3,000,000 acre-feet of water. As onshore water levels decline, to the point that a landward gradient is achieved, the offshore water can migrate inland toward production wells. The available amount of groundwater would then include whatever water returns inland from the offshore storage. According to the report, since the amount of water estimated to be in storage offshore is speculative, it presents the possibility that sea water intrusion might not occur for many years as the water moves inland but, "on the other hand, provides no assurance that intrusion is not imminent. Consequently, the option of pumping and using groundwater beyond the long-term replenishment rate should include provisions for facilities in the future to prevent or alleviate sea water intrusion." ("Ground Water in the Arroyo Grande Area," DWR, June, 1979, p.7.) (LCP)

If a decision was made to try to capture some of the groundwater that is lost as out-flow to adjacent basins and to the ocean it would require lowering the water levels on the Mesa to match the water table levels in those other basins. Wells in some areas would have to be drawn-down approximately 40 feet. This would increase the overall amount of water available to users on the Mesa but could cause some wells to "go dry" as the water level is lowered. Some method would have to be established to compensate the owners of such dry wells, as well as make sure they have a supplemental water supply. (LCP)

NOTE: PORTIONS OF THE TEXT ADDRESSING AREAS OUTSIDE THE COASTAL ZONE HAVE BEEN DELETED. (LCP)

B. SEWAGE DISPOSAL

At present the entire South County Planning Area utilizes subsurface sewage disposal systems. These systems generally work well in the areas where the soil is sandy and satisfactory percolation rates can be obtained. As long as densities do not become too great, these systems should continue to be adequate to meet the needs of the rural portions of the planning area. (LCP)

NOTE: PORTIONS OF THE TEXT ADDRESSING AREAS OUTSIDE THE COASTAL ZONE HAVE BEEN DELETED. (LCP)

C. SCHOOLS

The entire South County Planning Area lies within the Lucia Mar Unified School District. Grammar school students attend either Nipomo or Dana Elementary Schools (both are located in Nipomo), and junior high and high school students travel to Arroyo Grande to attend Pauling Intermediate and Arroyo Grande High School. (LCP)

Table E summarizes the projected enrollments and capacities of the schools attended by the students residing in the planning area. It appears that the elementary schools have adequate capacity for new students for several years. On the other hand, both the intermediate and high school facilities are presently at or very near capacity. Both of these schools also accept students residing in the San Luis Bay Planning Area and with the anticipated growth in that area the remaining capacity can be expected to diminish in the immediate future. The projected enrollments indicated in Table E may need revision to reflect the adopted Land Use Element and the growth that may occur based on the plan. (LCP)

TABLE E (LCP)
ENROLLMENT PROJECTIONS
AND FACILITY CAPACITIES
LUCIA MAR UNIFIED SCHOOL DISTRICT

Projected Enrollment ²							
School	1979 Actual Enrollment ¹	1980	1985	1990	1995	2000	Facility Capacity ³
Nipomo Elementary	363	349	403	460	503	550	480
Dana Elementary	367	350	404	460	503	550	540
Pauling Intermed	520	719	825	900	985	1,077	600
Arroyo Grande H.S.	1,906	2,217	2,565	2,843	3,108	3,348	2,250

NOTES:

- 1979 enrollments per Lucia Mar Unified School District Business Office, based on average daily attendance for the last day of the school year.
- Projected enrollments per "Long Range Development Plan, 1977-1990," Stuhr, Dodson, Foster, McClave, 1978.
- Capacity based on criteria in Long Range Development Plan (1978)

At present, a Level of Severity II is indicated for Pauling Intermediate and Arroyo Grande High School. Moreover, Level III for these schools is imminent; capacity will be reached within two years. Conditions at the elementary levels appear to be satisfactory. Enrollment projections indicate that capacities should be adequate into the 1990's. Table F indicates the projected years in which the schools will reach the various levels of severity. (LCP)

STUDENT POPULATION THRESHOLDS
LUCIA MAR UNIFIED SCHOOL DISTRICT FACILITIES
SOUTH COUNTY PLANNING AREA

School	Levels of Severity (Estimated Year of Attainment)		
	I	II	III
Dana Elementary	1992	1994	1999
Nipomo Elementary	1986	1988	1993
Pauling Intermediate		1975	1980
Arroyo Grande High School		1976	1981

D. ROADS/CIRCULATION

U.S. Highway 101 and State Highways 1 and 166 are the major traffic corridors through the planning area. These roads are expected to receive increased traffic loads due to area growth and development, as well as increased tourist traffic. Recent studies prepared by Caltrans evaluates these highways through 1995 and they all appear to have adequate capacity beyond that time. Minor improvements to the alignment of Highway 1 in the Callender-Garrett village area will improve the safety of the road but will not substantially alter the traffic capacity of the highway. (LCP)

NOTE: PORTIONS OF THE TEXT ADDRESSING AREAS OUTSIDE THE COASTAL ZONE HAVE BEEN DELETED. (LCP)

The Callender-Garrett and Palo Mesa village areas both need improved circulation systems. The necessary improvements will occur as development occurs and there are no apparent deficiencies in the major components of the circulation system that would inhibit development. (LCP)

CHAPTER 6: LAND USE

This chapter addresses land use issues affecting the South County Planning Area. The chapter is divided into three sections: rural, urban and village areas. The "rural" portion of the text discusses the area outside of urban and village reserve lines; the "urban" portion discusses the area within the Nipomo Urban Reserve Line; the "village" portion discusses land within the Los Berros, Callender-Garrett and Palo Mesa village reserve lines. (LCP)

The LUE official maps separate the planning area into land use categories, which define regulations for land uses, density and intensity of use. Land use "programs" at the end of this chapter recommend actions by the county or other public agencies. Chapter 8 contains development standards related to the land use categories to assist in guiding planning area development. Standards define actions required for new development to achieve consistency with the general plan. (LCP)

Table G summarizes the acreage for each land use category in the planning area. (LCP)

A. RURAL AREA LAND USE

The rural area includes all those lands outside of the Nipomo urban reserve line and the village reserve lines for Los Berros, Palo Mesa and Callender-Garrett villages. The primary land use is agriculture, with the steeper slopes of the Temetate Ridge east of Nipomo Valley providing some grazing capabilities and forming the scenic backdrop for the planning area. (LCP)

Agriculture

Agriculture has historically been, and still is, the most widespread use of land in the South County Planning Area. Agricultural practices of varying degrees of intensity involve over two-thirds of the planning area. Any appreciable loss in farm acreage should be avoided. (LCP)

Prime valley lands should be protected exclusively for agriculture. Large portions of the Nipomo and Santa Maria Valleys are in agricultural preserves and should be retained as primary farming areas. (LCP)

The Dune Lakes are a series of 10 freshwater lakes located in adjacent sand dunes. This property is in agricultural preserve and is unique in that it includes a wildlife preserve in addition to agricultural uses on the portions of the property that lie in the Cienega Valley. This land should be retained in agricultural preserve to protect the farmland and the wildlife habitat. (LCP)

Table G LAND USE CATEGORY ACREAGE SOUTH COUNTY PLANNING AREA						
LAND USE CATEGORY	RURAL	NIPOMO	CALLENDER-GARRETT	PALO MESA	LOS BERROS	TOTAL
Agriculture	56,020	21	-	-	-	56,041
Rural Lands	18,644	-	-	-	-	18,644
Recreation	9,620	127	-	-	-	9,747
Open Space	641	-	-	-	-	641
Residential Rural	6,580	-	-	-	-	6,580
Residential Suburban	-	2,218	733	361	105	3,417
Residential Single Family	-	884	-	30	-	914
Residential Multi-Family	-	96	-	-	-	96
Office and Professional	-	45	-	-	-	45
Commercial Retail	-	62	-	5	-	67
Commercial Service	-	50	-	-	-	50
Industrial	2,054	-	-	-	-	2,054
Public Facilities	-	31	-	12	-	43
Total	93,559	3,534	733	408	105	98,339

There are a wide range of agricultural uses occurring on the Nipomo Mesa. However, most of the area designated Agriculture on the mesa includes lands currently under agricultural preserve contracts. (LCP)

Non-contract lands include a large dairy operation and nearby grazing land, located north of Black Lake Canyon. As other agricultural uses may come into the agricultural preserve program, the land use category should be changed through amendment to the Land Use Element to designate these lands in the Agriculture land use category. (LCP)

There is an area adjacent to the southeast corner of the Callendar- Garrett village reserve line, west of Highway 1, that is in agricultural preserve. It is designated Agriculture, with an "industrial reserve" overlay. The property is bordered on the north, west and south by industrial lands and is an area that could be appropriate for future industrial development. The site is clear of trees and is visible from Highway 1. If the owner decides to not renew the existing agricultural preserve contract, an amendment to the Land Use Element should be considered to change the land use category from Agriculture to Industrial. (LCP)

NOTE: PORTIONS OF THE TEXT ADDRESSING AREAS OUTSIDE THE COASTAL ZONE HAVE BEEN DELETED. (LCP)

Industrial

The large industrial area west and south of Highway 1 is currently occupied by the Santa Maria Oil Refinery (operated by Union Oil Company of California) and the Santa Maria Chemical Plant operated by the Union Chemical Division, Carbon Group. These uses occupy only a portion of the total area, and the large vacant areas provide a desirable buffer from adjacent uses and an area where wind-carried pollutants can be deposited on-site, thereby not affecting neighboring properties. This is particularly important to the agricultural uses in the Santa Maria Valley. Any proposed modification or expansion of the refinery and coke ovens should be subject to Development Plan approval covering the entire property to designate buildable and open space areas. No major expansion or alterations to these operations are envisioned at this time. Proposed offshore oil and gas lease sales, however, may generate the need for onshore partial oil and gas processing facilities. The siting of such facilities may be appropriate in this area due to similarities in scale and use, adequate vacant lands, and proximity to areas being considered for lease. (LCP)

There is an area on the west side of Highway 1, south of Willow Road, that is designated in the Agriculture land use category but is intended to be an "Industrial Reserve" area. Conversion of this area to industrial uses will require an amendment to the Land Use Element and LCP to change the land use category from Agriculture to Industrial when the existing agricultural preserve contract is terminated. (LCP)

NOTE: PORTIONS OF THE TEXT ADDRESSING AREAS OUTSIDE THE COASTAL ZONE HAVE BEEN DELETED. (LCP)

Open Space

The area designated as Open Space within the Nipomo Dunes is identified for the preservation of the sensitive dune habitats. This area represents an important buffer zone to protect the vegetated back dunes and dune lakes. This buffer is necessary to protect the sensitive habitat from two adjacent uses: the off-road vehicular use to the west in the Pismo Beach State Vehicular Recreation Area; and the oil refinery operations to the east. Only passive recreational activities that are consistent with protection of the sensitive habitat will be permitted. (LCP)

Recreation

Most of the lands designated in the Recreation land use category are located in the dunes and wetlands adjacent to the coast. The ocean, beaches and dunes are the principal tourist attractions of the South County. (LCP)

The coastal dunes are proposed by the State Department of Parks and Recreation for an expansion of the Pismo State Park and State Vehicular Recreation Area. These two contiguous state park units encompass over 2,000 acres of beaches, wetlands, and sand dunes. Combined, the state beach and vehicular recreation areas are the major visitor attraction within the coastal zone with over three million visitors per year according to the State Department of Parks and Recreation. Providing a wide variety of recreation opportunities, the parks are famous for clamming and driving on the beach and recreational vehicle use within the Dunes. Existing facilities include a golf course and two developed campgrounds. A major staging area must be developed to serve as the primary access to the dunes for offroad vehicle users. Alternate camping areas, habitat buffers, and identified off-highway vehicle use areas must be addressed in revisions to the General Development Plan for this state park unit. Detailed standards by which the General Development Plan will be measured are found in the Planning Area Standards chapter. (LCP)

The Guadalupe Dunes contain an existing oil field operation. While the use of the area for energy development is appropriate, the long-range use should be for limited recreational activities. Any proposals for expansion or intensification of the oil field operations should be preceded by approval of a development plan covering the entire property. In passing the California Coastal Act of 1976, the Legislature recognized the potential for conflicts between energy development and coastal protection and they developed specific policies to ensure orderly industrial development while providing maximum protection of sensitive resources. While the area is appropriate for energy development use because of the existing oil resources, the ultimate use should be planned for limited recreational activities. To obtain more detailed information to assure maximum protection of these resources for ultimate recreational use a detailed study Plan for the Nipomo Dunes System Volume II-Guadalupe Unit (October 2, 1980) was completed. The goal of the study was to provide adequate information for a management plan to ensure that anticipated energy development in the dunes is compatible with this valuable coastal resource and is consistent with the requirements of the Coastal Act. The proposed management plan is summarized and incorporated herein under the extractive combining designation. (LCP)

Rural Lands

The Rural Lands category is applied to three parcels on a major portion of the Guadalupe Dunes oilfield. A planning area standard for this area is contained in Chapter 8. It limits allowable uses to agricultural accessory structures, aquaculture, crop production and grazing, coastal accessways, fisheries and game preserves, water wells and impoundments, petroleum extraction, accessory storage, and pipelines and power transmission. The purpose of this standard is to provide for uses such as agriculture and aquaculture which could be compatible with existing oil extraction operations in this area. The duration of any proposed aquaculture use on portions of this Rural Lands category should be tied to the life of the oil operations. An aquaculture use should therefore be terminated at the same time as or soon after termination of oil extraction activities so that the ultimate use of the area for limited recreation can be realized.

While the use of the area for energy development is appropriate, the long-range use should be for limited passive recreational activities. Any proposals for expansion or intensification of the petroleum extraction operations should be preceded by approval of a Development Plan covering the entire property. In passing the California Coastal Act of 1976, the Legislature recognized the potential for conflicts between energy development and coastal protection and they developed specific policies to ensure orderly industrial development while providing maximum protection of sensitive resources. While the area is appropriate for energy development use because of the existing oil resources, the ultimate use should be planned for limited passive recreational activities. To obtain more detailed information to assure maximum protection of these resources for ultimate recreational use, a detailed study plan for the Nipomo Dunes System, Volume II-Guadalupe Unit (October 2, 1980) was completed. The goal of the study was to provide adequate information for a management plan to ensure that anticipated energy development in the dunes is compatible with this valuable coastal resource and is consistent with the requirements of the Coastal Act. The proposed management plan is summarized and incorporated herein under the extractive combining designation. (LCP) (Amended 03-14-89, Ordinance No. 2378)

NOTE: PORTIONS OF THE TEXT ADDRESSING AREAS OUTSIDE THE COASTAL ZONE HAVE BEEN DELETED (LCP)

B. VILLAGE AREA LAND USE

The South County Planning Area contains three identifiable villages: 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. (LCP)

NOTE: PORTIONS OF THE TEXT ADDRESSING AREAS OUTSIDE THE COASTAL ZONE HAVE BEEN DELETED. (LCP)

CALENDER-GARRETT VILLAGE

The village can be divided into three different sub-areas. 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 is mostly vacant but has a few scattered residences. 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 characterized by a mixture of residential, industrial and agricultural uses and vacant lands. Many uses were created years ago when properties were deeded off in violation of county and state land division regulations. (LCP)

NOTE: ONLY THE AREA SOUTH OF HIGHWAY ONE IS WITHIN THE COASTAL ZONE. (LCP)

The entire village area is generally characterized by scattered development, undeveloped or inadequate roads, and lack of adequate infrastructure. Each of these three sub-areas has experienced property breakdowns through the lot split process as well as isolated pockets of old substandards subdivisions, resulting in a mixture of small lots and large undeveloped acreage parcels. The properties have been developed on a haphazard basis so that residents must contend with inadequate water and sewer systems and an increased frequency of health hazards and nuisances. This development pattern has led to a mixture of uses that are often incompatible with one another. For instance, there is a residential/industrial mix in the Garrett Tract and 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. Throughout the entire village area, existing nuisances and substandard structures should be abated to create the attractive living environment found to be so desirable on the Nipomo Mesa. (LCP)

Residential Suburban

NOTE: PORTIONS OF THE TEXT ADDRESSING AREAS OUTSIDE THE COASTAL ZONE HAVE BEEN DELETED. (LCP)

There is suburban residential area located south and west of Highway 1 that consists of some existing one acre lots, as well as some larger unsubdivided properties. The existing one acre lots were created several years ago and lack an adequate road system or other improvements. There is a series of dirt roads over private easements that provide access into many of the interior lots. Most of the homes in the area are dilapidated and the area is generally unkempt. The homes rely on individual wells and septic tank disposal systems. (LCP)

Future development should strive to provide incentives to improve this neighborhood. A public street system should be constructed and a community water system installed to provide adequate domestic water supplies and fire protection capabilities. When the large unsubdivided property is developed, it should occur through the subdivision process, so that an overall street and utility system can be designed. Since the area is bounded on both the north and east by Highway 1, particular attention must be given to the location of access points to the future subdivision. Newly-created lots should have access from interior residential streets, not direct access onto Highway 1. The lot layout of any proposed subdivision should also take into account the proposed realignment of Highway 1 at Willow Road that would cut across the northeast corner of the area. Lots along the westerly edge 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. (LCP)

Industrial

The Industrial land use category covers a large portion of the village. The old Callender townsite is located at the westerly edge of the village between Highway 1 and the railroad. It is covered with eucalyptus trees and is undeveloped except for the former Stauffer Chemical Company building and two residences. The site has good potential for industrial development, especially since it is adjacent to the railroad and Highway 1. Development should use the industrial park concept, providing for rail access and adequate internal streets, water supply and sewage disposal facilities. The trees should be retained wherever possible to screen the industrial uses from the highway. When industrial development does occur, the old underlying Callender townsite should be reverted to acreage and a new subdivision recorded to create industrial parcels and the circulation system. (LCP)

NOTE: PORTIONS OF THE TEXT ADDRESSING AREAS OUTSIDE THE COASTAL ZONE HAVE BEEN DELETED. (LCP)

The industrial area south of Highway 1 includes the area known as the Garrett Tract. Existing uses include a Pacific Gas and Electric substation, residences, auto wrecking yards, an aluminum recycling operation, mini-storage and vacant parcels. This area was the subject of lengthy studies and public hearings in 1976 that led to the establishment of industrial zoning over this area. The Land Use Element reflects the industrial areas that were established through that process. There are several large undeveloped parcels at the southeast corner of Sheridan Road and Highway 1. As these properties develop special attention should be given to screening, landscaping and signing because the properties are visible from Highway 1. Access drives onto the highway should also be combined if at all possible to avoid potential traffic problems. (LCP)

There is a substantial area to the south of the Garrett Tract that is undeveloped and for the most part unsubdivided. This area should be developed with a loop collector street connecting south Sheridan Road with Noller Lane and Highway 1. There is an existing dirt road located midway between Noller Lane and Sheridan Road that should be improved to county standards and extended to intersect the new loop collector road. The area is generally not visible from Highway 1 and is bordered on the south by the Union Oil Company refinery so open yard industrial uses could be appropriate. (LCP)

The southerly portion of South Sheridan Road is proposed for heavy industrial uses (see Figure 4). Chapter 8 (Planning Area Standards) contains the special standards, including all available types of uses and permit requirements, to be applied to this area. (LCP)

The industrial areas should be upgraded with improved paved roads. A community water system should also be installed to provide adequate water supplies for domestic and industrial uses and to provide adequate fire protection capabilities. As industrial uses are developed, the eucalyptus trees should be retained wherever possible to screen the industries and to retain the overall character of the village. (LCP)

NOTE: PORTIONS OF THE TEXT ADDRESSING AREAS OUTSIDE THE COASTAL ZONE HAVE BEEN DELETED. (LCP)

C. PLANNING AREA LAND USE PROGRAMS

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

Land use programs for the South County Planning Area are grouped first under names of communities or rural areas, and then under land use categories or other location headings to identify specific areas where they each apply. (LCP)

RURAL AREA PROGRAMS

The following programs apply to portions of the South County Planning Area outside of urban and village reserve lines, in the land use categories or locations listed. (LCP)

Areawide

1. Agricultural Preserves. The county should continue to encourage owners of eligible lands to participate in the agricultural preserve program. (LCP)
2. Industrial Reserve. Lands covered by the "Industrial Reserve" overlay are to remain in agricultural uses until expiration of the agricultural preserve contract. The Land Use Element should then be amended to designate these lands in the Industrial land use category. (LCP)

Agriculture

3. Revert to Acreage. The county should seek property owner's consent to revert to acreage parcels in contiguous ownership that are individually less than 40 acres. (LCP)

Recreation

4. Dune and Beach Access. The county should work with the State to provide for improved access corridors to the dunes and beach areas. (LCP)
5. Pismo Beach State Park - Expansion. The county should encourage continued expansion, improved management and development of Pismo Beach State Park to include Oso Flaco Lake, Little Oso Flaco Lake and Coreopsis Lake. (LCP)
6. Guadalupe Dunes - Consolidation of Related Facilities. Should facilities related to processing of onshore or offshore oil be needed, the county shall require the development of partial processing facilities within the existing oil refinery or within the adjacent area planned for industrial use on the Nipomo Mesa unless it is shown that this location is infeasible or more environmentally damaging and that the impacts have been mitigated to the maximum extent feasible. (LCP)

Rural Lands

7. Guadalupe Dunes - Consolidation of Related Facilities. Should facilities related to processing of onshore or offshore oil be needed, the county shall require the development of partial processing facilities within the existing oil refinery or within the adjacent area planned for industrial use on the Nipomo Mesa unless it is shown that this location is infeasible or more environmentally damaging and that the impacts have been mitigated to the maximum extent feasible. The location of facilities shall be consistent with Policy 6 in Appendix E of the Local Coastal Program Policy Document (LCP).
8. Guadalupe Dunes - Ultimate Recreational Use. After termination of oil extraction, a general plan amendment should be initiated to change the land use category from Rural Lands to Recreation. That would reflect the planned ultimate use of this area for limited recreational use. (Amended 03-14-89, Ordinance No. 2378)

CALENDAR-GARRETT VILLAGE AREA PROGRAMS

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

1. Area Improvements. The county Engineering Department should work with property owners and LAFCO to establish a multipurpose 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 tank maintenance. Existing small water companies should be eliminated as a village-wide water system is developed. (LCP)
2. Rare and Endangered Plant Mitigation. The State Department of Fish and Game should complete the survey of the rare and endangered plants of the Callendar-Garrett triangle area and recommend appropriate mitigation measures for siting of development. (LCP)

NOTE: PORTIONS OF THE TEXT ADDRESSING AREAS OUTSIDE THE COASTAL ZONE HAVE BEEN DELETED. PROGRAMS OR STANDARDS HAVE BEEN RENUMBERED TO REFLECT THE DELETIONS. (LCP)

CHAPTER 7: COMBINING DESIGNATIONS & PROPOSED PUBLIC FACILITIES

A. COMBINING DESIGNATIONS

Combining designations are special overlay categories applied in areas of the county with hazardous conditions or special resources, where more detailed project review is needed to avoid adverse environmental impacts or effects of hazardous conditions on proposed projects. 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 Chapter 8 (Planning Area Standards) and are applicable to development proposals in addition to the standards of Chapter 23.07 of the Coastal Zone Land Use Ordinance. (LCP)

Nipomo Dunes (SRA) - The Nipomo Dunes is the largest dune complex in the State and extends for 12 miles along the coast. A unique habitat, the dunes support a remarkably large flora, with many species endemic to the dunes. The coastal strand habitat occurs on the beach and the less stabilized dunes area. Seven rare plants are present and several endemics are restricted to the dunes and nearby areas. This area is also the northern limit for several plants, including the Giant Coreopsis, which may reach a height of 8 feet. (LCP)

The tall and dramatic dunes are singled out in many state and federal reports and documents for their unique environment and importance as a natural resource. Behind the coastal dunes is the largest undisturbed area of freshwater lakes and dunes on the California Coast. The entire dunes are recommended for ultimate use for recreation and conservation. Future recreational plans and potential energy development must carefully evaluate areas suited for more intensive development, sensitive areas to be preserved in their native habitat, and measures to be incorporated to provide protection of these resources to the maximum extent feasible for ultimate public recreation and conservation use. (LCP)

Dune Lakes (SRA) - Ten freshwater lakes with marsh and riparian communities are located in the hollows of the Nipomo Dunes. These lakes are important to birds in the Pacific Flyway and support some hunting. Ducks, other waterfowl, and shorebirds are numerous during the migratory season. These lakes are also important as nesting areas for some waterfowl and other marsh associated species. Some of the lakes have been stocked with fish. (LCP)

Oso Flaco Lakes (SRA) - These are two small dune-associated wetlands. Freshwater marsh, riparian, and coastal sage scrub biotic communities are present. Oso Flaco Lakes are an important wildlife habitat. Numerous birds are present, including the rare and endangered Least Tern. Duck and other waterfowl are present during the migratory season. (LCP)

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. (LCP)

NOTE: PORTIONS OF THE TEXT ADDRESSING AREAS OUTSIDE THE COASTAL ZONE HAVE BEEN DELETED. (LCP)

Santa Maria River (SRA) - The Santa Maria River lies in both Santa Barbara and San Luis Obispo Counties. Though only high tides inundate the estuary, 35 acres of salt marsh are present, composed primarily of pickleweed. The California Native Plant Society has found several endangered species within the area which is also an important waterfowl and shorebird habitat. The Brown Pelican and the endangered Least Tern feed here and the Least Tern also nest near here. (LCP)

Santa Maria River (FH) - The Santa Maria River, as designated on the plan, is a flood plain. Any development in this flood plain should be of a temporary nature and not create adverse affects to levees, cliffs, and the streambed in general. (LCP)

NOTE: PORTIONS OF THE TEXT ADDRESSING AREAS OUTSIDE THE COASTAL ZONE HAVE BEEN DELETED. (LCP)

Oceano County Airport (AR) - This combining designation affects only the northwestern corner of the planning areas. The airport and its environs are under the jurisdiction of two separate series of regulations and accompanying review processes: the Federal Aviation Administration Part 77 regulations which, in part address hazardous interference with air traffic by the height of buildings and structures, and electronic emissions which could impede aircraft communications and navigation; and the 1976 Oceano County Airport Land Use Plan, which defines compatible land uses and performance standards for six specific "zones" around the airport. The boundaries of these overlapping regulatory areas are shown in Figure 3, and together they describe the total area of the Airport Review combining designation. (LCP)

Local Coastal Plan (LCP) - The coastal zone encompasses most of the South County Planning Area lying west of Highway 1, with the railroad serving as the boundary in the northern portions. The LCP combining designation will identify specific programs to ensure that access to the shoreline is provided in accordance with the policies of the Local Coastal Plan. (LCP)

Nipomo Creek and its tributaries (FH) - Flooding of certain locations within the area is possible as evidenced by winter storms in 1969 and 1973. With increasing development, it is expected that additional areas within proximity to Nipomo Creek will become flood prone. (LCP)

NOTE:PORTIONS OF THE TEXT ADDRESSING AREAS OUTSIDE THE COASTAL ZONE HAVE BEEN DELETED. (LCP)

Guadalupe Oil Fields (EX) - This oil field is located in the south- western corner of the planning area. The operation should remain there as long as needed to extract the oil; however, the long-range use of the area should be for limited recreational activities similar to the surrounding dunes area. Any expansion or intensification of oilfield operations shall be subject to approval of a Development Plan covering the entire property holding to ensure that eventual limited recreational use of the area can be achieved. The Coastal Commission has recently approved an expansion of the oil field subject to detailed standards for extraction activities and pipeline corridor construction. These standards are incorporated by reference in Chapter 8: Planning Area Standards. This chapter further incorporates the criteria and standards for the siting of other additional energy development from the Energy Facility Siting Management Plan conducted for the Guadalupe Dunes. (LCP)

B. PROPOSED PUBLIC FACILITIES

Only public facilities that directly effect land use and are publicly managed are considered. The public facilities needed for the planning area are determined by many public agencies. (LCP)

Development guidelines for proposed public facilities are contained in Chapter 8 of Framework for Planning. (LCP)

Rural Area

NOTE: PORTIONS OF THE TEXT ADDRESSING AREAS OUTSIDE THE COASTAL ZONE HAVE BEEN DELETED. (LCP)

Schools - The proposed school sites should be carefully evaluated by the Lucia Mar Unified School District. The two existing elementary schools are expected to have adequate capacity for a number of years; however, new facilities will be needed to serve the levels of population anticipated by this plan. The need for a junior high and a high school appears to be more pressing since the existing facilities are at or near capacity. The school district should begin long-range planning efforts to select future school sites. (LCP)

NOTE: PORTIONS OF THE TEXT ADDRESSING AREAS OUTSIDE THE COASTAL ZONE HAVE BEEN DELETED. (LCP)

C. COMBINING DESIGNATIONS AND PROPOSED PUBLIC FACILITY PROGRAMS

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

The following programs for the South County Planning Area are grouped under the names of communities or rural areas, and then under combining designations or other location headings to identify specific areas where they each apply. (LCP)

Flood Hazard Areas (FH)

- 1. Channel Maintenance Programs.** The county Flood Control District should undertake a channel maintenance program for Nipomo Creek and tributaries to prevent erosion and preserve stream channels. Maintenance should include only that which is required to ensure continued channel capacity that will provide proper drainage during flooding stages. (LCP)

Historic Areas (H)

NOTE: PORTIONS OF THE TEXT ADDRESSING AREAS OUTSIDE THE COASTAL ZONE HAVE BEEN DELETED. (LCP)

Sensitive Resource Area (SRA)

Black Lake Canyon

2. **Preservation.** Preservation of this unique environment should be given priority in the county Capital Improvement Program. (LCP)
3. **Resource Protection Plan.** The county should seek state and federal grant funds to prepare a resource protection plan for the canyon. (LCP)
4. **Open Space Easements.** The county should acquire open space easements on lands below the canyon rim. (LCP)

Nipomo Hill

5. **Regional Park.** The county should acquire property in the vicinity of Nipomo Hill for a regional park and after acquisition should prepare a Development Plan to delineate uses and activity areas within the park and their relationships to adjacent lands. (LCP)

Santa Maria River Mouth (SRA)

6. **Habitat Protection.** San Luis Obispo and Santa Barbara Counties shall cooperate in all review of all land use proposals in this area, particularly oil extraction, to ensure adequate habitat protection. (LCP)
7. **Monitoring Programs.** Regional Water Quality Control Board should implement assist with water and grazing monitoring programs. (LCP)

Oso Flaco Lakes (SRA)

8. **Off-road Vehicle Use.** The State Department of Parks and Recreation should prohibit ORV use in the area immediately adjoining the lakes except on designated roads or trails. (LCP)
9. **Sedimentation.** The State Department of Parks and Recreation should develop a sediment basin or some other method to ensure irrigation water entering the lakes which is necessary for the lakes water supply should not contribute to sedimentation of the lake. (LCP)
10. **Revegetation.** The State Department of Parks and Recreation shall undertake a program of revegetation with native plants and any other steps necessary to control movement of active sand dunes into the lakes as part of the Pismo State Beach and Vehicular Recreation Area General Development Plan. (LCP)

Dune Lakes (SRA)

11. **Potential Acquisition.** If the existing private owners wish to divest themselves of this property, the California Department of Fish and Game or other conservation organizations should consider acquisition and maintain the area as a natural preserve. (LCP)

CHAPTER 8: PLANNING AREA STANDARDS

This chapter contains special "standards" for the South County Planning Area. Standards are mandatory requirements for development, designed to handle identified problems in a particular rural area, or to respond to concerns in an individual community. Planning area standards can range from special setbacks in one neighborhood, to limits on the kinds of land uses normally allowed by the LUE (Table O, and Coastal Table O, Part I) because of certain community conditions. (LCP)

These standards apply to the planning and development of new land uses, and must be satisfied for a new land use permit to be approved, and for a newly constructed project to be used. All standards listed in this area plan may not affect the entire planning area. Most apply to specific communities or rural locations. (LCP)

South County standards are organized under several headings describing locations in the planning area where they apply. Standards are grouped first by community, then by land use category, and finally under headings naming a specific area where the standard must be satisfied. (LCP)

These requirements apply to proposed projects in addition to the provisions of the Land Use Ordinance and Coastal Zone Land Use Ordinance. Where these standards conflict with the LUO, CZLUO, these standards control. In any case where the Land Use Element designates a property in the Open Space or Recreation land use categories, in the Sensitive Resource or Historic Area Combining Designations, or where the LUE identifies a need for open space preservation through easement, contract or other instrument, such designation does not in and of itself convey or imply any right of public use, access, trespass or violation of privacy. (LCP)

A. SOUTH COUNTY RURAL AREA STANDARDS

The following standards apply to land in the South County Planning Area outside of urban and village reserve lines, in the land use categories or specific areas listed. (LCP)

AREAWIDE: The following standards apply to projects proposed in all South County rural land use categories.

Circulation

1. **Areawide Systems - Development Plan Projects.** Development Plan proposals are to be integrated into areawide circulation and utility easements, providing for future extensions into adjacent undeveloped properties wherever feasible or where known areawide rights-of-way are planned. (LCP)
2. **Driveways - New Land Divisions.** New land divisions are to include, where possible, design provisions for combining driveways and private access roads serving proposed parcels wherever terrain and adequate sight distance on the public road allow. (LCP)
3. **Equestrian, Pedestrian and Bikeways - New Land Divisions.** Provide for safe and site-sensitive equestrian, pedestrian and bike circulation facilities in the design of roads for new subdivisions where feasible. (LCP)

4. **Road Design and Construction - New Land Divisions.** Road alignments proposed in new land division applications are to be designed and constructed to minimize terrain disturbance consistent with safety and construction cost. Altered slopes are to be replanted with indigenous plants or protected by other appropriate erosion control measures. (LCP)

Site Design and Construction

5. **Sloping Sites.** Development Plan proposals for sites with varied terrain are to include design provisions for concentrating developments on moderate slopes, with the steeper slopes visible from public roads remaining undeveloped. (LCP)

AGRICULTURE: The following standards apply only to lands within the Agriculture land use category.

Nipomo and Santa Maria (Oso Flaco) Valleys. The following standards apply only to lands in the Nipomo and Santa Maria valleys (see Figure 2). (LCP)

1. **Limitation on Use.** Uses allowed by Coastal Table O, Part I of the Land Use Element are limited to: agricultural processing; agricultural accessory structures; crop production and grazing; cannabis cultivation; cannabis dispensaries, cannabis manufacturing; cannabis nurseries; animal raising and keeping; farm labor quarters; residential accessory uses; single family dwellings; mobilehome dwellings; temporary dwellings; roadside stands; pipelines and power transmission; water wells and impoundments; and coastal accessways. (LCP)
[Amendment September 2018, Ord. 3357]
2. **Minimum Parcel Size in Coastal Zone.** The minimum parcel size for new land divisions in Oso Flaco Valley is 40 acres unless the Coastal Zone Land Use Ordinance would otherwise require larger parcel sizes. (LCP)

COMBINING DESIGNATIONS: The following standards apply to lands in the Airport Review (AR), Local Coastal Plan (LCP), Energy and Extractive (Ex), Sensitive Resource Area (SRA) and Historic Area (H) combining designations.

Airport Review Area (AR)

1. **Airport Land Use Plan Included by Reference.** The adopted Oceano County Airport Land Use Plan is hereby incorporated into this Land Use Element as though it were fully set forth here. (LCP)
2. **Limitation on Uses Within Airport Review Area.** Allowable uses are limited to those designated as "compatible" or "conditionally approvable" by the adopted Oceano County Airport Land Use Plan. (LCP)
3. **Development Standards - Private Lands.** All permit applications for sites within the boundary of the adopted Oceano County Airport Land Use Plan are subject to the development standards set forth in that plan. (LCP)

Energy and Extractive (EX)

4. **Permit Requirement - Guadalupe Oil Field.** Any new oil field operation, modification or expansion of the existing Guadalupe Oil Field (see Figure 2), beyond that allowed by current Coastal Commission permits requires Development Plan approval. Coastal permit conditions (Permit 409-24) for expansion of the Guadalupe oil field and construction of pipeline corridor shall be met. Any new development shall be subject to the standards and conditions set forth in the Energy Facility Siting Management Plan for the Guadalupe Dunes System, Volume II Guadalupe Dune Unit (October 22, 1980). In addition to applicable provisions of the Land Use Element (LUE), Local Coastal Program (LCP) and Coastal Zone Land Use Ordinance (CZLUO). In the event of any conflicts between the standards of the energy facility siting plan, LUE, LCP or CZLUO, the most restrictive shall prevail.
5. **Dune Stabilization.** Development of ultimate recreation uses is to include a program for dune stabilization to prevent dune migration into the Santa Maria Valley farmland. (LCP)

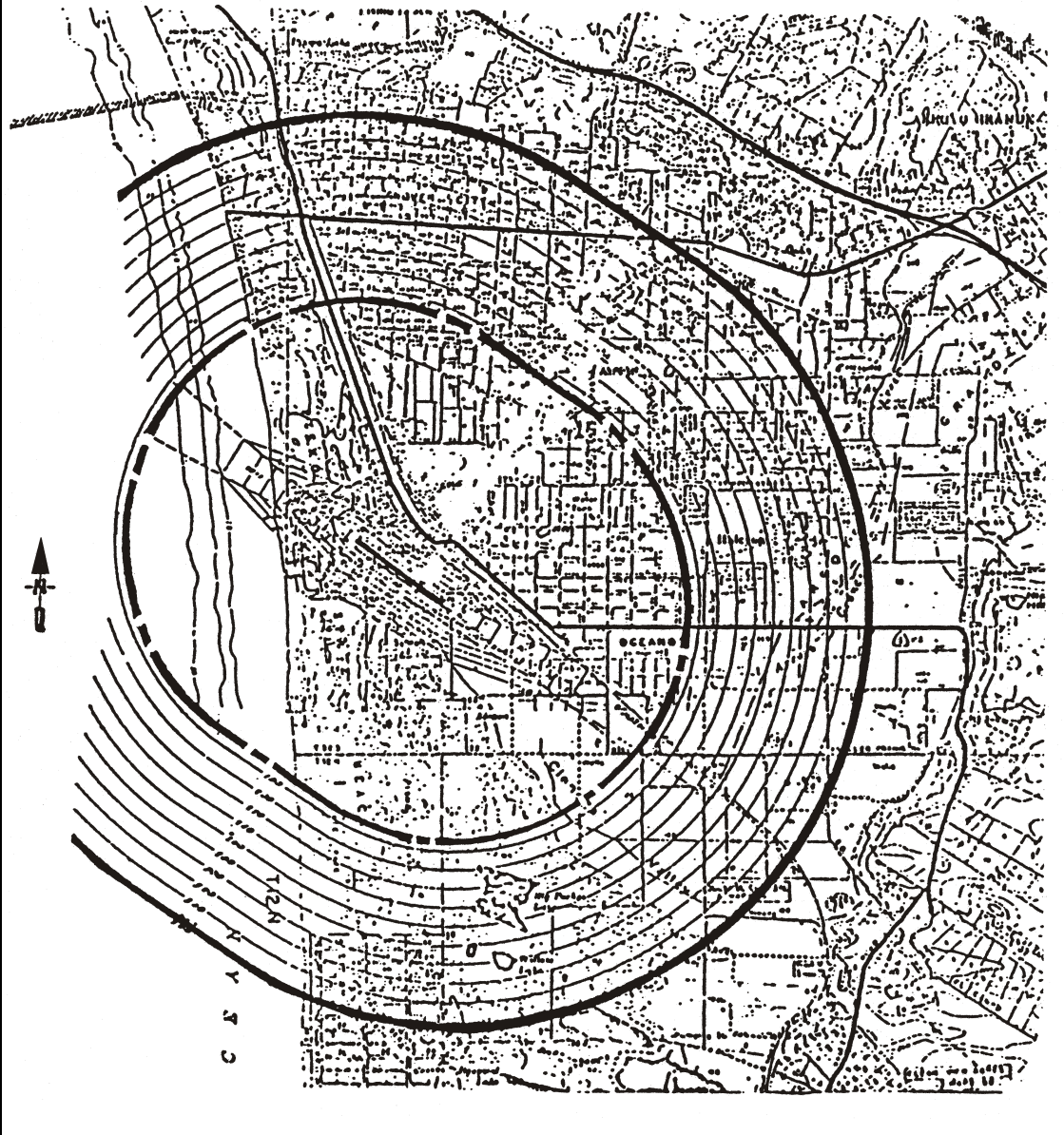
NOTE: PORTIONS OF THE TEXT ADDRESSING AREAS OUTSIDE THE COASTAL ZONE HAVE BEEN DELETED. (LCP)

FIGURE 3

AIRPORT REVIEW AREA: OCEANO AIRPORT

LEGEND

-  AREA SUBJECT TO FAA PART 77 REGULATIONS
-  AREA COVERED BY THE AIRPORT LAND USE PLAN



Local Coastal Plan (LCP)

6. **Union Oil.** In accordance with the coastal development permit (409-24) Union Oil shall record an irrevocable offer-to-dedicate to a public agency or private association, an easement primarily for habitat protection/preservation or open space and secondarily for public access consistent with preserving the habitat value of this area. (LCP)

Sensitive Resource Area (SRA)

7. **Black Lake Canyon - Limitation Improvements.** No permanent structures, impervious surfacing, grading, sewage disposal systems or water wells are allowed below the canyon rim. (LCP)
8. **Black Lake Canyon - Access Limitation.** Road access to new and existing parcels is to be from local streets above the canyon rim. (LCP)
9. **Black Lake Canyon - Setbacks.** Maintain at least a 20-foot building setback from the rim of the canyon. (LCP)

Santa Maria River (SRA)

10. **Habitat Protection.** No oil field discharge shall be allowed into the wetland. (LCP)
11. **Grazing Control.** Grazing activities shall be confined to areas which do not impact the wetland habitat. (LCP)
12. **Setbacks Requirements.** Oil field tailings and debris shall not be located within 100 feet of the wetland. Existing tailings and debris shall be removed. (LCP)

NOTE: PORTIONS OF THE TEXT ADDRESSING AREAS OUTSIDE THE COASTAL ZONE HAVE BEEN DELETED. (LCP)

INDUSTRIAL: The following standards apply only to lands in the Industrial land use category in the rural portions of the planning area.

NOTE: PORTIONS OF THE TEXT ADDRESSING AREAS OUTSIDE THE COASTAL ZONE HAVE BEEN DELETED. (LCP)

Union Oil. The following standards apply to the large industrial area west and south of Highway 1 currently occupied by the Santa Maria Oil Refinery and the Santa Maria chemical plant. (LCP)

1. **Permit Requirements.** Any proposed modification or expansion of the existing refinery or coke oven or the construction of partial oil and gas processing facilities to service off-shore derived oil and gas that involves land area beyond that presently developed requires Development Plan approval and shall be subject to the following: (LCP)

- a. Phasing plan for staging development indicating the anticipated time table and site plans for project initiation, expansion possibilities, completion, consolidation possibilities, and decommissioning. (LCP)
 - b. A fire protection system approved by the governing authority. (LCP)
 - c. Screening of the facilities from public view through height limitations, careful site design, artificial contoured banks and mounding, extensive landscaping, and decorative walls and fences. (LCP)
 - d. Any part of the facilities that cannot effectively be screened by the above methods shall be painted with nonreflective paint of colors that blend with the surrounding natural landscape. (LCP)
 - e. Oil spill contingency plan (using most effective feasible technology) indicating the location and type of cleanup equipment, designation of responsibilities for monitoring, cleanup, waste disposal and reporting of incidents and provisions for periodic drills by the operator, as requested by the county, to test the effectiveness of the cleanup and containment equipment and personnel. (LCP)
2. **Limitation on Use.** All uses are prohibited except petroleum refining and related industries (including partial oil and gas processing and related industries); coastal accessways; water wells and impoundments; and pipelines and power transmissions. No off-road vehicular use is permitted other than for management of the industrial and natural areas. (LCP)
 3. **Site Location.** Site location shall minimize impacts to identified rare and endangered plant species and be located to provide a buffer from exposed dune areas on site. A qualified biologist shall survey the site and make recommendations on siting alternatives and appropriate mitigation. (LCP)
 4. **Buffer Zones.** No facilities shall be located in the area west of the railroad, which shall serve as a protective, natural buffer separating the heavy industrial use from the recreational activities within the dunes. This buffer area shall be managed cooperatively between the property owners and the California Department of Parks and Recreation to encourage dune revegetation and stabilization within the buffer area. A buffer area shall be required to reduce impacts to the nearby residential areas. (LCP)
 5. **Air Pollutions Standards.** Any expansion or modification of existing petroleum processing or transportation facilities or the construction of new facilities shall meet San Luis Obispo County Air Pollution District (APCD) standards. (LCP)

OPEN SPACE: The following standards apply only to lands within the Open Space land use category in the rural portions of the planning area.

1. **Limitation of Use.** This area shall be maintained in its natural state to provide a buffer from the off-road vehicular area to the west and to afford protection to the refinery area to the east. Only authorized vehicles used for maintenance purposes are permitted, except for special off-road events which may be permitted if the lease between Union Oil and State Parks is renegotiated. (LCP)

RECREATION: The following standards apply only to lands within the Recreation land use category in the rural portions of the planning area.

NOTE: PORTIONS OF THE TEXT ADDRESSING AREAS OUTSIDE THE COASTAL ZONE HAVE BEEN DELETED. (LCP)

Guadalupe Dunes. The following standards apply to the sand dune areas south of Oso Flaco Road (see Figure 2). (LCP)

1. **Access.** Access to the recreation area is not to be across lands designated in the Agriculture land use category. (LCP)
2. **Dune Stabilization.** Development of recreational uses is to include a program for dune stabilization to prevent sand migration into the adjacent farmland of the Oso Flaco Valley. (LCP)
3. **Limitation On Use.** Allowable uses identified in Coastal Table O, Part I of the Land Use Element are limited to the following: fisheries and game preserves; pipelines and power transmission; crop production and grazing; coastal accessways; and water wells and impoundments. No off-road vehicular use is permitted other than for management of the natural areas or to service allowable uses. (LCP)

Pismo State Beach and State Vehicular Recreation Area. Standards 4 through 13 apply to the development of the Pismo State Beach and State Vehicular Recreation Areas. (LCP)

4. **General Development Plan Revisions.** The General Development Plan (GDP) shall be revised in accordance with the Local Coastal Plan. The plan should identify a variety of recreational opportunities with use areas separated where possible to minimize conflicts. Passive recreational uses and nature study uses should be provided for in the sensitive vegetated areas restricted from OHV use. (LCP)

Approval of the GDP for inclusion into the County's LCP, or approval of a coastal development permit for a development within either Pismo Beach State Park or the Pismo Dunes State Vehicular Recreation Area, shall be subject to a finding that the State Department of Parks and Recreation is making a commitment for sufficient manpower to ensure resource protection, ordinance enforcement and access control in conformance with the conditions of Coastal Development Permit No. 4-82-30A. Should the terms and conditions of the coastal permit not be enforced or accomplished or should they not be sufficient to regulate the use in a manner consistent with the protection of resources, public health and safety and community values, then under the county's police powers, the imposition of an interim moratorium on ORV use may be necessary to protect resources while long-range planning, development of facilities and requisition of equipment and manpower is completed. (LCP)

5. **Access Control.** All access points to the park facility will be controlled. Primary access for off-road vehicles into the dunes will be as indicated in Coastal Development Permit No. 4-82-30A. (LCP)
6. **Noise Control.** Noise control measures shall be required for ORV use in proximity to natural preserve areas. (LCP)

7. **Alternative Camping Areas.** Alternative camping areas subject to the numerical limitations of Coastal Development Permit No. 4-82-30A may be appropriate in the dunes area and beach. These are dependent upon assurance that scattered sites will still allow for adequate environmental protection throughout the dunes. (LCP)

Back dunes camping areas shall be identified at locations outside of the buffers. Adequate sanitary facilities shall be provided. These back dunes camping areas shall be for tent camping or camping from four-wheel drive vehicles that can gain access to them. With provision of adequate improved facilities, heavier units (which would have a greater environmental impact when accessing the dunes) should make use of the designated staging area. For major events such as hill climbs and competitions, state parks may authorize special access from the Oso Flaco causeway where it can ensure that adequate habitat protection exists. (LCP)

Beach camping in conformance with the numerical limitations of Coastal Development Permit No. 4-82-30A shall be permitted where it can be established that: a) administration of the entire park unit would not be adversely affected, b) control of total users can be maintained within acceptable carrying enforcement/ capacity. The General Development Plan must identify area(s) for beach camping which would minimize conflicts with other users of the sandy beach. (It is estimated each campsite can accommodate from five to eight persons). Consistent with the provisions of Coastal Development Permit No. 4-82-30A, this limit can be adjusted either upward or downward based on monitoring of the impacts of this use. (LCP)

In addition, to the camping facilities for ORV users, the GDP must identify overnight and day use areas for non-ORV users, including hikers, horseback riding, etc. (LCP)

Peak OHV use on the six major weekends must be closely monitored to evaluate the impacts. Monitoring data shall be reviewed jointly by State Department of Parks and Recreation, the county, Department of Fish and Game and the Coastal Commission on an annual basis. Long-term reduction of the peak use may be necessary to ensure adequate resource protection. (LCP)

8. **Habitat Protection.** Natural buffer areas for sensitive habitat areas shall be identified and fenced, consistent with the provisions of Coastal Development Permit No. 4-82-30A and the stabilized dune areas. Habitat enhancement programs shall be undertaken for the following areas including programs such as stabilization of the dunes with appropriate native vegetation to protect encroachment on wetlands and surrounding agricultural land. (LCP)

- a. Dune Lakes
- b. Coreopsis Hill
- c. Oso Flaco Lake
- d. Little Oso Flaco Lake

Fences or other appropriate techniques shall be maintained where needed to preclude vehicular access in such areas as the Dune Lakes, Oso Flaco Lake and natural areas in the eastern portion of the park and lease area. (LCP)

9. **ORV Use Area.** ORV use shall be permitted only in identified unfenced vehicular use area. These areas are identified in Figure 4. No recreational ORV use will be allowed in the designated natural areas. These buffer areas reflect areas required for habitat protection and generally recognize the established lease agreement with Union Oil for the areas adjacent to the eastern portion of the park. ORV is prohibited in all vegetated areas. (LCP)

ORV use of the county held portion (generally lying between the sandy beach and Dune Lakes) shall be limited to the Sand Highway west to the sandy beach. This will minimize conflicts with the Dune Lake Properties to the east and the State Department of Parks and Recreation Dune Preserve to the north. The map of ORV use areas indicates a buffer area along these critical interface areas. (LCP)

10. **Administration of County Holdings.** The county-owned land south of the dune preserve shall be administered through a memorandum of understanding between the county and the State Department of Parks and Recreation. Management of the facility has been assigned to the State. This shall be reexamined periodically to establish the most appropriate management capability. (LCP)
11. **Cooperative Education Programs with ORV User Groups.** The Department of Parks and Recreation shall continue and where needed expand the dune users education program. This may include distribution of maps at major access points, identifying user areas and natural buffer areas. Involvement by local and state ORV groups are essential supplements to ensuring proper dune use. (LCP)
12. **Archaeological Resource Preservation.** To ensure archaeological resource protection, the State Department of Parks and Recreation should provide the fullest protection by fencing all known sites. (LCP)
13. **Other Recreation Users.** Non-ORV-dependent uses such as camping, hiking trails, and passive use areas shall be identified and developed. Equestrian centers shall be identified. Parking areas for this day use shall be incorporated. (LCP)

RURAL LANDS: The following standards apply only to lands in the Rural Lands land use category.

Guadalupe Dunes Oilfield. The following standards apply to three parcels comprising the 1,062-acre Rural Lands category within and adjacent to the Guadalupe Dunes oilfield Leroy Lease.

1. **Limitation on Use.** Uses allowed by Coastal Table O of the Land Use Element and Local Coastal Plan are limited to: agricultural accessory structures; aquaculture; crop production and grazing; coastal accessways; fisheries and game preserves; water wells and impoundments; petroleum extraction; accessory storage; pipelines and power transmission. (LCP) (Amended 03-14-89, Ordinance No. 2378)

B. CALLENDAR-GARRETT VILLAGE AREA STANDARDS

The following standards apply within the Callendar-Garrett village reserve line to the land use categories or specific areas listed. (LCP)

COMMUNITYWIDE: The following standards apply to the entire Callendar Garrett village area.

1. **Access to Highway 1.** Land divisions and developments proposed adjacent to Highway 1 are to be designed to not have direct access to the highway, unless no alternative public road access is available. (LCP)

INDUSTRIAL: The following standards apply only to lands in the Industrial land use category.

Callendar Townsite. The following standards apply to the lands south and west of Highway 1 in the vicinity of the old Callendar Townsite. (LCP)

1. **Permit Requirement.** Development Plan approval is required for all proposed uses. (LCP)
2. **Landscape Buffer.** Retain trees wherever possible and provide at least a 50-foot landscaped buffer along Highway 1 wherever possible. (LCP)
3. **Setbacks.** Industrial uses adjacent to Highway 1 are to be setback at least 50 feet. (LCP)

South Garrett Tract. The following standards apply only to the undeveloped lands south of the subdivided Garrett Tract (see Figure 5). (LCP)

4. **Permit Requirement.** Development of the unsubdivided area south of the Garrett Tract requires Development Plan approval. (LCP)

South Sheridan Road. The following standards apply to the Industrial properties along South Sheridan Road. (LCP)

5. **Access.** Industrial uses are to have access only from South Sheridan Road, not from the adjacent residential area to the east. (LCP)

Sheridan Road Heavy Industrial Area. Standard 6 applies only to the Sheridan Road heavy industrial area (see Figure 5), in addition to Standard 5 above. (LCP)

6. Allowable Uses and Permit Requirement. Allowable uses are as follows, with the permit requirements shown instead of the permit requirements of the Coastal Zone Land Use Ordinance (CZLUO). Where the permit requirement column lists a Coastal Zone Land Use Ordinance section, the required permit is determined by the Coastal Zone Land Use Ordinance section. (LCP)

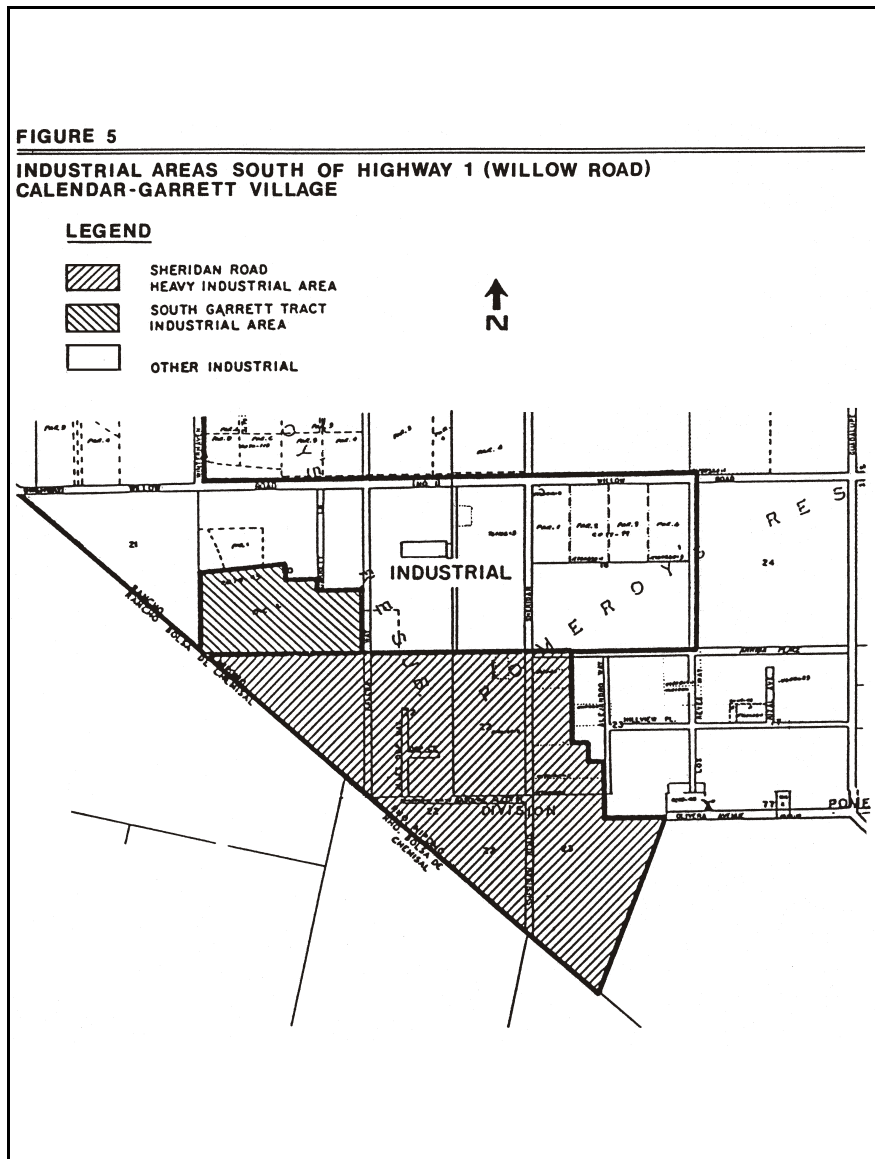
(LCP)	APPLICABLE CZLUO SPECIAL USE STANDARDS	PERMIT REQUIREMENT
ALLOWABLE USES		
Ag Accessory Structures	23.08.041	MUP*
Apparel & Finish Products		MUP
Business Support Services		MUP
Caretaker Residence	23.08.026	MUP
Chemical Products	23.08.082	23.08.082
Collection Stations	23.08.084	
Concrete, Gypsum & Plaster Products		MUP
Contract Construction Services		MUP
Crop Production & Grazing		MUP
Electronic & Scientific Instruments		23.03.040-042
Food & Kindred Products		MUP
Fuel & Ice Dealers		MUP
Furniture & Fixtures		MUP
Glass Products		MUP
Lumber & Wood Products		MUP
Machinery Manufacturing		23.08.040-042
Metal Industries, Fabricated		MUP
Metal Industries, Primary		Dev Plan
Motor Vehicles & Trans. Eq.		23.03.040-042
Offices, Temporary	23.08.240	MUP
Paper Products		MUP
Paving Materials		MUP
Petroleum Refining & Related Industries	23.08.094	23.08.094
Pipelines & Power Transmission	23.08.284	23.08.284
Plastics & Rubber Products		23.03.040-042
Printing & Publishing		MUP
Residential Accessory Uses	23.08.032	23.08.032
Recycling & Scrap	23.08.097	23.08.097
Small Scale Manufacturing		MUP
Storage, Accessory	23.08.024	
Storage Yards (sales lots Prohibited)	23.08.146	MUP
Stone & Cut Stone Products		MUP
Structural Clay, Pottery-Related Products		MUP
Transmission and Receiving Facilities		MUP

*Minor Use Permit

(LCP)

ALLOWABLE USES	APPLICABLE CZLUO SPECIAL USE STANDARDS	PERMIT REQUIREMENT
Textile Mills		MUP*
Vehicle & Freight Terminals		MUP
Vehicle Storage		MUP
Warehousing		MUP
Wholesaling & Distribution		MUP
Water Wells and Impoundments	23.08.178	MUP

*Minor Use Permit



RESIDENTIAL SUBURBAN: The following standards apply only to lands in the Residential Suburban land use category.

1. **Minimum Parcel Size.** The minimum parcel size for new land divisions is 2-1/2 acres, unless a larger minimum parcel size is otherwise required by Section 23.04.020 of the Coastal Zone Land Use Ordinance. (LCP)

