

22.98.040 - Pozo Village Area Standards

The following standards apply within the Pozo village reserve line, in the land use categories or specific areas listed.

- A. Historic (H) combining designation - Pozo Saloon.** Conditional Use Permit approval is required for all uses. Any new or expanded use or structure shall be designed and constructed to enhance the historic character and setting of the Pozo Saloon, as determined by the Commission and documented in the findings for Conditional Use Permit approval.
- B. Commercial Retail (CR).** The following standards apply within the CR land use category.
1. **Limitation on use.** Land uses shall be limited to bars and night clubs, convenience and liquor stores, single-family dwellings, gas stations, general retail, grocery stores, and restaurants, in compliance with the land use permit requirements of Subsection B.2.
 2. **Permit requirement.** Conditional Use Permit approval is required for development, or expansion of existing uses.
 3. **Architectural style.** Proposed commercial uses shall be of an architectural character compatible with the pioneer style of the Pozo Saloon. Any new or expanded use or structure shall be designed and constructed to enhance the historical character and setting of the Pozo Saloon as determined by the Commission and documented in the findings for Conditional Use Permit approval.
- C. Residential Suburban (RS) - Limitation on use.** Land uses within the RS land use category shall be limited to single-family dwellings, and religious facilities, in compliance with the land use permit requirements of Section 22.06.030.

Las Pilitas Planning Area

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CHAPTER 22.100 - LOS PADRES PLANNING AREA

Sections:

22.100.010 - Purpose and Applicability

22.100.020 - Areawide Standards - Land Divisions

22.100.030 - Combining Designations - Sensitive Resource Area (SRA)

22.100.010 - Purpose and Applicability

This Chapter provides standards for proposed development and new land uses that are specific to the Los Padres planning area defined by the Land Use Element. These standards apply to proposed development and new land uses as provided by Section 22.92.020 (Applicability).

22.100.020 - Areawide Standards - Land Divisions

The County shall refer all land divisions proposed within the Los Padres planning area to the U.S. Forest Service for review.

22.100.030 - Combining Designations - Sensitive Resource Area (SRA)

Access to or through SRA areas shall be limited to existing roads, trails or to proposed trails shown on the latest Forest Service Off-Road Vehicle Plan. Any proposed changes in this plan should be submitted to the County and affected private property owners for review.

Los Padres Planning Area

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CHAPTER 22.102 - NACIMIENTO PLANNING AREA

Sections:

- 22.102.010 - Purpose and Applicability
- 22.102.020 - Areawide Standards
- 22.102.030 - Rural Area Standards
- 22.102.040 - Heritage Ranch Village Area Standards
- 22.102.050 - Lake Nacimiento Resort
- 22.102.060 - Oak Shores Village Area Standards
- 22.102.070 - South Shore

22.102.010 - Purpose and Applicability

This Chapter provides standards for proposed development and new land uses that are specific to the Nacimiento planning area defined by the Land Use Element. These standards apply to proposed development and new land uses as provided by Section 22.90.020 (Applicability), and are organized according to the specific areas and/or land use categories within the planning area to which they apply.

22.102.020 - Areawide Standards

The following standards apply in the Nacimiento planning area, where applicable.

- A. Finished floor elevations.** Within the Lake Nacimiento watershed, the first floor of a building used for habitation shall not be constructed below the 825-foot elevation.
- B. Water treatment.** Where use of lake water is authorized by the County, the treatment of lake water shall include storage, coagulation, sedimentation, filtration, and chlorination. Intake systems shall be protected to prevent contamination either by means of a closed zone or other approved method. The systems shall be designed by a registered civil engineer and approved by the County Health Department.
- C. Sewage disposal.**
 - 1. Individual sewage disposal systems.** Individual sewage disposal systems are not permitted:
 - a. On lots with an area less than 2½ acres per dwelling unit, except where a parcel is located within a cluster subdivision in compliance with Section 22.22.140 with a maximum density of 2½ acres or more per dwelling unit;
 - b. Below an elevation of 825 feet MSL;

- c. In any case closer than 200 feet, horizontal projection, from the lake's high water elevation of 800 feet;
 - d. On slopes of 30 percent or greater; or
 - e. Where percolation rates are less than one inch in 30 minutes.
2. **Substandard sewage disposal systems.** Substandard sewage disposal systems that do not meet the requirements of the building code or the Regional Water Quality Control Board shall be replaced in conjunction with any new development.

22.102.030 - Rural Area Standards

The following standards apply to all portions of the Nacimiento planning area located outside of urban or village reserve lines, in the land use categories or specific areas listed. Properties in the South Shore area of Lake Nacimiento are instead subject to Section 22.102.070.

- A. Permits - Previous approvals.** Any changes to previously-approved Conditional Use Permits require Conditional Use Permit approval.
- B. Circulation - New land divisions and Conditional Use Permit Plan projects.**
- 1. Proposals shall 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.
 - 2. Road alignments shall be designed and constructed to minimize terrain disturbance consistent with safety and construction cost. Altered slopes shall be replanted with indigenous plants where practical or protected by other appropriate erosion control measures.
 - 3. New projects shall include an offer of dedication for interior and abutting roads where needed for public access and circulation. Until these roads are accepted for public use, maintenance shall remain the responsibility of the involved property owners.
 - 4. New developments shall 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.
 - 5. New developments shall provide for safe and site-sensitive pedestrian and bike circulation facilities in the design of roads where feasible.
- C. Density calculations - Usable area.** In the Lake Nacimiento watershed only land above the 800-foot elevation shall be used when computing density or minimum building site area.

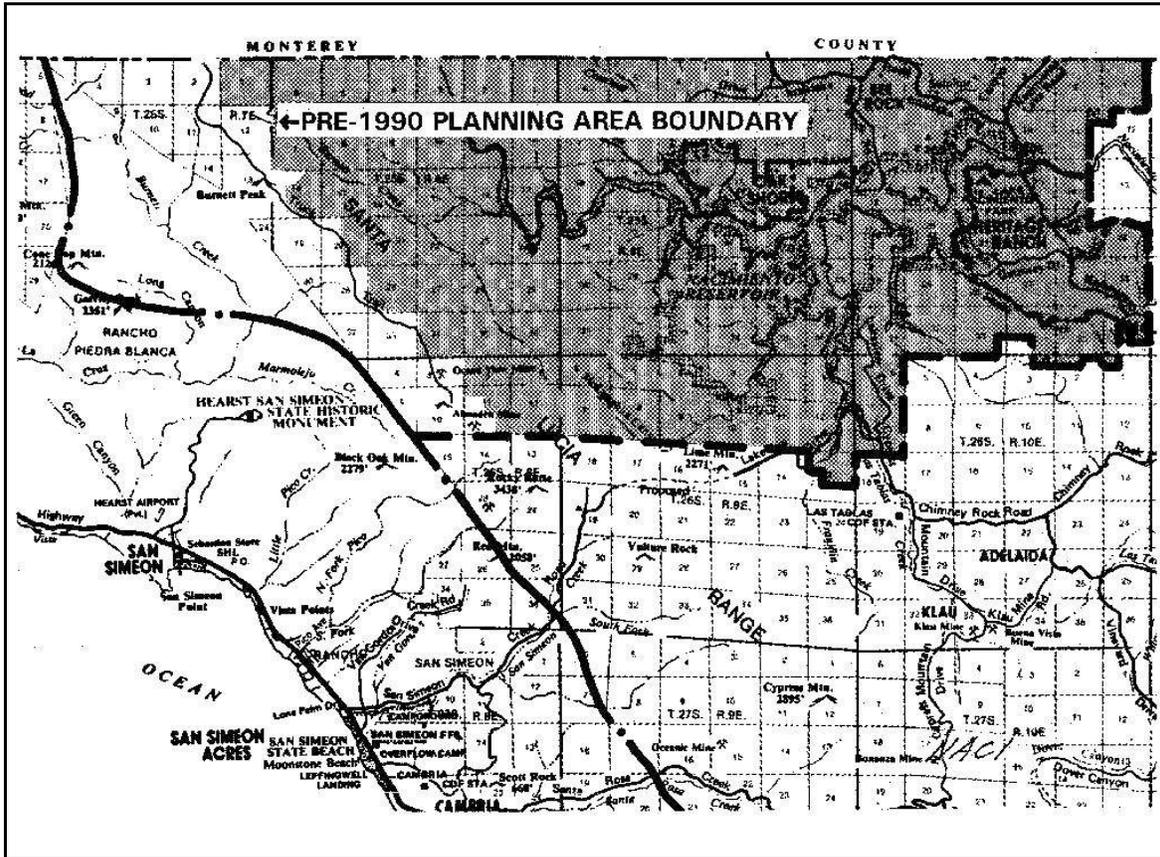


Figure 102-1 - Existing and Pre-1990 Nacimiento Planning Area Boundaries

D. **Easterly of the Santa Lucia Range.** The following standards apply only to the area east of the Santa Lucia Range corresponding to the pre-1990 boundaries of the Nacimiento Planning Area as shown in Figure 102-1.

1. **Open space preservation.** Approval of an application for land division, Site Plan, Minor Use Permit, or Conditional Use Permit is contingent upon the applicant executing an agreement with the County to maintain portions of the site not intended for development in open space use. Guarantees of open space preservation may be in the form of agreements, easements, contracts or other appropriate instrument, provided that such guarantees are not to grant public access unless desired by the property owner.
2. **RV parks - Location criteria.** Proposed recreational vehicle parks should be located within one mile of a road improved to County standards.
3. **Public recreation.** Future public campgrounds or picnic areas shall be designed and located in compliance with the densities and location specified in Figure 3-1 and Table C (Chapter 3) of the Nacimiento Area Plan.

4. **Sloping Sites.** Conditional Use Permit proposals for sites with varied terrain shall include design provisions for concentrating developments on moderate slopes, retaining steeper slopes that are visible from public roads undeveloped where practical except that outside of the pre-1990 planning area boundaries as shown in Figure 102-1, steeper slopes that are visible from public roads shall be kept undeveloped.

- E. **Utility services - Undergrounding with Conditional Use Permit projects.** All projects requiring Conditional Use Permit approval (including commercial and residential uses fronting the shoreline) shall provide for utilities being placed underground unless the Commission determines either that: the proposed development will be of low intensity or in an isolated location; or that supporting overhead utilities will not be visible from public roads; or that overriding operational, economic or site conditions of the project warrant waiver of this requirement.

- F. **Site selection criteria.** New development shall be located to not be visible from Highway 1, as follows:
 1. Sites shall be selected where hills and slopes would shield development, unless no alternative location exists or the new development provides visitor-serving facilities; and
 2. New development shall be located so that no portion extends above the highest horizon line of ridgelines as seen from Highway 1.

- G. **Sensitive Resource Area (SRA).** Projects requiring Conditional Use Permit approval within the SRA combining designation shall concentrate proposed uses in the least sensitive portions of properties. Native vegetation shall be retained as much as possible.

- H. **Commercial Retail (CR).** The following standards apply within the Commercial Retail land use category.
 1. **Bee Rock - Area of use.** Future development, expansion or alteration of the Bee Rock store shall not exceed one acre in total area.
 - a. Minor Use Permit approval is required for all allowable uses.
 - b. Access to the site shall be from Bee Rock Road.
 - c. Curbs and gutters are not required but ingress and egress shall be defined by landscaping or barricades.

 2. **North Entrance to Oak Shores.** The following standards apply only to the approximately three-acre portion of Assessor's Parcel Number 80-021-42 located on the west side of Oak Shores Drive adjacent to its intersection with Lynch Canyon Drive at the north entrance to the Oak Shores community as shown in Figure 102-2.
 - a. **Limitation on use.** Land uses shall be limited to convenience and liquor stores, gas stations, general retail, grocery stores, and offices (real estate offices only), in compliance with the land use permit requirements of Section 22.06.030.

- b. **Permit requirement.** Minor Use Permit approval is required for new development, unless Conditional Use Permit approval would otherwise be required by this Title for a particular use. The Review Authority shall adopt conditions of approval that provide for the preservation of trees to the maximum extent feasible.

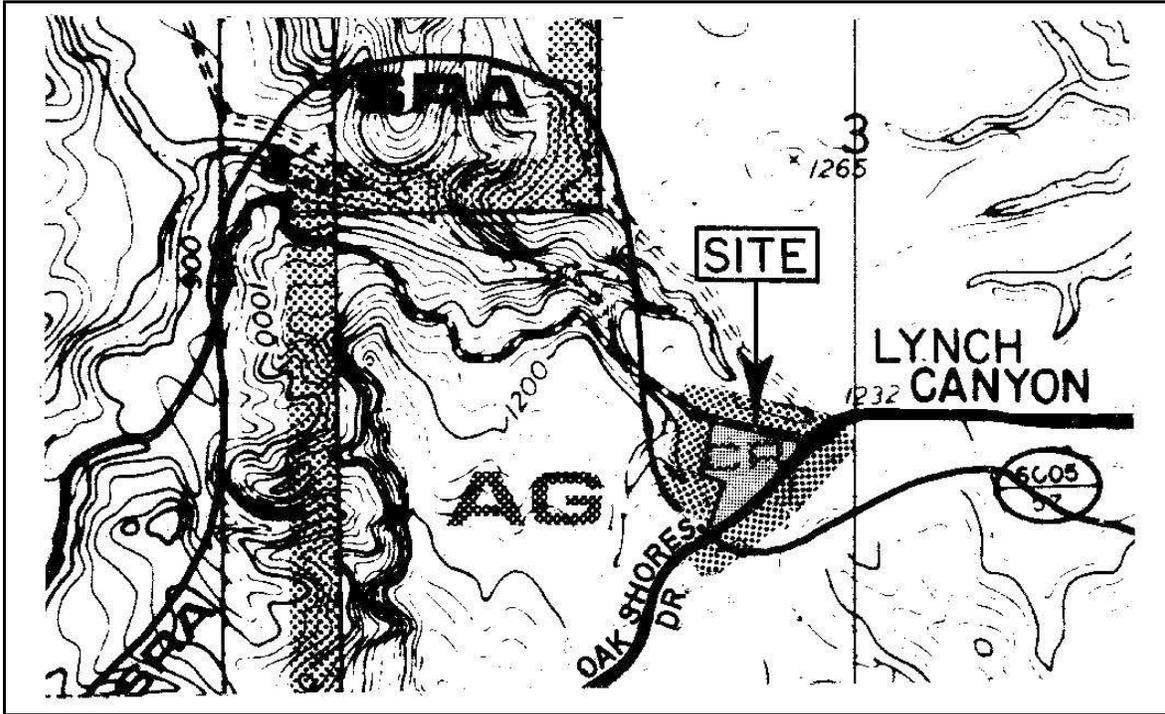


Figure 102-2 - CR Land Use Category at North Entrance to Oak Shores

- I. **Recreation (REC) - Limitation on use - Bee Rock.** Within the Recreation land use category at Bee Rock (Sections 13, 23 and 24 in T25S, R9E, and Section 18 in T25S, R10E), all uses identified by Section 22.06.030 as allowable, permitted, or conditional within the RR land use category may be authorized subject to the land use permit requirements of that Section, except multi-family dwellings, all uses listed by Table 2-2, Section 22.06.030 in the Retail Trade use group, financial services, health care services, personal services, storage yards and sales lots, hotels and motels. [Amended 1982, Ord. 2112]
- J. **Residential Rural (RR) - Limitation on use.** All land uses identified by Section 22.06.030 as allowable, permitted, or conditional uses within the RR land use category may be authorized in compliance with the land use permit requirements of that Section, except nursing and personal care.
- K. **Rural Lands (RL) - Limitation on use.** All land uses identified by Section 22.06.030 as allowable, permitted, or conditional uses within the RL land use category may be authorized in compliance with the land use permit requirements of that Section, except correctional institutions.

22.102.040 - Heritage Ranch Village Area Standards

The following standards apply within the Heritage Ranch village reserve line, specifically to the Heritage Ranch project.

- A. Communitywide standards.** The following standards apply within the Heritage Ranch project, regardless of the applicable land use category.
1. **Permit requirement - Previous approvals.** Within Heritage Ranch and Lake Nacimiento Resort, any changes to previously approved Conditional Use Permits or Development Plans require Conditional Use Permit approval.
 2. **Specific Plan.** The Land Use Element, Nacimiento Area Plan and this Chapter serve as the Specific Plan for development of Heritage Ranch in compliance with Government Code Sections 66450 et seq. and 66474.5 et seq.
 3. **Limitation on residential units.** The total number of residential units (including existing RV sites) allowed at Heritage Ranch shall be 2,900.
 4. **Phasing plan.** Residential development shall proceed according to the phasing plan and schedule shown in Figure 102-3 as revised by General Plan amendment G840625:1, and in compliance with the conditions of approval of Development Plan D810313:2.
 5. **Circulation standards.** Applications for proposed development and new land uses within the Heritage Ranch project shall include provisions for the following.
 - a. Providing the County with irrevocable offers of dedication and construct all streets and roads. Collector streets shall be maintained by the Heritage Ranch Homeowner's Association until such time as they are accepted for public maintenance. Local streets shall be maintained by Heritage Ranch Homeowner's Association or considered for maintenance under a zone of benefit within the applicable governmental jurisdiction.
 - b. Connecting the trails in the Heritage Village area to the main trail system around Lake Nacimiento when implemented.
 - c. Constructing the segment of Heritage Road between the Heritage marina campground and the northern condominium site prior to completion of any development north of the campground.
 - d. Development, subdivision or construction which generates additional traffic contributing to a proportional share of the cost to fund road improvements necessary to mitigate traffic impacts to Lake Nacimiento Drive, either as part of discretionary approvals or upon adoption of an ordinance establishing road improvement fees.

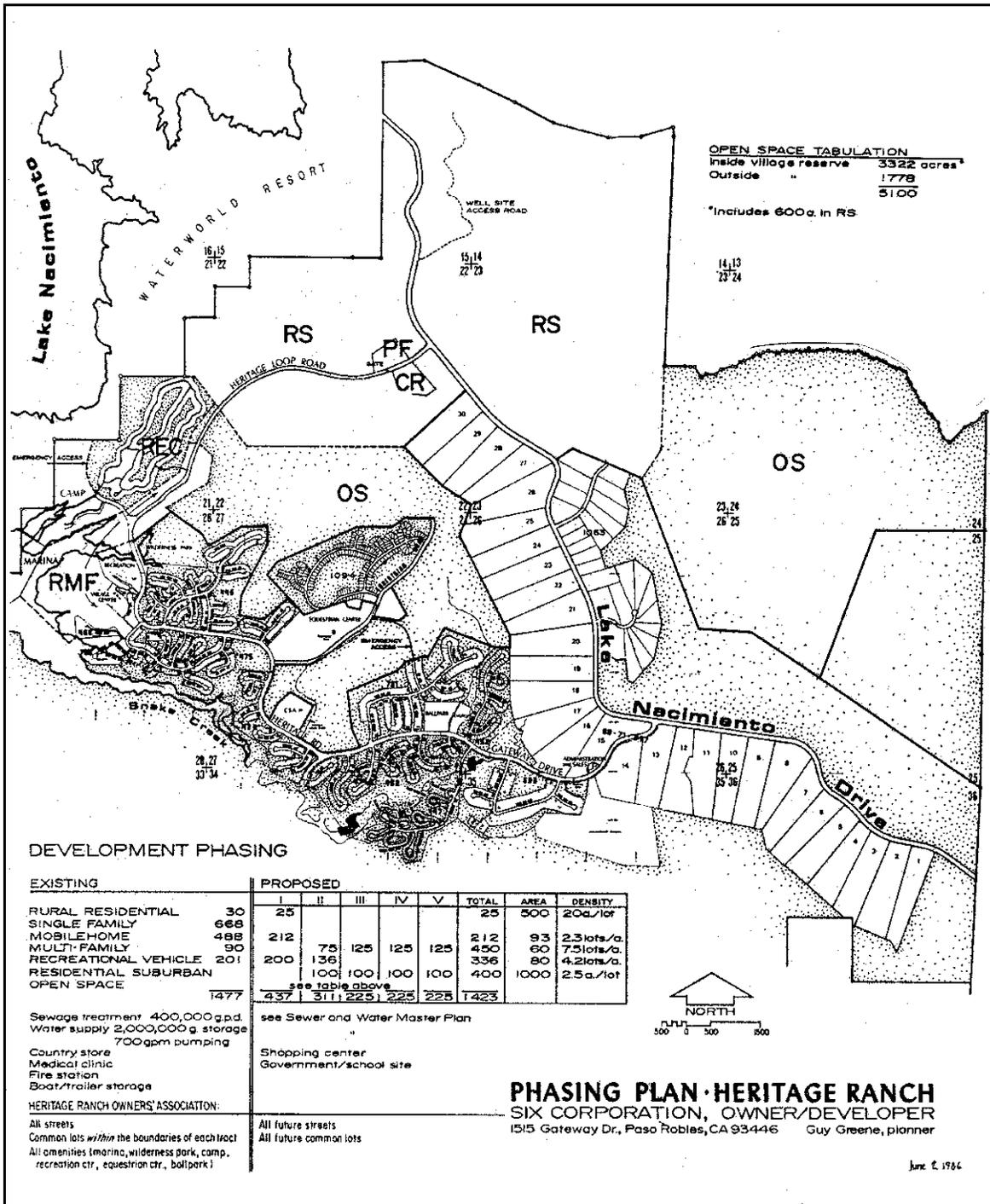


Figure 102-3 - Heritage Ranch Phasing Plan

7. **Water resources.** Water for development shall be supplied through negotiated contracts with the San Luis Obispo County Flood Control and Water Conservation District for purchase of Lake Nacimiento water.
8. **Water consumption.** As each new phase of development is proposed, the applicable land use permit or land division application shall include a tabulation of existing water use within the total project and an estimate of the amount of water needed to supply the proposed new development. This data shall be reviewed and approved by the County Public Works and Planning and Building Departments prior to approval of the development application.
9. **Water resource monitoring.** The applicant shall submit figures showing the total amount of water being used in the project to the County Public Works and Planning and Building Departments for evaluation as part of the annual review of the General Plan.
10. **Site planning and development standards.** Proposed development shall be designed and constructed in compliance with the following standards.
 - a. **Snake and Dip Creeks.** Retain Snake and Dip Creeks in their natural state, except for stock ponds and low intensity recreational uses such as trails and picnic areas.
 - b. **Vegetation Protection.** Site new development to avoid areas of dense brush and oak woodland vegetation.
 - c. **Slopes.** Site new development to avoid areas with slopes exceeding 30 percent.
 - d. **Use Limitation.** No mobile home, recreational vehicle, tent or other temporary living quarters shall be located on any lot not specifically authorized for such use.
 - e. **Setback.** Provide a minimum open space setback of 500 feet from the centerline of Lake Nacimiento Drive for all development parcels, fences, and primary and accessory structures.
 - f. **Tree Protection.** Restrict removal of trees which measure more than eight inches in diameter at four feet above existing grade to proposed road right-of-ways, parking areas, and building pads, except where authorized by an approved Zoning Clearance, Minor Use Permit, Conditional Use Permit, or Tree Removal permit.
 - g. **Tree removal permits.** Tree removal permits shall be reviewed by the Architectural and Environmental Control Committee for the Heritage Ranch development prior to issuance by the Department.
 - h. **Parking.** Provide a minimum of two parking spaces, one of which shall be covered, for each new residential unit in a new development.
 - i. **Previous Use Permits.** Design proposed development in compliance with any applicable conditions of approval of previously approved Conditional Use Permits or new Conditional Use Permits.

11. **Subdivision standards.** The following standards apply to all new land divisions.
 - a. **Limitation on further subdivision.** Further division of existing parcels created by Tracts 424, 446, 447, 452, 466, 474 and 475 is prohibited.
 - b. **Deed restrictions for slopes.** New land divisions shall provide deed restrictions on building sites to limit building to areas with slopes less than 30 percent.
 - c. **Clustering requirement.** New land divisions shall be designed in compliance with the cluster division provisions of Section 22.22.140.
 - d. **Fire hydrants.** Fire hydrants shall be provided by the developer at locations approved by the California Department of Forestry between development clusters.
 - e. **Common ownership lots.** All lots designated as common ownership lots within any subdivision shall be placed in trust with an approved title company for conveyance to the Heritage Ranch Property Owner's Association by grant deed. These lands and facilities shall be conveyed to the association, and shall be offered for dedication to the County for acceptance and administration by County Service Area No. 19 in the event that the property owner's association does not fulfill the commitments set forth in its articles of incorporation and bylaws.
 - f. **Required open space.** New land divisions shall maintain an open space area of 5,100 acres including contiguous areas of the ranch outside and adjacent to the village reserve line. Compliance with the required open space area and its configuration shall be reviewed with each application, which shall include a tabulation and map of open space area that complies with this standard.
 - g. **Parking.** New land divisions shall provide additional boat trailer parking as determined to be needed for current demand and the proposed subdivision, to be located at the Heritage Ranch Owners Association site. Additional off-street guest and R.V. parking spaces shall be provided as determined to be needed within each subdivision. [Amended 1986, Ord. 2270]

13. **Height limitations.** Two-story structures are allowed in Tracts 452 and 474 only on the following lots:
 - a. **Tract 452:** Lots 21-38, 49-55, 58-66, 91-97, 115-118, 140-143, 150-154, 159-199, 207-230, 225-260, and 273.
 - b. **Tract 474:** Lots 1-45.

14. **Building permits.** No grading or Building Permit shall be issued until the applicant has filed with the Department certification that the Architectural and Environmental Control Committee for Heritage Ranch as it then exists and functions, has:

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- a. Reviewed pertinent plans and specifications and any applicable Zoning Clearance, Site Plan Review, Minor Use Permit, or Conditional Use Permit; and
- b. Approved or disapproved the plans and specifications.

If the Architectural and Environmental Control Committee has disapproved the plans and specifications, the certification shall set forth the reasons for disapproval. The Review Authority shall review the reasons for disapproval of the plans and specifications by the committee. The Review Authority is not bound by any decision of the committee, and may grant permits and approvals in compliance with these provisions.

B. Commercial Retail (CR). The following standards apply within the CR land use category.

1. **Limitation on use.** All land uses identified by Section 22.06.030 as allowable, permitted, or conditional uses within the CR land use category may be authorized in compliance with the land use permit requirements of that Section, except: auto, mobile home and vehicle dealers (supplies sales allowed); outdoor sports and recreation; and multi-family dwellings.

[Amended 1983, Ord. 2133; 1989, Ord. 2399.]

2. **Sign standards.** Signs shall be located on building facades at consistent locations rather than on roofs, and shall be integrated into the architecture of the building.

C. Open Space (OS). The following standards apply within the OS land use category.

1. **Limitation on use.** Land uses shall be limited to: a single shooting range, equestrian facilities and incidental camping, hiking and riding trails, picnic areas; grazing and other agricultural uses; public utility facilities; communication facilities; and pipelines and transmission lines, in compliance with the land use permit requirements of Section 22.06.030.

[Amended 1983, Ord. 2133; 1989, Ord. 2399.]

2. **Limitation on use - Open space lots.** Use of the open space lots in Tracts 424, 446, 447, 452, 466, 474, and 475 shall be limited to hiking and riding trails, and approved facilities for recreational, drainage, and utility purposes. These lots shall be retained in permanent open space. Open space lots in future subdivisions shall be subject to this Limitation on use.

[Amended 1982, Ord. 2112.]

D. Recreation (REC). The following standards apply within the REC land use category.

1. **Limitation on use.** Land uses shall be limited to the following in the areas shown, in compliance with the land use permit requirements of Section 22.06.030.

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- a. Within the recreational vehicle subdivisions, recreational vehicles and appurtenant uses subject to Subsection D.2.
 - b. Within the marina/launch ramp area, marinas, boat access areas, vehicle storage and outdoor sports and recreation.
 - c. A guest ranch with a public restaurant, organizational camps, outdoor sports and recreation, rural recreation and camping.
 - d. Within the recreational vehicle storage complex, vehicle storage.
 - e. Within the recreational centers, public assembly and outdoor sports and recreation.
 - f. The equestrian center, wilderness, family, and ball parks - outdoor sports and recreation. [Amended 1983, Ord. 2122; 1986, Ord. 2270; 1989, Ord. 2399.]
- 2. Site development standards - New RV lots.** New applications for recreational vehicle subdivisions are subject to the following standards. [Amended 1986, Ord. 2270.]
- a. A comprehensive grading, drainage and landscaping plan shall be submitted with the application, providing a minimum of 1,250 square feet of reasonably flat area per lot.
 - b. The tentative tract map shall include CC&Rs that require use of a consistent design and appropriate maintenance on all on-site storage structures.
 - c. Each new RV lot shall have a minimum area of 2,500 square feet.
- 3. Boat trailer parking.** Prior to recordation of a Final Map for a recreational vehicle subdivision, or under a bonding agreement, additional area for boat trailer parking shall be provided as close to the marina as possible. If authorized by the Heritage Ranch Owners Association (HROA), the site shall be located upon land owned by or to be deeded to HROA sufficient to serve the needs of Heritage Ranch residents and guests when it is built out to 2,900 units. This parking facility/or facilities shall be constructed as required by the County based upon current demand and the proposed number of units to be developed. If this parking area consumes camping sites now used by the Heritage Ranch Owners Association, the developer shall replace such sites with equivalent land from another area near the subject property and develop them with equivalent water supply, sanitary and other facilities.

[Amended 1986, Ord. 2270.]

- E. Residential Multi-Family (RMF) - Limitation on use.** Land uses shall be limited to multi-family dwellings, residential accessory uses, and home occupations, in compliance with the land use permit requirements of Section 22.06.030.

F. Residential Rural (RR). The following standards apply within the RR land use category.

1. **Limitation on use.** Land uses shall be limited to single-family dwellings, residential accessory uses, home occupations, animal keeping and agricultural uses, in compliance with the land use permit requirements of Section 22.06.030.
2. **Limitation on land division.** Lots existing on the effective date of the Land Use Element shall be maintained at their present size without further land divisions.
3. **Minimum parcel size.** The minimum parcel size for new land divisions is 20 acres.
4. **Setbacks.** All new structures shall be set back a minimum of 500 feet from the centerline of Lake Nacimiento Drive.
5. **Sales complex.** Use of the sales complex shall be terminated on July 16, 1982 unless the Commission extends the required date for removal. Conversion of the complex to any other use shall be authorized through Conditional Use Permit approval. If the complex shall be converted to residential use, it will be included in the maximum allowable 4,000 units.

G. Residential Single-Family (RSF). The following standards apply within the RSF land use category.

1. **Limitation on use - Single-family dwellings.** Land uses in Tracts 424, 446, 452 and 474 shall be limited to single-family dwellings, residential accessory uses, and home occupations, in compliance with the land use permit requirements of Section 22.06.030.
2. **Limitation on use - Mobile homes.** Land uses in Tract 475 shall be limited to mobile homes, residential accessory uses, and home occupations in compliance with the land use permit requirements of Section 22.06.030.
3. **Subdivision design.** Proposed subdivisions shall provide open space areas, with uses limited to agricultural uses, hiking and riding trails and facilities for drainage, parking, and utilities.

[Amended 1989, Ord. 2399.]

H. Residential Suburban (RS). The following standards apply within the RS land use category.

1. **Subdivision design.** New subdivisions shall be designed to provide for continuous looped hiking and riding trail circulation within open space lots and street alignments.
2. **Subdivision fencing.** New applications shall include a plan and specifications for uniform lot perimeter fencing. The responsibility for the construction of the fencing shall be incorporated into the CC&Rs. This fencing shall be maintained under responsibility of the owner associations through CC&Rs.

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3. **Limitation on use - Open space lots.** Use of the open space lots in new land divisions shall be limited to agricultural uses, biking and riding trails, and approved facilities for recreation, drainage and utility purposes. These lots shall be retained in permanent open space use.
4. **Open space retention.** New land division and development applications shall provide for retention 60 percent of the total acreage in the RS land use category in open space.
5. **Soils reports.** New land division and Conditional Use Permit applications shall include a soils report on the feasibility of on-site sewage disposal systems, if these systems are proposed. [Amended 1986, Ord. 2270.]

22.102.050 - Lake Nacimiento Resort

The following standards apply within the Heritage village reserve line, to all land use categories within the Lake Nacimiento Resort project.

- A. **Specific Plan included by reference.** The 1976 Lake Nacimiento Resort Specific Plan is hereby incorporated into this Title as though it were fully set forth here. All development within the Lake Nacimiento Resort shall be in conformity with the adopted Specific Plan. In the event of any conflict between the provisions of this Chapter and the Specific Plan, this Chapter shall control. Any deviation of existing or proposed development from the provisions of the Specific Plan shall occur only after appropriate amendment of the Specific Plan.
- B. **Limitation on use.** All land uses identified by Section 22.06.030 as allowable, permitted, or conditional uses within the applicable land use categories may be authorized in compliance with the land use permit requirements of that Section, except sports assembly, and public assembly and entertainment.
- C. **Permit requirement.** Any changes to previously approved Conditional Use Permits or Development Plans require Conditional Use Permit approval. Conditional Use Permit approval is required prior to any new construction. Subsequent projects consistent with the approved Conditional Use Permit are subject to the permit requirements of Section 22.06.030.
- D. **Resort entrance.** Resort entrance facilities shall be expanded to eliminate traffic congestion on the entry road and at the entry on Lake Nacimiento Drive prior to approval of any additional Conditional Use Permits.
- E. **Sewage treatment.** The previously approved sewage treatment plant shall be constructed in accordance with the Specific Plan prior to approval of any additional Conditional Use Permits.
- F. **Circulation.** All roads within Lake Nacimiento Resort shall be improved and maintained by the developer.

22.102.060 - Oak Shores Village Area Standards

The following standards apply within the Oak Shores village reserve line, to the land use categories and specific areas listed.

- A. **Communitywide standards.** The following standards apply within Oak Shores, in all land use categories, as applicable.
 - 1. **Specific plan.** The Land Use Element, Nacimiento area plan, and this Chapter serve as the Specific Plan for the development of Oak Shores in compliance with Government Code Sections 66450 et seq. and 66474.5 et seq.
 - 2. **Limitation on residential units.** The maximum allowable number of dwelling units within the Oak Shores village reserve line shall be 1,786, including RV sites and all tracts existing and recorded as of the effective date of the Land Use Element. See Figure 102-4 for the allocation of units. The number of allowed units is further allocated to individual properties by the adopted Oak Shores Phasing Plan.

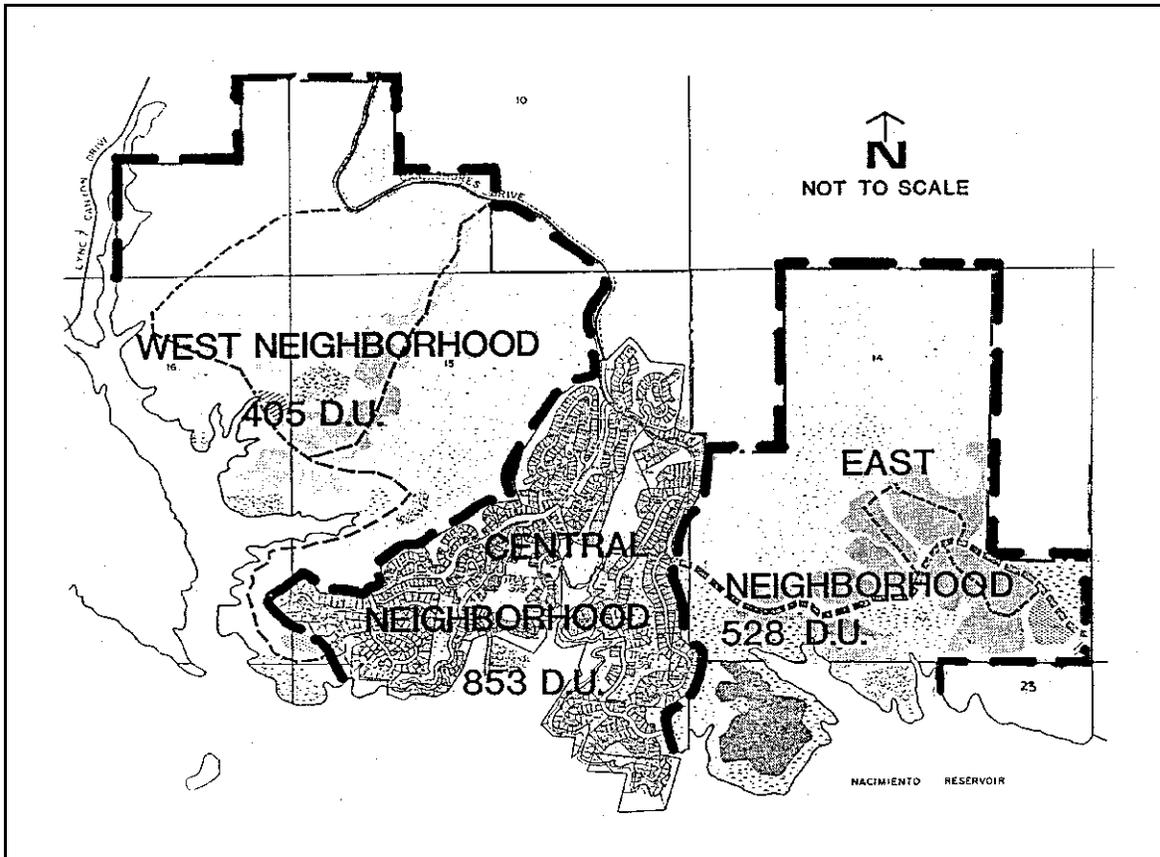


Figure 102-4 - Dwelling Unit Allocations for Oak Shores Neighborhoods

- 3. **Permit requirement - Previous approvals.** Any changes to previously approved Conditional Use Permits shall require Conditional Use Permit approval.

4. **Consistency with phasing plan.** Subdivision and land use permit applications for projects within the village area shall not be approved unless they are consistent with the Oak Shores Phasing Plan, as approved or amended in compliance with the Conditional Use Permit process (Section 22.62.060).
5. **Residential development prior to approval of phasing plan.** In land use categories allowing the construction of residences, no more than four residences shall be constructed on any building site prior to approval of the village phasing plan required by Subsection A.4 above, subject to Zoning Clearance.
6. **Circulation standards.** All streets shall be built to County standards and offered for dedication. Ownership and maintenance of collector streets shall remain the responsibility of area residents until the County accepts the offer of dedication and assumes maintenance responsibility. If local streets are to be potentially maintained, funding of maintenance shall be considered under a zone of benefit within the applicable governmental jurisdiction.
7. **Water resources.** Water for development shall be supplied through negotiated contracts with the San Luis Obispo County Flood Control and Water Conservation District for purchase of Lake Nacimiento water.
8. **Water consumption.** As each new phase of development is proposed the applications to be included in a tabulation of existing water use within the total project and an estimate of the amount of water needed to supply the proposed new development. This data shall be reviewed and approved by the County Public Works and Planning and Building Departments prior to approval of the development application.
9. **Water resource monitoring.** The applicant shall submit figures showing the total amount of water being used in the project to the County Public Works and Planning and Building Departments for evaluation as part of the annual review of the General Plan.
10. **Site development standards.** The following site design criteria apply to all development.
 - a. **Tree and vegetation removal.** Only trees and other vegetation that are located in proposed road rights-of-way, parking areas, and building sites may be removed. No other trees or vegetation shall be removed unless required by Section 4105 of the California Public Resources Code for fire protection, or the enhancement of the natural environment by means of pruning and thinning native vegetation. All free standing trees and the outline of all groves of trees and clumps of shrubs shall be clearly indicated on proposed Conditional Use Permits. Aerial photos may be used as the basis for defining these areas on plans.

- b. **Landscape plans.** Landscape plans are required of all developments. Such plans and proposed plant species shall be reviewed for their enhancement of the area and their compatibility with the environment and native vegetation. Plant species shall also be reviewed for potential fire hazard. Plans for fences, walls, and other minor structures, including signs, indicating the location, area, height, elevations, and material shall be submitted with the landscape plans for review and approval.
 - c. **Architecture.** The architectural character of all structures shall be rustic western ranch styling reflecting a rustic or wood-like character. All styles will reflect a design appropriate to resort area living. A rustic western ranch theme is required of all public recreation and commercial uses.
11. **Architectural and design controls.** The following standards apply to all lots in the existing subdivisions, Tracts 378, 379, 380 and 381:
- a. Construction of any building or structure must be fully completed within 18 months once the foundation is erected. No residence shall be occupied until the exterior is completely enclosed. No structure, permanent or mobile, on a lot shall be lived in during construction of a residence without prior approval of the Tract Committee and the County.
 - b. Only one residence of 800 square feet minimum shall be constructed on each residential lot. Any structure on posts must have a minimum of 60 percent solid area surface covered to grade. No fencing wall or hedging will exceed 7 feet in height, nor will any landscaping be placed to obstruct or diminish views. No white or shiny roofing materials will be used; fire resistant materials are encouraged.

[Amended 1982, Ord. 2112; 1983, Ord. 2133; 1985, Ord. 2226.]

- B. Commercial Retail (CR) - Limitation on use.** Land uses shall be limited to the following, in compliance with the land use permit requirements of Section 22.06.030 (Allowable Land Uses and Permit Requirements).
- 1. **West (tennis) neighborhood** - Convenience and liquor stores, gas stations, general retail, grocery stores, and personal services.
 - 2. **East (equestrian) neighborhood** - Convenience and liquor stores, gas stations, and grocery stores.
- C. Open Space (OS).** The following standards apply within the OS land use category.
- 1. **Limitation on use.** Land uses within areas designated for open space shall be limited to riding and hiking trails, and utilities, in compliance with the land use permit requirements of Section 22.06.030.

2. **Open space administration.** All areas shown as open space within the village reserve line (excluding lands owned by the Bureau of Land Management, Monterey County Flood Control and Water Conservation District, or other comparable agency) shall be retained as open space.
- D. Public Facilities (PF) - Permit requirement.** Minor Use Permit approval shall be required for all uses proposed on the area of Lot 3, Tract 1293 near Lakeview Drive within the PF land use category, unless Conditional Use Permit approval is otherwise required by this Title.
- E. Recreation (REC).** The following standards apply within the REC land use category.
1. **Limitation on use.** All allowable uses may be permitted in compliance with the land use permit requirements of Section 22.06.030 except for the following, which are not permitted in the areas noted:
 - a. **Equestrian center.** RV parks, airfields, vehicle storage and service stations.
 - b. **The marinas.** Off-road vehicle courses, hotels, motels and vehicle storage.
 - c. **Recreation centers and parks.** Convenience and liquor stores, general retail, grocery stores, personal services, off-road vehicle courses, hotels and motels, RV parks, or any transportation use.
 - d. **Campground and storage yard.** Allowable uses are limited to recreational vehicle campground; RV, boat and vehicle storage yard with accessory storage structures; caretaker residence; and fuel sales. Access to these uses shall be limited to the existing road. [Amended 1984, Ord. 2190.]
 2. **Cal Shasta property (APN 80-062-04).** The development potential for this property shall be transferred into the residential clusters. The property shall then be retained in open space, with its preservation being guaranteed by agreement, easement, contract or other appropriate instrument. [Amended 1985, Ord. 2226.]
 3. **Design, development and maintenance.** Recreational facilities shall reflect ranch-type design characteristics and be of a rustic, wood-like nature. Facilities shall be built by the developer and operated and maintained by the Oak Shores Homeowner's Association (or other comparable entity).
- F. Residential Single-Family (RSF).** The following standards apply within the RSF land use category.
1. **Limitation on use.** Land uses shall be limited to single-family dwellings, residential accessory uses, home occupations, and religious facilities, in compliance with the land use permit requirements of Section 22.06.030.

2. **Subdivision design.** The following standards apply to new subdivisions proposed in the east and west neighborhoods outside Tracts 378 through 381.]
- a. **Slope limitations.** Site new land divisions and development in areas with a slope of less than 30 percent, unless parcels having an average slope steeper than 30 percent would have unobtrusive visual impact as seen from public streets, the lake and surrounding development and minimal site disruption for access and impact on adjacent properties.
 - b. **View orientation.** New residential lots shall be sited so primary views from the parcels are oriented to existing or proposed undeveloped areas (including Lake Nacimiento).
 - c. **Street layout.** On slopes greater than 20 percent, street systems shall be designed to avoid multiple rows of streets tiered on the hillside.
 - d. **Protection of native vegetation.** New parcels and development shall be sited where possible to avoid areas of dense brush and oak woodland vegetation, and locate building sites along ridges or hilltops where development would not be silhouetted against the sky, as seen from existing and proposed collector and arterial streets.
 - e. **Fire hydrants.** Fire hydrants shall be provided by the developer at locations between development clusters as approved by the California Department of Forestry.
 - f. **Open space areas.** Provide open space areas within and adjacent to subdivisions, with uses limited to hiking and riding trails, agricultural uses and facilities for drainage, access parking and utility purposes.
 - g. **Setback requirements.** Maintain a setback of at least 100 feet from the right-of-way of Oak Shores Drive, from the northerly village reserve line to where the road enters the existing central neighborhood.
 - h. **Access corridors.** New subdivisions shall provide access corridors to open space areas through or at the edge of clustered lots. Improved trail systems shall also be provided to and through open space areas that provide visual amenities and link residential and public areas. Maintenance shall be the responsibility of the Owners' Association.
 - i. **Design review.** On lots where a proposed structure may be visible uphill from other structures or from the lakefront, the tract architectural review committee shall review the proposed building to ensure that building design and landscape buffering adequately screen and minimize its appearance as seen from below.

[Amended 1985, Ord. 2226; 1986, Ord. 2289.]

3. **Density.** Residential development shall not exceed a net density of six units per acre.
4. **Development standards - Specific tracts.** The following standards apply only to Tracts 378, 379, 380 and 381.
 - a. All residences shall have a minimum floor area of 800 square feet of enclosed living area, excluding sun porches, patios, garages or carports. Yard setbacks shall be as prescribed on the recorded subdivision maps.
 - b. The siting and construction of proposed building foundations shall be reviewed and approved by the Building Official on the following lots:

Tract 378
Lots 14, 15, 18-22, 26, 28, 29, 40, 41-45, 61-63, 66-70, 76, 126-128.

Tract 379
Lots 1-3, 5, 6, 11-16, 34, 35, 38-40, 70-77, 97-105, 111-116, 123, 124, 130, 133-164, 172, 175-181, 183-185, 187-210.

Tract 380
Lots 1-10, 12-37, 49, 51, 60, 63, 64, 71-79, 89, 90, 94, 95, 108-119, 129-113, 137, 138, 141-143, 169-172, 175-179, 181-184, 186-192, 195, 200-206.

Tract 381
Lots 1, 2, 11, 12, 20-31, 33, 37-47, 51-60, 63, 64, 72, 76-89, 91-110, 112, 113, 121, 126-136, 152-166, 170-176, 178-187, 190, 192-210, 225, 227-232, 244, 252-261, 267-287, 291-294.
5. **Building Permits - Tracts 378, 379, 380 and 381.** No grading or Building Permit shall be issued until the applicant has filed with the Department certification that the Tract Committee for the Oak Shores Subdivision as it then exists and functions, has:
 - a. Reviewed pertinent plans and specifications and any applicable Zoning Clearance, Minor Use Permit or Conditional Use Permit; and
 - b. Approved or disapproved such plans and specifications.

If the Tract Committee has disapproved the plans and specifications, the certification shall set forth the reasons for disapproval. The Review Authority shall review the reasons for disapproval of the plans and specifications by the committee. The Review Authority is not bound by any decision of the committee, and may grant permits and approvals under these provisions.
6. **Road impact mitigation payment.** Prior to the issuance of Building Permits for lots in Tracts 1291, 1293 and 1294, the remaining 1/3 payment for G-14 road impact mitigation shall be paid to the County Public Works Department.

7. **Site Plan requirement.** No grading or construction permit shall be issued for building sites on Lot 2 of Tract 1293 until the following conditions are met.
 - a. For the eastern-most building site, a Minor Use Permit shall be reviewed and approved by the Department that minimizes oak tree removal and visual impact of any proposed structures.
 - b. For the western-most building site, a report by a registered Engineering Geologist and a Registered Professional Engineer with expertise in soils engineering shall be reviewed and approved by the Public Works Department, certifying that the site is, or can be made to be geologically stable

[Amended 1987, Ord. 2331; 1989, Ord. 2411]

22.102.070 - South Shore

The following standards apply within the South Shore area of Lake Nacimiento as shown in Figure 102-5, to the land use categories and specific areas listed.

A. Areawide standards.

1. **Applicability.** The standards of this Subsection apply to all lands within the South Shore area as applicable, regardless of the land use category applicable to any particular site.
2. **Road access for new subdivisions.** Land divisions proposing parcels of less than 80 acres or densities exceeding 80 acres per unit shall not be approved unless the access road between the property and the nearest County-maintained road satisfies—at minimum—the access standards of the Uniform Fire Code as adopted by the County, or will be improved as a condition of the land division to satisfy those standards. [Amended 1990, Ord. 2488.]

B. Open Space (OS). The following standards apply within the OS land use category.

1. **Limitation on use and permit requirement.** Land uses shall be limited to crop production and grazing, fisheries, hunting, riding and hiking trails, in compliance with the land use permit requirements of Section 22.06.030. Primitive trail-side camps, walk-in picnic areas, and picnic areas accessible by boat may be allowed subject to Conditional Use Permit approval. Clearing and grading shall be minimal.
2. **Public lands.** Public lands shall be retained in public ownership with a minimum parcel size of 640 acres.

C. Recreation (REC). The following standards apply within the REC land use category.

1. **Limitation on use.** Land uses shall be limited to crop production and grazing, marinas, rural recreation and camping, recycling collection stations, animal keeping, single-family dwellings, mobile homes, and fisheries and game preserves, in compliance with the land use permit requirements of Section 22.06.030.
2. **Application content - Development Plans.** Where Conditional Use Permits are required for residential projects and all uses under the definitions of hotels and motels, RV parks, religious facilities, and rural recreation and camping, the Conditional Use Permit application shall include documentation of the adequacy of water, sewerage, drainage, fire and police services.
3. **Campground standards.** Public campgrounds and picnic areas shall comply with the following requirements.
 - a. **Permit requirement.** Campgrounds shall require Conditional Use Permit approval.
 - b. **Site design standards.** Proposed campgrounds and alterations to existing campgrounds shall be designed in compliance with the following standards.
 - (1) Proposed facilities shall be planned for average rather than peak use, for more efficient year-round utilization.
 - (2) Trailer sites shall be concentrated in small clusters at a density of 10 units per acre, with intervening open space.
 - (3) Tent sites shall be developed at a maximum density of four units per acre.
 - (4) Picnic sites shall be developed at a maximum density of eight units per acre.
 - (5) Campsites shall be designed for maximum privacy; clearing of vegetation and grading shall be minimal.
4. **Residential density and minimum lot size.** Residential projects may be approved with minimum lot sizes of 6000 square feet only when an overall density of one unit per 2½ acres is maintained.
5. **Parking facilities.** New parking areas shall be dispersed into small clusters separated by landscaped areas.

[Amended 1989, Ord. 2399.]

D. Residential Rural (RR). The following standards apply within the RR land use category.

1. **Limitation on use.** All land uses listed by Section 22.06.030 as allowable, permitted, or conditional within the RR land use category may be authorized in compliance with the land use permit requirements of that Section, except animal facilities, farm equipment and supplies, nursery specialties, grocery stores, and restaurants.
2. **Land division standards - North of Towne Creek.** New land divisions shall comply with the following standards.
 - a. New land divisions shall be designed in compliance with the cluster division provisions of Chapter 22.22.
 - b. Building sites shall be located on soils best suited for septic system use.
 - c. Provide coordinated interior streets.
 - d. Provide lake access for the involved property owners through roads, easements, or common open space areas.
 - e. Serve clustered lots by a common water source rather than individual wells.
 - f. Common areas shall be owned and maintained by property owners groups.
 - g. Locate new building sites on slopes less than 20 percent.

[Amended 1989, Ord. 2399.]

E. Rural Lands (RL). The following standards apply within the RL land use category.

1. **Limitation on use.** All land uses listed by Section 22.06.030 as allowable, permitted, or conditional within the RL land use category may be authorized in compliance with the land use permit requirements of that Section, except residential care, manufacturing and processing activities, correctional institutions, ag processing, and farm equipment and supplies, which are not allowed.
2. **Minimum parcel size.** The minimum size for new parcels portions of Sections 2, 11 & 12 of T26S, R9E, MD&M, identified as Assessor's Parcel Number 80-054-01, is 80 acres instead of the minimum otherwise required by this Title.

[Amended 1983, Ord. 2122; 1989, Ord. 2399.]

CHAPTER 22.104 - SALINAS RIVER PLANNING AREA

Sections:

- 22.104.010 - Purpose and Applicability
- 22.104.020 - Areawide Standards
- 22.104.030 - Combining Designation Standards
- 22.104.040 - Rural Area Standards
- 22.104.050 - Garden Farms Village Area Standards
- 22.104.060 - Paso Robles Urban Area Standards
- 22.104.070 - San Miguel Urban Area Standards
- 22.104.080 - Santa Margarita Urban Area Standards
- 22.104.090 - Templeton Urban Area Standards

22.104.010 - Purpose and Applicability

This Chapter provides standards for proposed development and new land uses that are specific to the Salinas River planning area defined by the Land Use Element. These standards apply to proposed development and new land uses as provided by Section 22.90.020 (Applicability), and are organized according to the specific areas and/or land use categories within the planning area to which they apply.

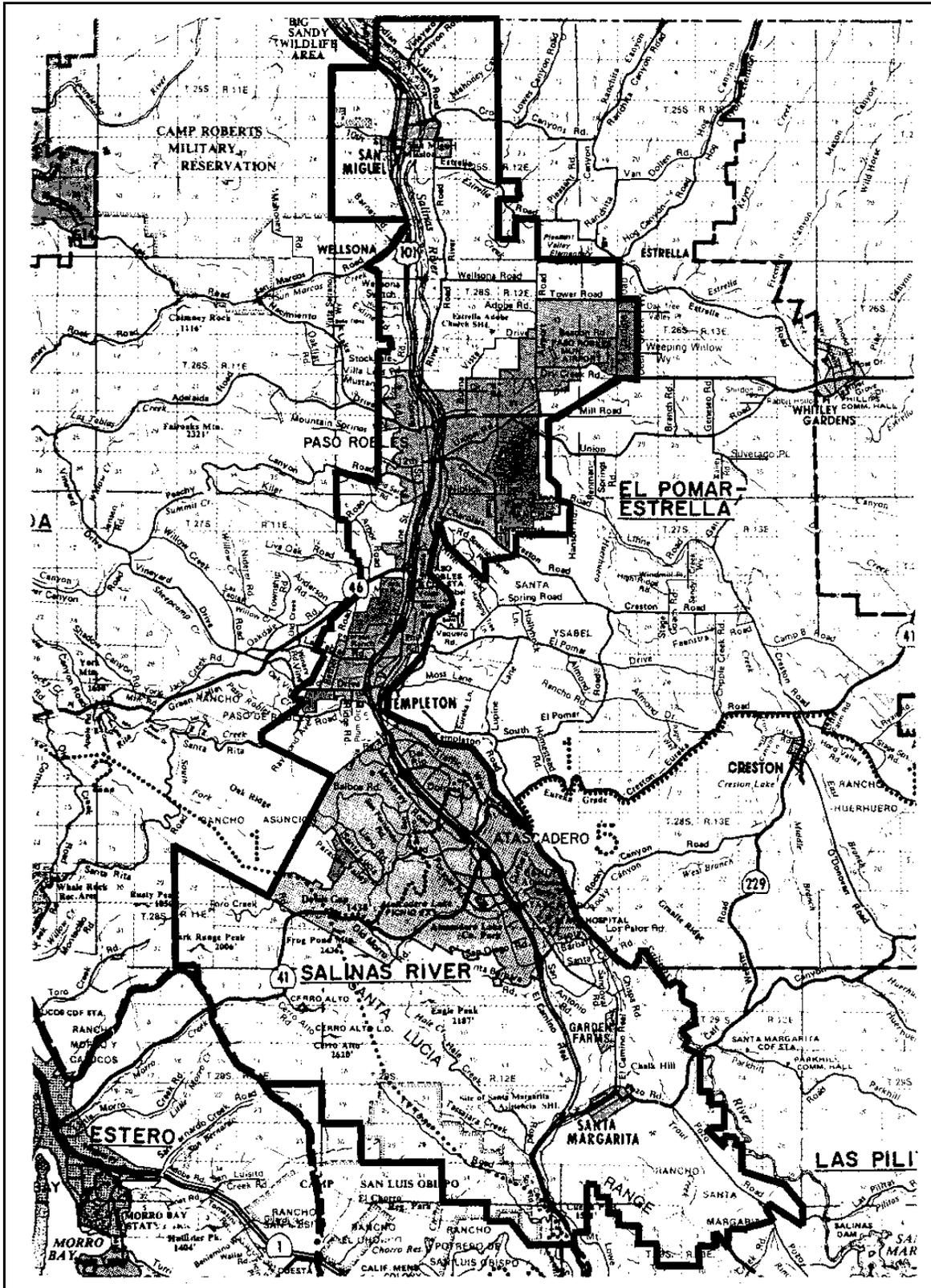


Figure 104-1 - Salinas River Planning Area

22.104.020 - Areawide Standards

The following standards apply throughout the Salinas River planning area, as shown in Figure 104-1, or in the sub-areas listed below.

- A. **Santa Lucia Mountains - Coordination of land divisions.** Proposed discretionary permits and land divisions within the area in the Santa Lucia Mountains shown in Figure 104-2 will be referred by the County to the U.S. Forest Service for review and comment.

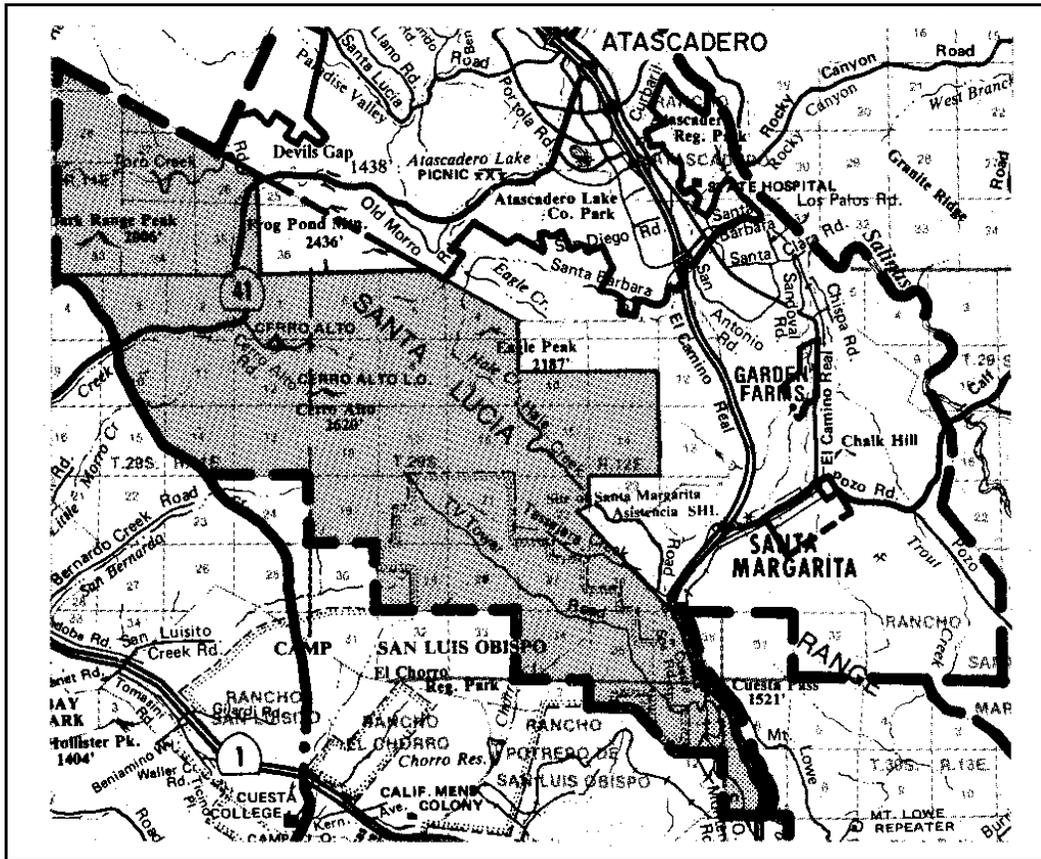


Figure 104-2 - Santa Lucia Mountains - Rural

- B. **Planning impact areas.** The following standards apply within the planning impact areas of the cities of Paso Robles and Atascadero, shown in Figures 104-3 and 104-4. These areas are not intended to be considered as a basis for annexation or establishing spheres of influence.
 - 1. **Application referral.** Discretionary permit and General Plan amendment applications shall be referred to the cities of El Paso de Robles or Atascadero as applicable for review and comment.

2. **Development impacts.** Discretionary projects with potential impacts that are associated with and that include, but are not limited to, water quantity and quality, drainage, erosion and sedimentation, traffic and circulation and cumulative impacts, shall be addressed as subjects for additional review as part of the environmental review process.

3. **Consistency with City Plans.** Improvements and/or offers of dedication consistent with City plans shall be considered and may be required for projects depending on the location, scale of the proposed development and an appropriate and feasible connection between the proposed development and the improvement.

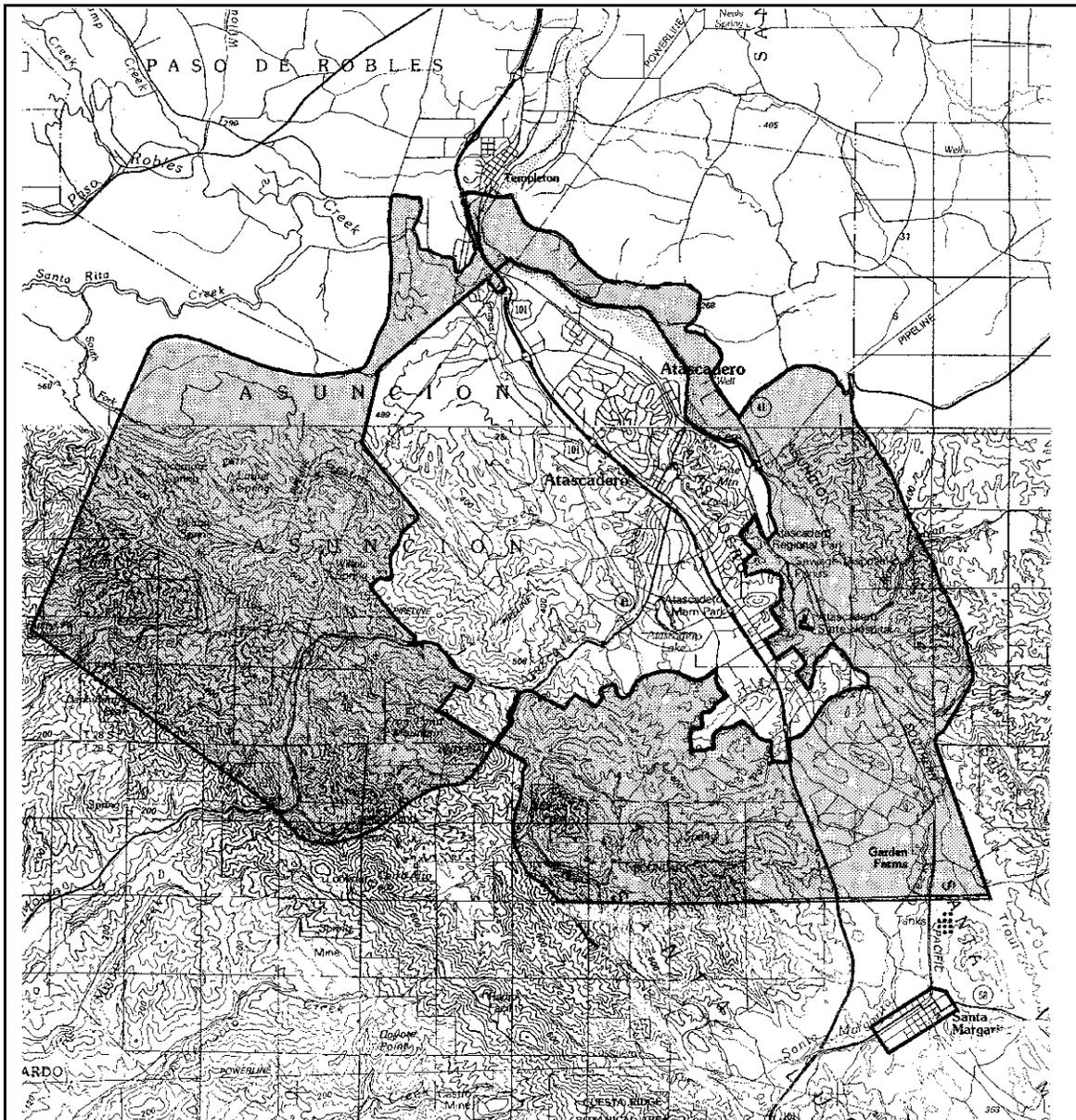


Figure 104-3 - Atascadero Planning Impact Area

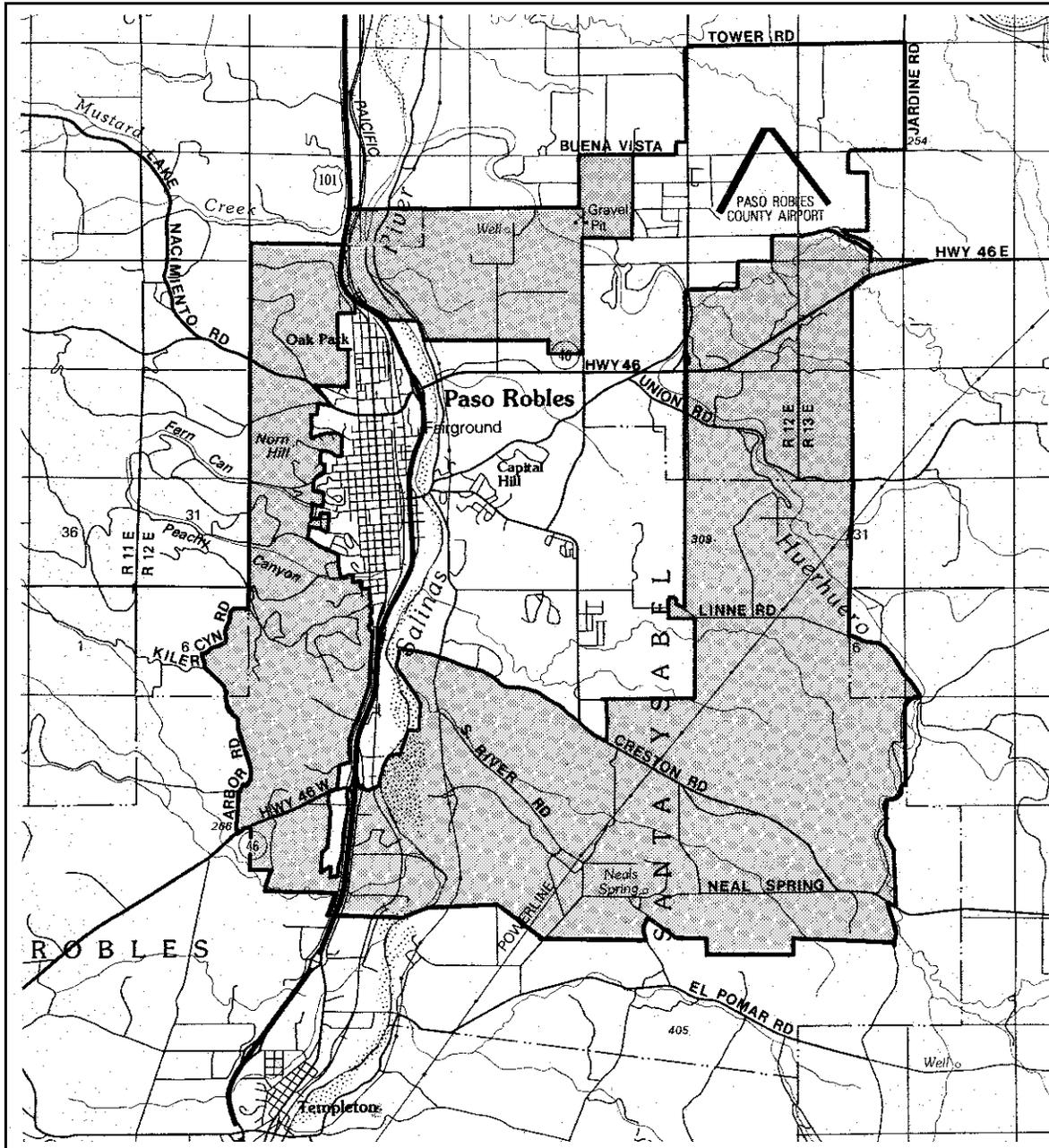


Figure 104-4 - Paso Robles Planning Impact Area

- C. Open space preservation.** The following standards apply to land where important physical, biological, visual or historic resources are identified both on-site and on adjacent properties, to offer incentives and encourage such measures as cluster land divisions that will leave such resources in permanent open space.

***Guideline:** New land divisions should retain land in open space that will preserve oak woodlands, riparian and other important biological habitats, physical landmarks, prime agricultural, visual and historic areas.*

1. **Cluster land division incentive.** Cluster divisions of land may utilize an open space parcel area that is smaller than otherwise required by Chapter 22.22 where an important biological habitat, riparian creek corridor, scenic site or historic place is identified through the application's review process. The size of the open space area may be determined by a biological, visual or other applicable analysis of the area in question. The analysis shall identify the area necessary to maintain open space or to preserve the features of the applicable resource while not impeding its natural function.
 2. **Lot Line Adjustments.** In cases where land that is intended for development includes more than one legal lot, the lot lines may be adjusted to concentrate development in suitable areas and leave other areas undeveloped and subject to open space or conservation easements.
- D. Salinas River resource protection.** Within the Salinas River floodplain as defined by the Flood Hazard combining designation shown on the official maps in both rural and urban areas, discretionary permits and land divisions shall protect the habitats and resource integrity of the floodplain. Development shall be designed and located to protect the river as a water resource and to maintain the natural features and habitats within the floodplain.
- E. Prime agricultural areas - Prime soils retention.** New development on land that is classified by the Soil Conservation Service as prime, Class I or II soil if irrigated, shall be designed to minimize the loss of prime agricultural soils for potential agricultural use by selective placement of buildings and new parcels.
- F. Other land of agricultural value - Soils retention.** New development on land that has existing agricultural production or that is classified by the Soil Conservation Service as Class III and IV soils shall be designed to minimize the loss of soils for potential agricultural use by selective placement of buildings and new parcels.
- G. Transit-oriented standards.** Minor Use Permit, Conditional Use Permit and subdivision applications shall provide a design and site development that is consistent with the following standards, where applicable for implementing the County Circulation Element and the Regional Transportation Plan:
1. Where determined appropriate by the Regional Transit Agency, subdivisions or development of 50 or more housing units shall provide pedestrian access to a bus stop along the closest major arterial or collector and fund their share of one shelter or bus stop per one-half mile of that roadway.

2. Employment centers (100 jobs or more) shall provide one shelter and bus stop pullout within one-quarter mile of the project and assure pedestrian access to the transit facility. Whenever employment densities are expected to exceed 50 jobs per acre, up to a 20 percent reduction in the number of required parking spaces may be allowed for a project.
3. Transit facilities shall be integrated into new development and be usable for different forms of transportation (bike, walking and car) whenever possible, with spacing to provide easy access without unduly impacting route times.
4. On-site services are encouraged as appropriate within projects, including child care, personal services, cafes, pharmacy and convenience stores, depending on the size of the project.

H. Highway corridor design standards. The purpose of the highway corridor design standards is to provide public views of:

- scenic vistas and backdrops containing varied topography including ridgelines and rock features,
- significant stands of trees and wildflowers, and
- natural landmarks, historic buildings and pastoral settings.

The following standards are intended to expedite the permit process for projects which maintain scenic views and the rural character along portions of Highways 41 and 101, while providing opportunities to use other design solutions through a discretionary review process to achieve scenic goals. Only residential structures, residential accessory buildings, residential access roads, specified agricultural accessory buildings and signs are governed by these standards. All other uses and structures, such as agricultural roads and nursery specialties, are not subject to the following process. [Amended 1996, Ord. 2776]

The following standards also apply to certain hillside and hilltop locations on the east and west sides of those highways that have been determined to contain particular scenic value, as shown in Figures 104-5 through 104-16.

1. **Permit requirements.** For developments that choose to comply with the provisions of Subsections H.2.c through H.2.i, Zoning Clearance is required for residential structures, residential accessory buildings and residential access roads to review conformance with Subsections H.2.c through H.2.i. Projects that do not choose to comply with Subsections H.2.c through H.2.i are required to apply for a Minor Use Permit, or a Conditional Use Permit if otherwise required by Section 22.06.030 (Allowable Land Uses and Permit Requirements).

Within the Highway corridors (limited to the first 300 feet) shown in Figures 104-5 through 104-16, Zoning Clearance approval (with a confirming site visit) is also required for agricultural accessory buildings larger than 600 square feet, individually or cumulatively, and having one or more of the following: a roof pitch of less than 3:12, unarticulated wall surfaces and/or service entrances facing the highway.

If the Zoning Clearance application cannot be approved in compliance with Subsections H.2.c through H.2.i, the applicant may choose to convert the application to a Minor Use Permit application, with the applicant paying the difference in application fees.

2. Zoning Clearance requirements. Zoning Clearance applications for sites within or partially within the highway corridors shown in Figures 104-5 through 104-16 shall comply with the following, in addition to other applicable standards:

- a. Site visit required.** The Zoning Clearance application shall be subject to two site visits; one during the time of application review to confirm that conditions on the site correspond to information provided in the application, and the other prior to final building inspection to confirm that the building and site improvements agree with the approved plan. (Planting of required landscaping improvements may be delayed up to 90 days after final building inspection when installation is guaranteed by bond.)
- b. Exemption.** An exemption from Subsections H.2.c through H.2.i may be granted if documentation is provided that the project will not be visible from the applicable highway corridor. Such documentation shall at minimum provide topographic contours (referenced to sea level), and building elevations with preliminary grading and building plans. A visual analysis of the project's location may be useful to facilitate a decision.

If conformance with these standards would unavoidably impact a biological habitat, the Director may waive the applicable standard.

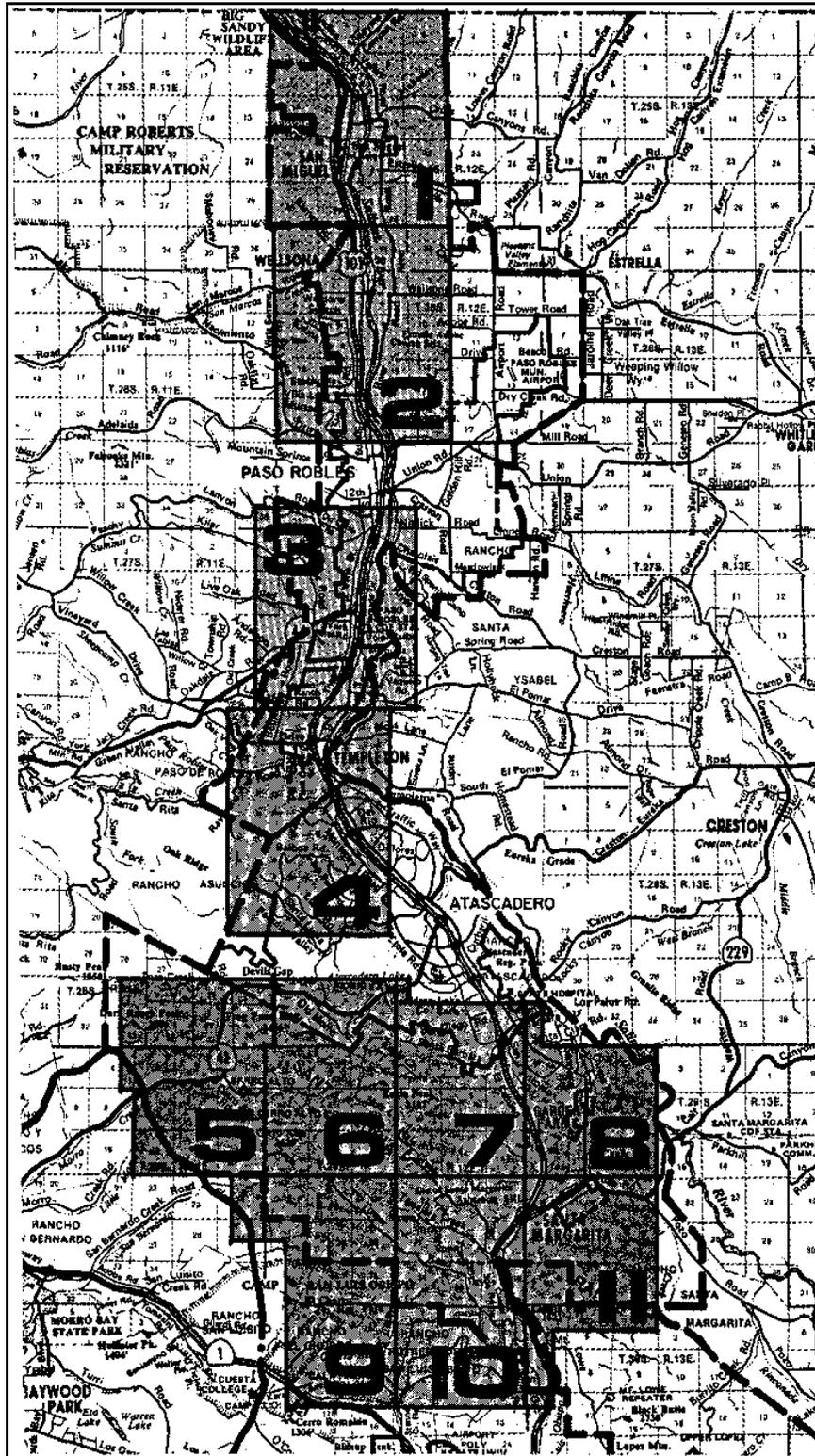


Figure 104-5: Highway Corridor Index

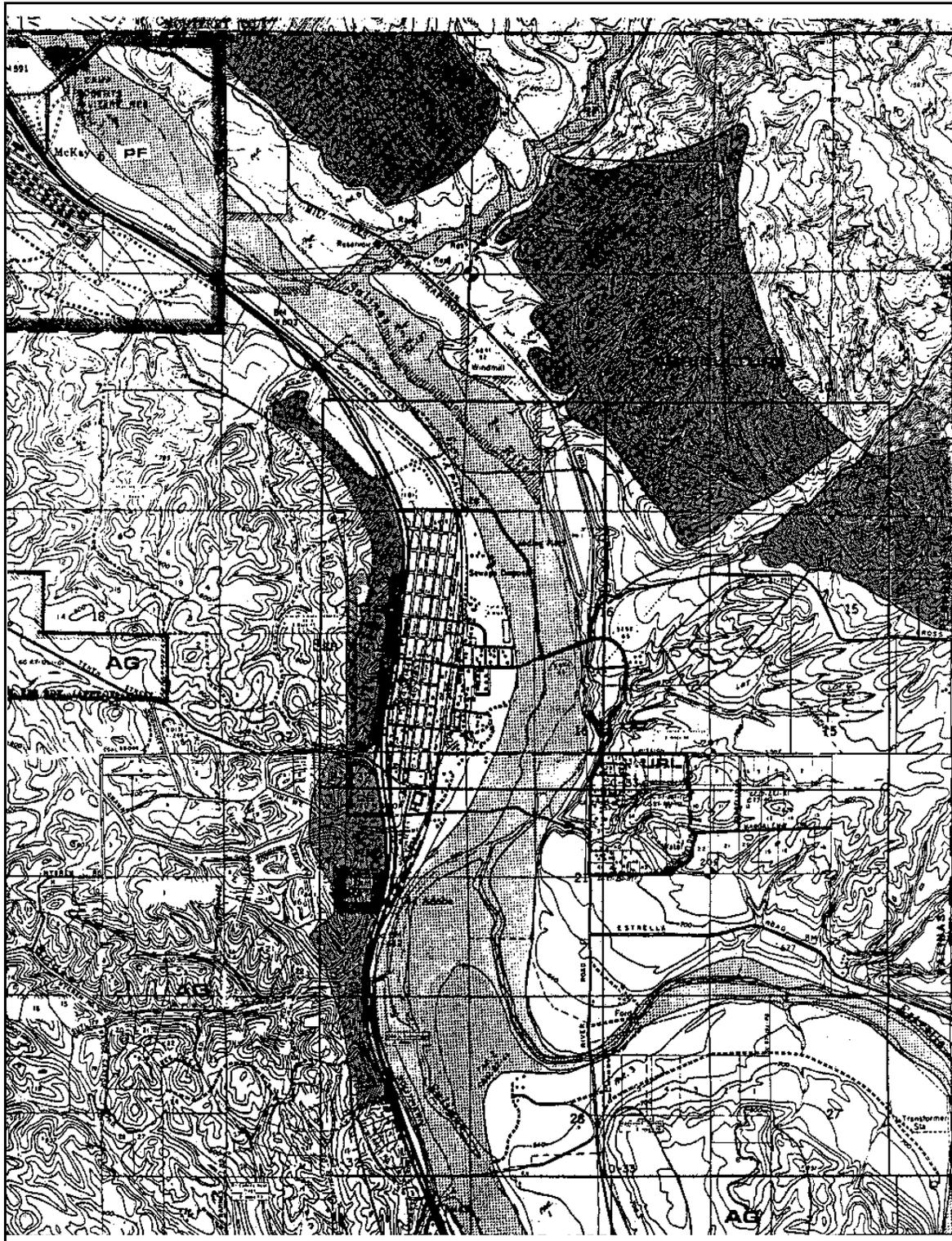


Figure 104-6 - Area 1 - San Miguel - Highway Corridor Design Standards

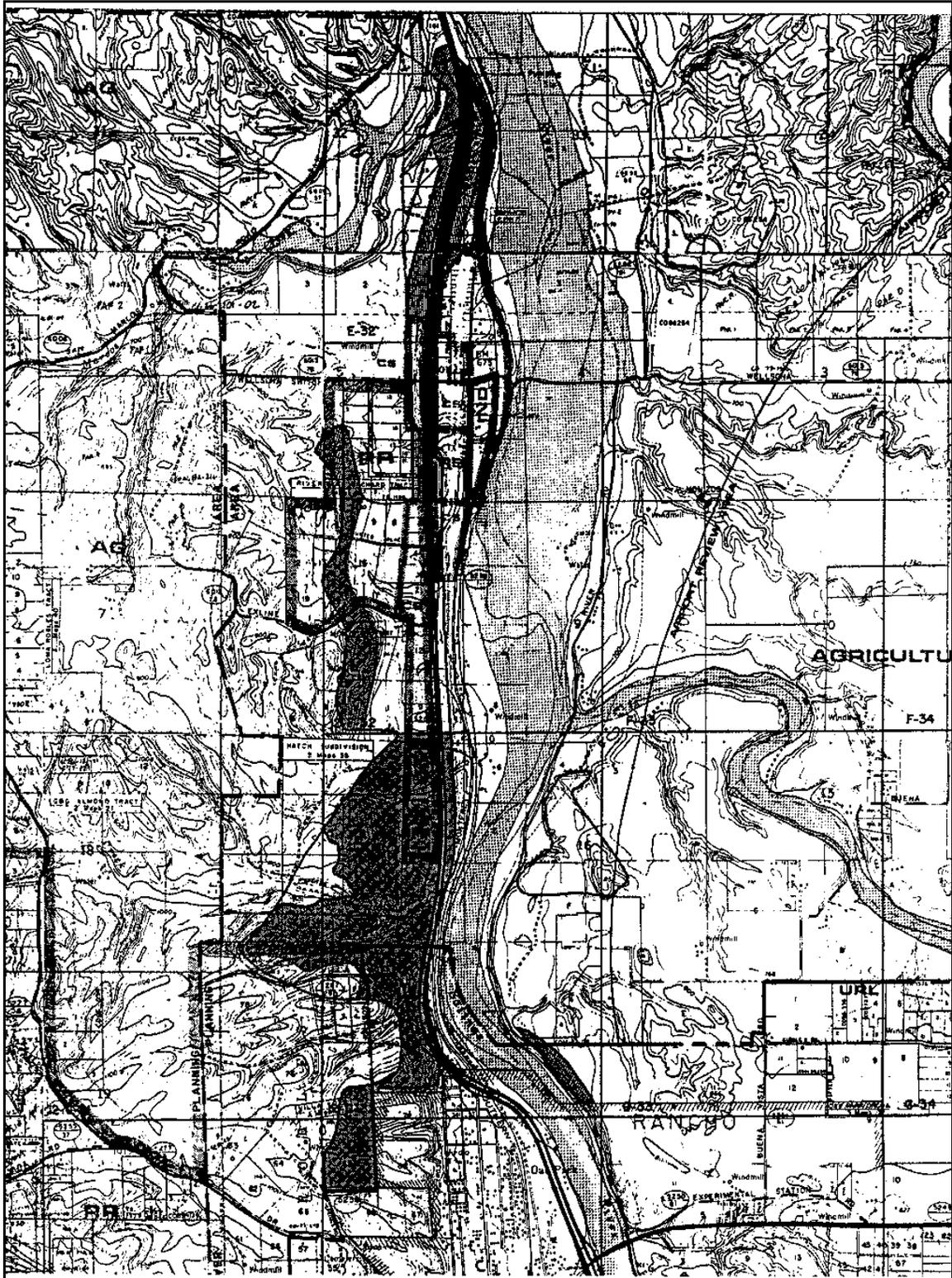


Figure 104-7 - Area 2 - Wellsona - Highway Corridor Design Standards

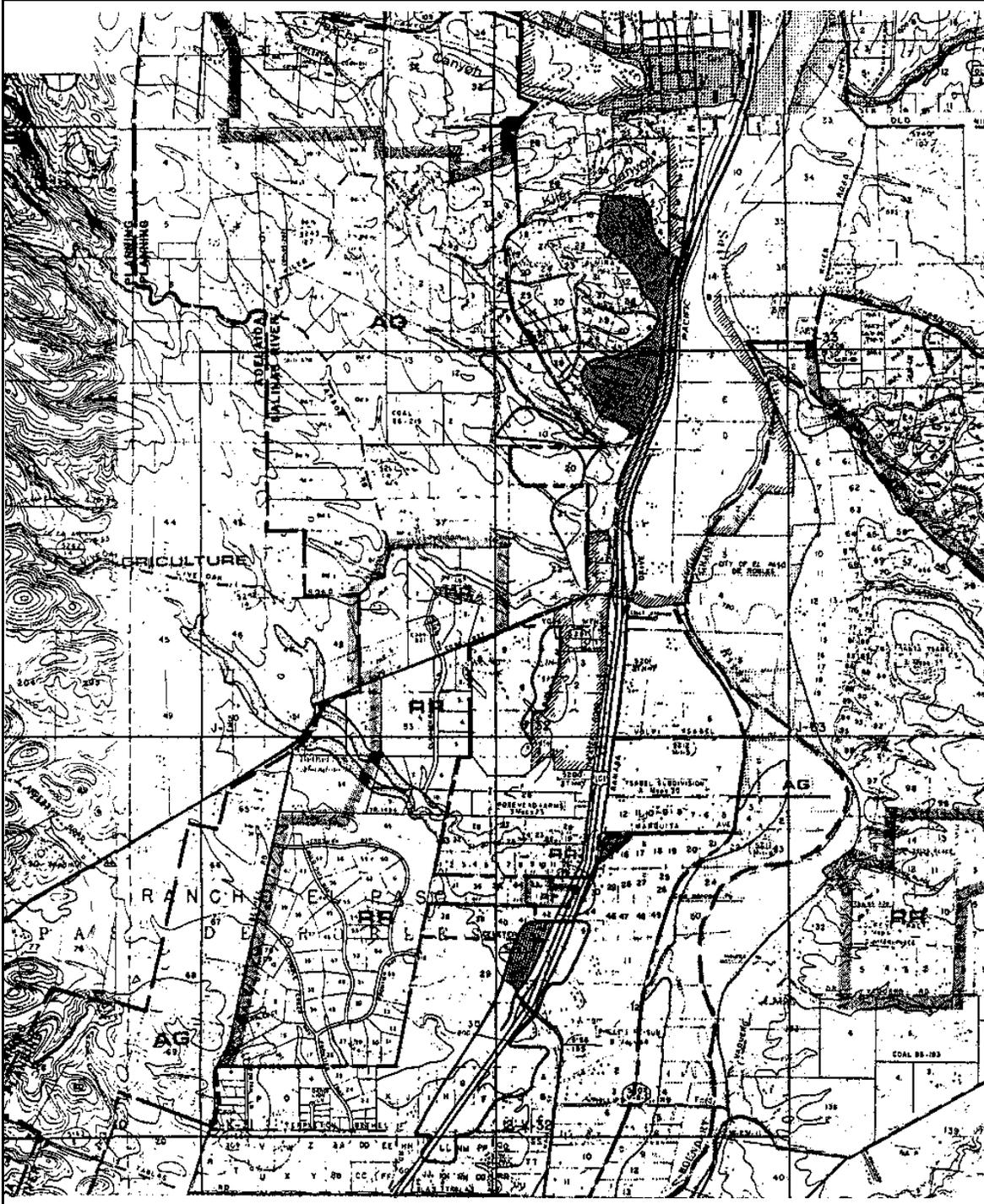


Figure 104-8 - Area 3 - South Paso Robles/North Templeton - Highway Corridor Design Standards

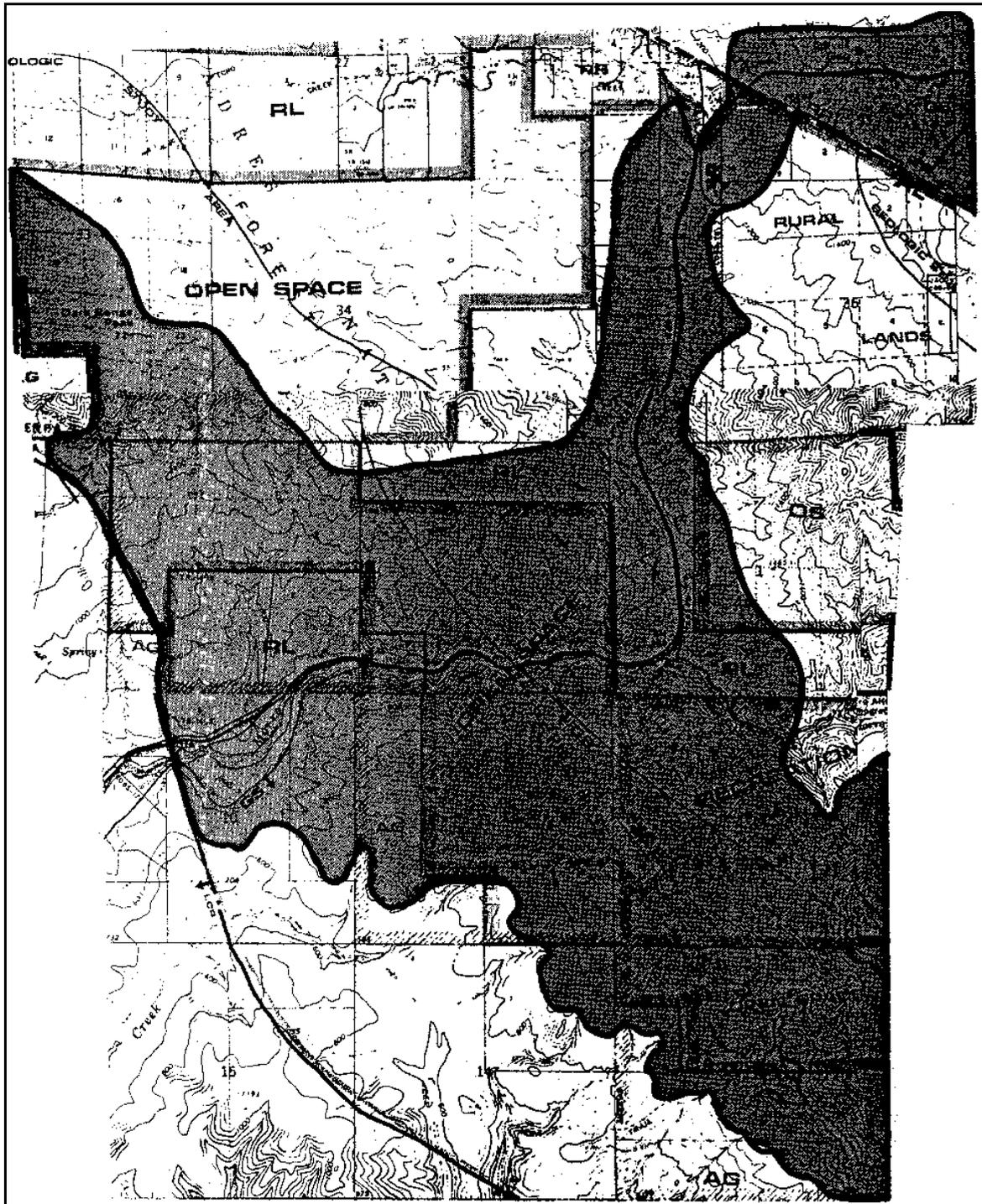


Figure 104-10 - Area 5 - West Atascadero, Highway 41 - Highway Corridor Design Standards

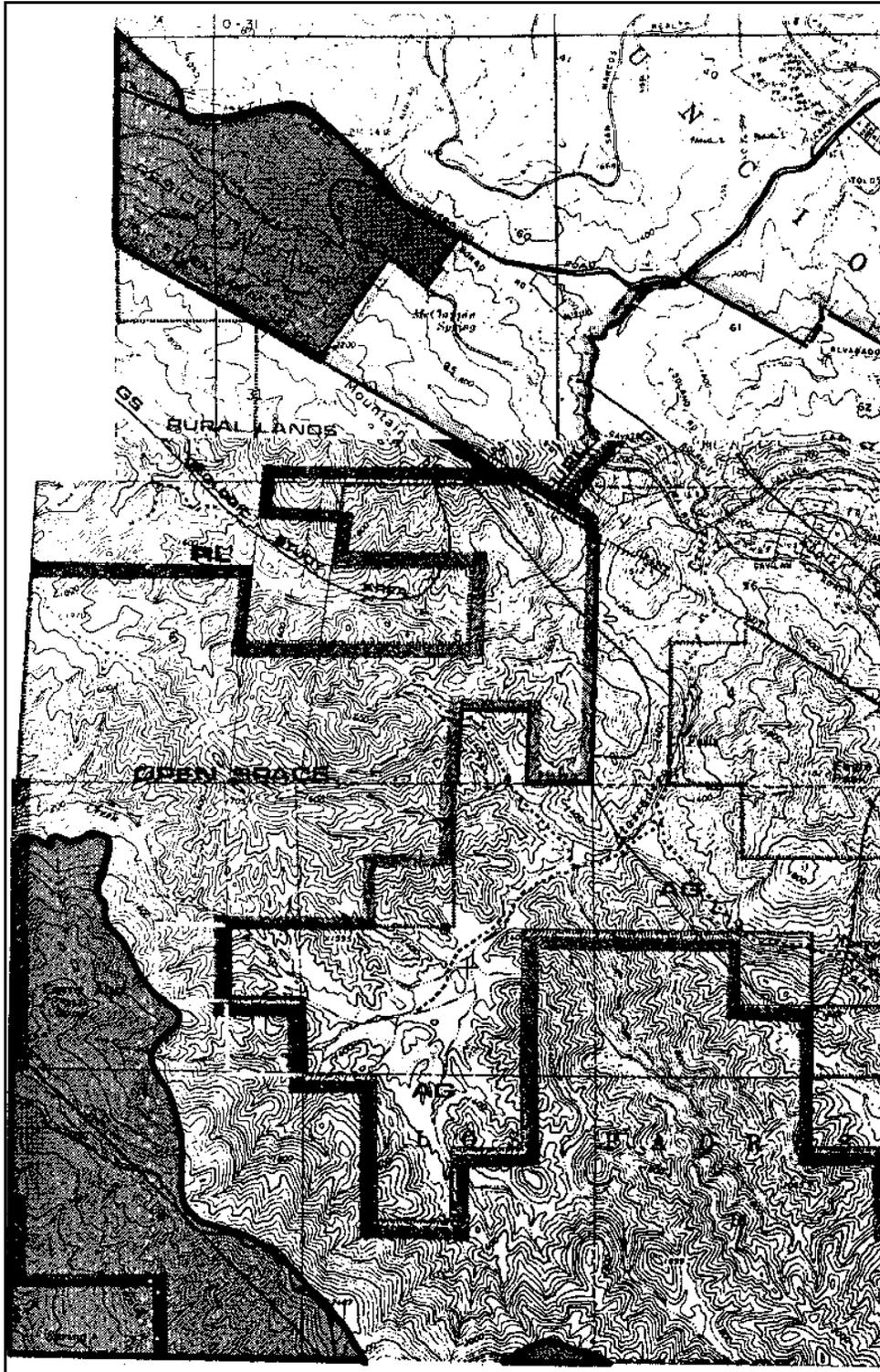


Figure 104-11 - Area 6 - West Atascadero, Highway 41 - Highway Corridor Design Standards

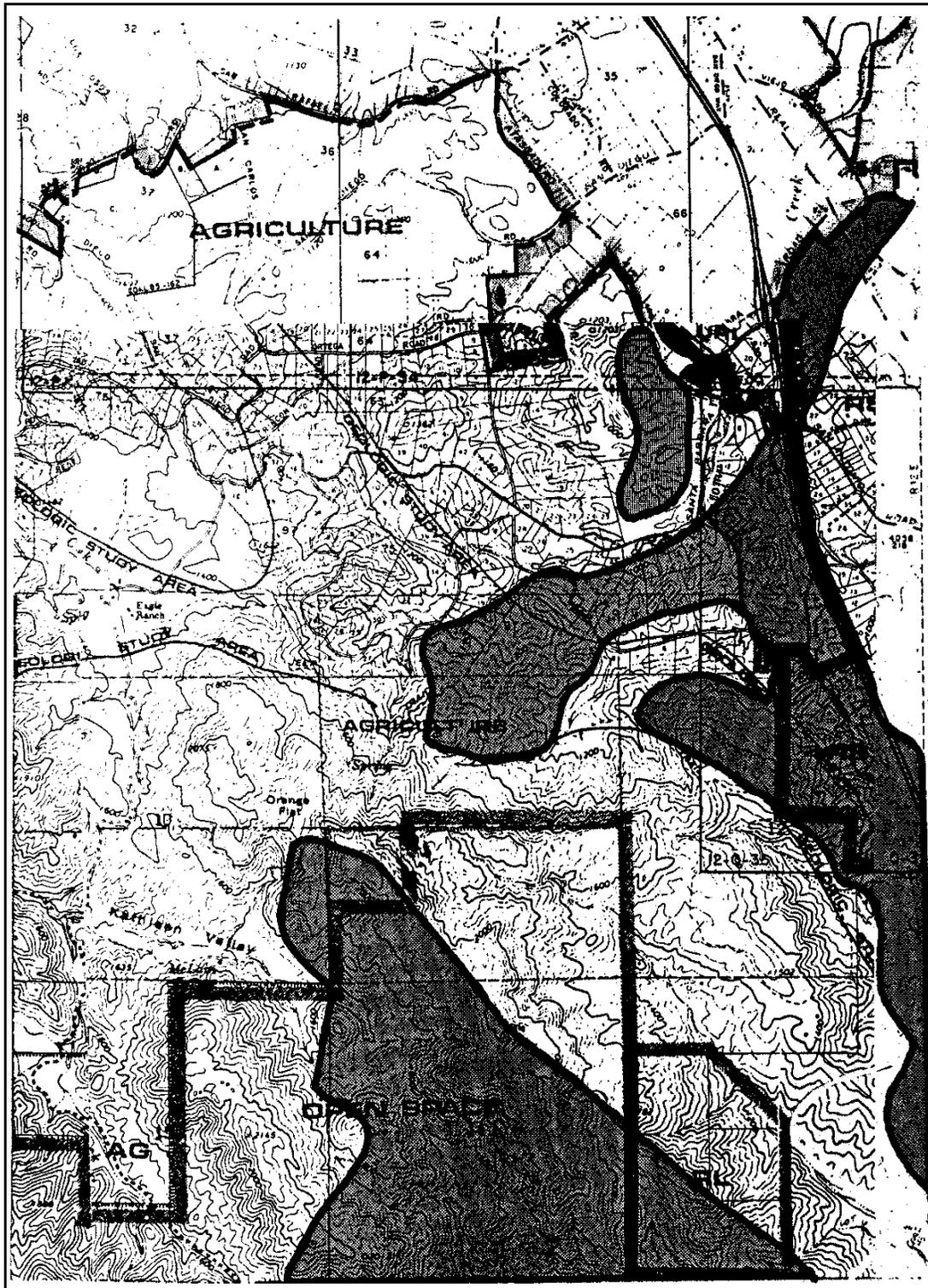


Figure 104-12 - Area 7 - South Atascadero - Highway Corridor Design Standards

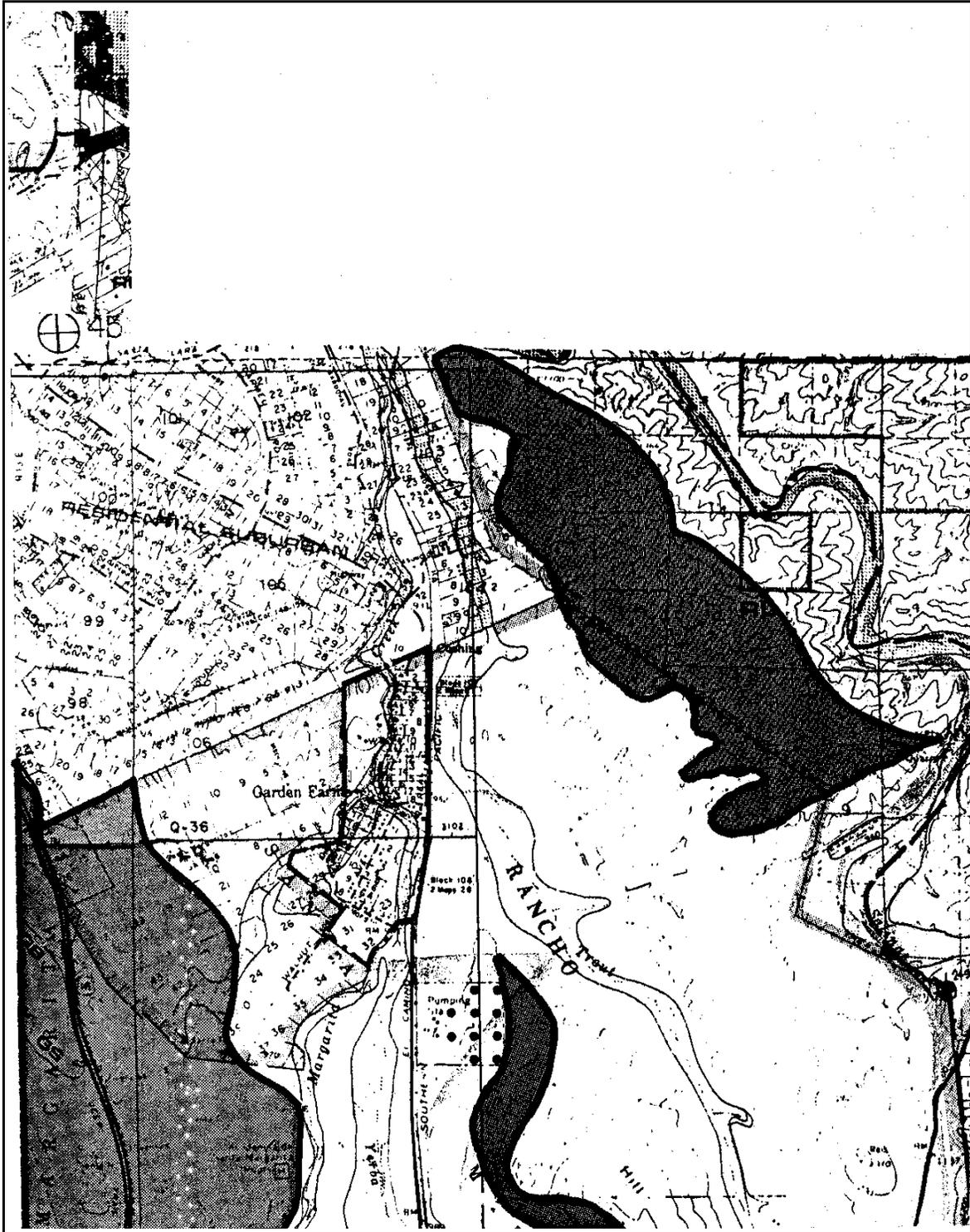


Figure 104-13 - Area 8 - Garden Farms - Highway Corridor Design Standards

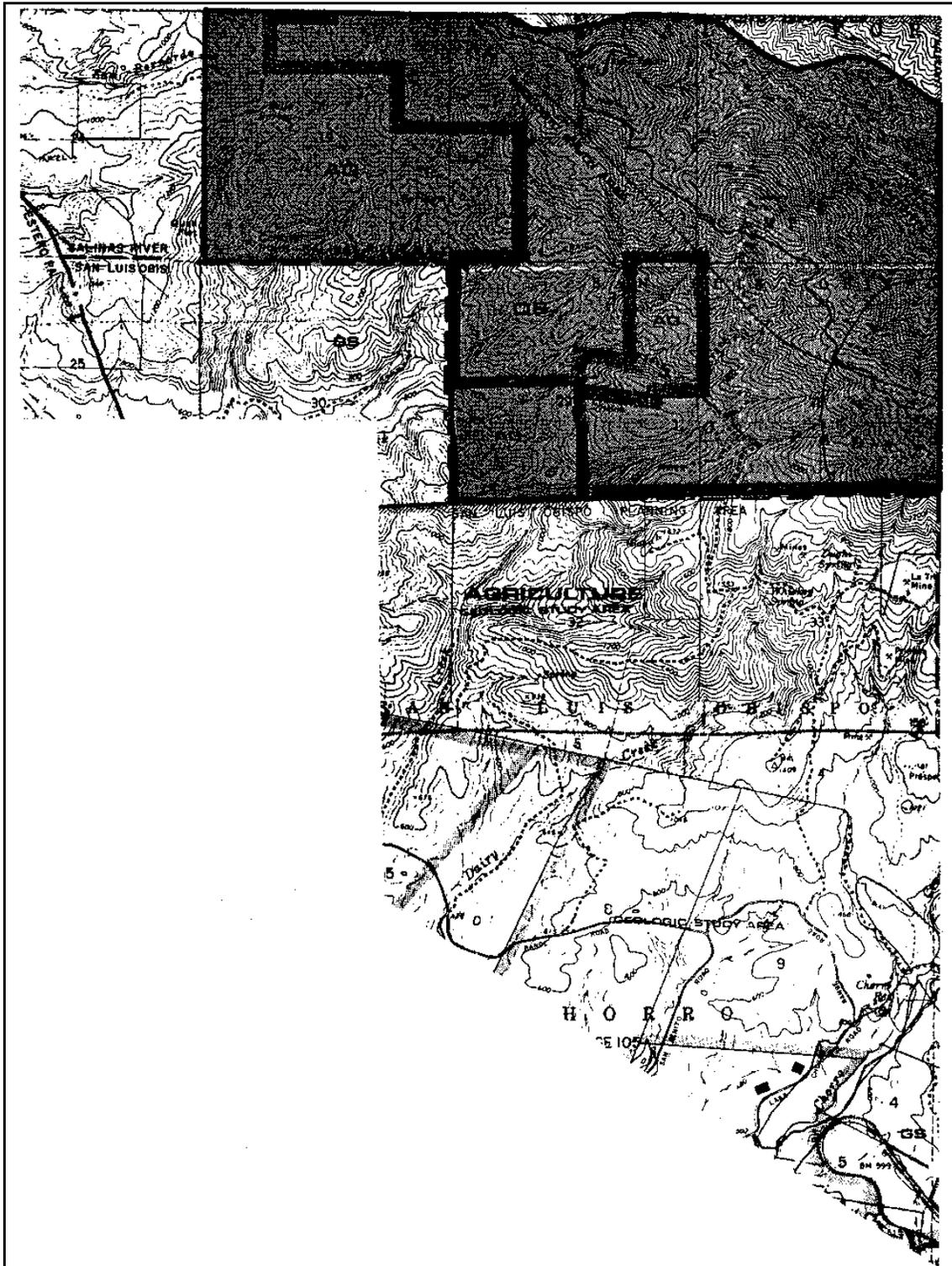


Figure 104-14 - Area 9 - Tassajara Canyon - Highway Corridor Design Standards

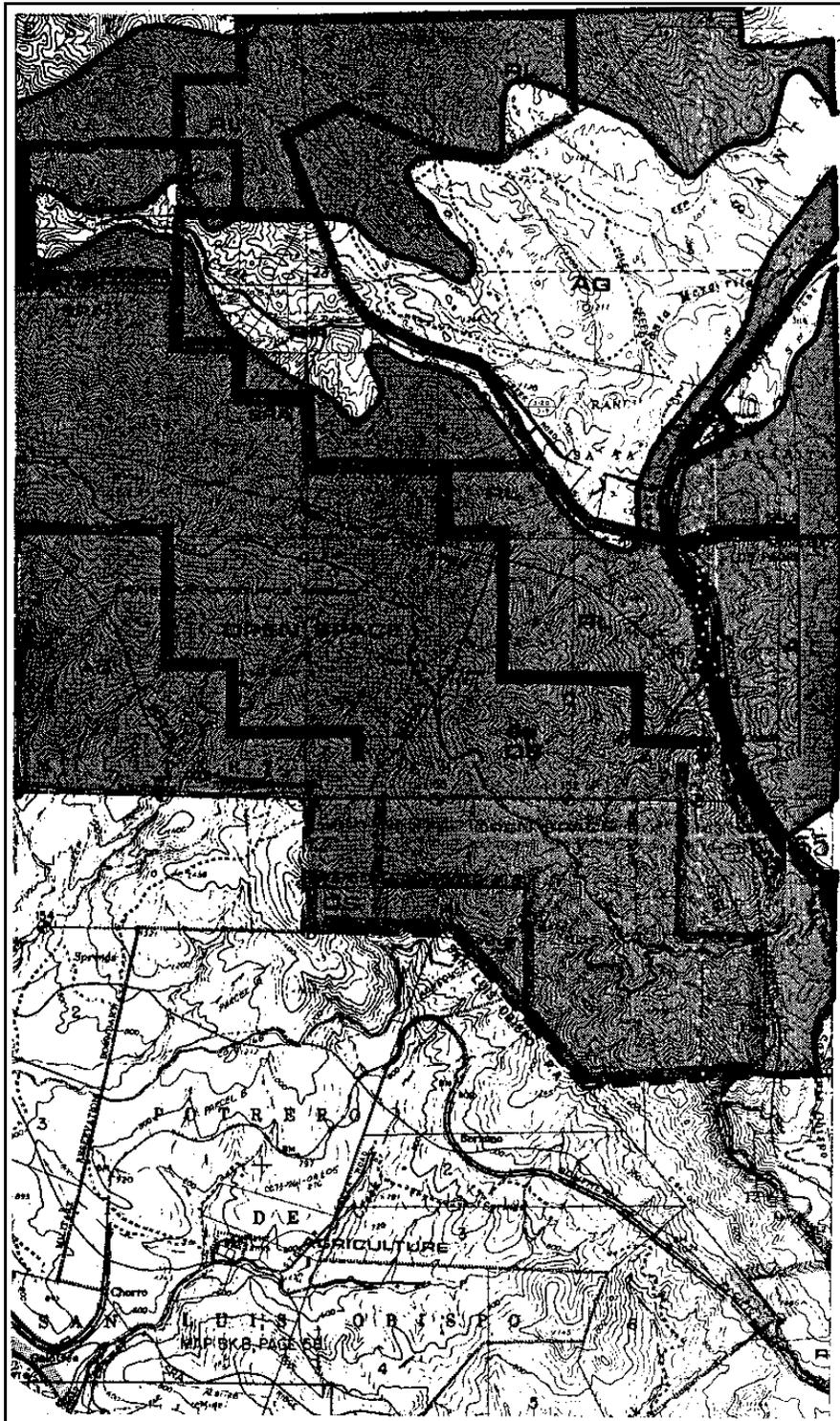


Figure 104-15 - Area 10 - Tassajara Canyon - Highway Corridor Design Standards

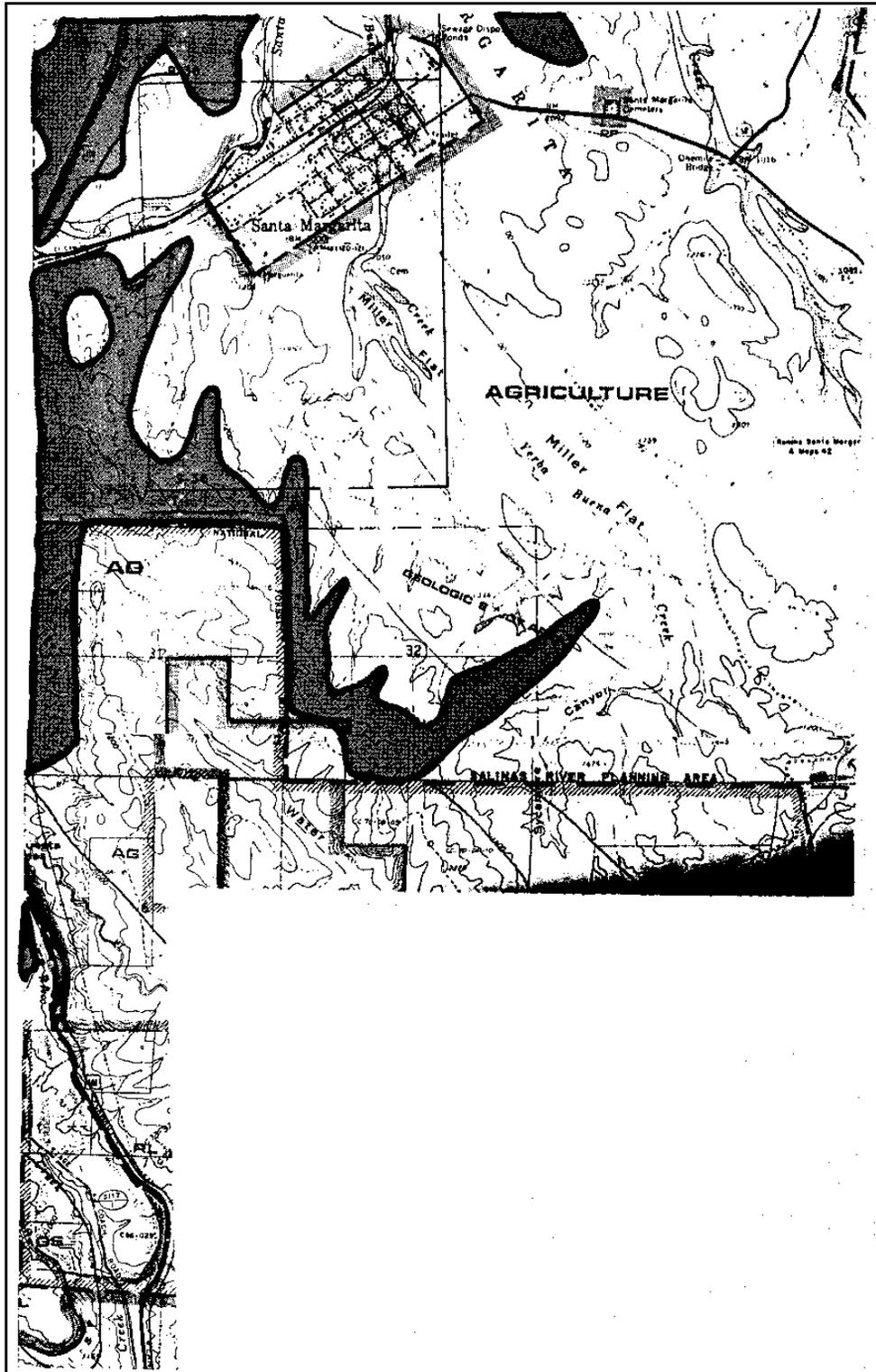


Figure 104-16 - Area 11 - Santa Margarita - Highway Corridor Design Standards

- c. **Highway setback.** Where possible, residential buildings, residential accessory structures, and agricultural accessory structures larger than 600 square feet with the features described in Subsection H.1, shall be set back 100 feet from the applicable highway right-of-way as shown in Figure 104-17. If there is no feasible development area outside this setback, the project shall be located on the rear half of the property and shall provide a landscaping screen of fast, or moderately fast, growing plant material to provide 80 percent coverage at plant maturity. A landscaping plan per Chapter 22.16 shall be provided with the Building Permit application.

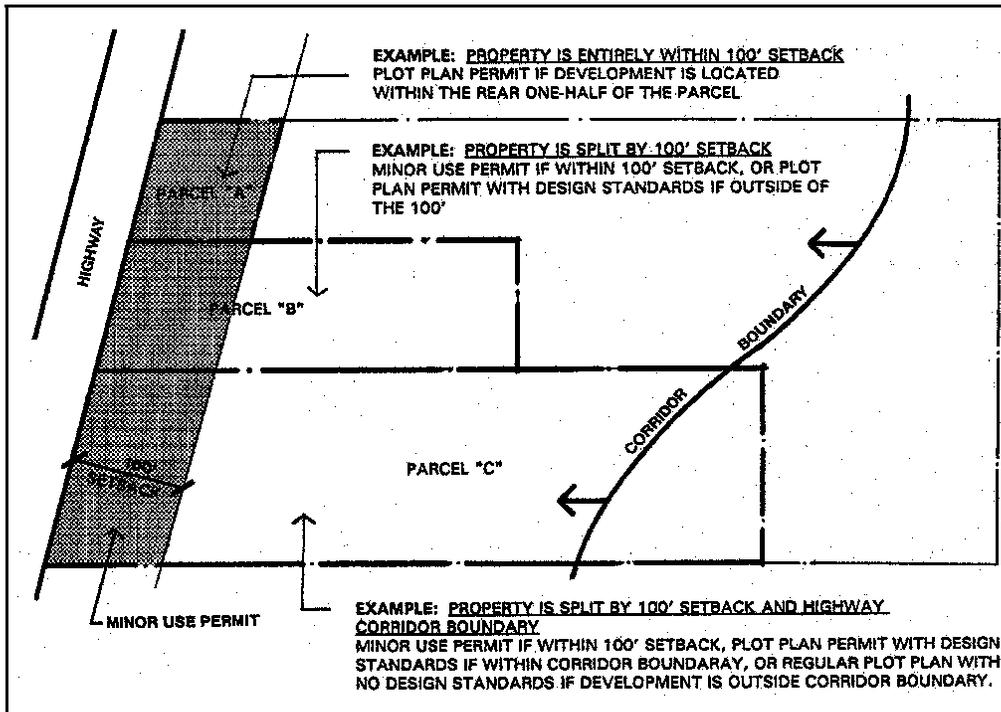


Figure 104-17: Highway Setback for Zoning Clearance Projects

- d. **Ridgetop development.** Structures within the corridor boundaries shall be located so they are not silhouetted against the sky, as illustrated in Figure 104-18.

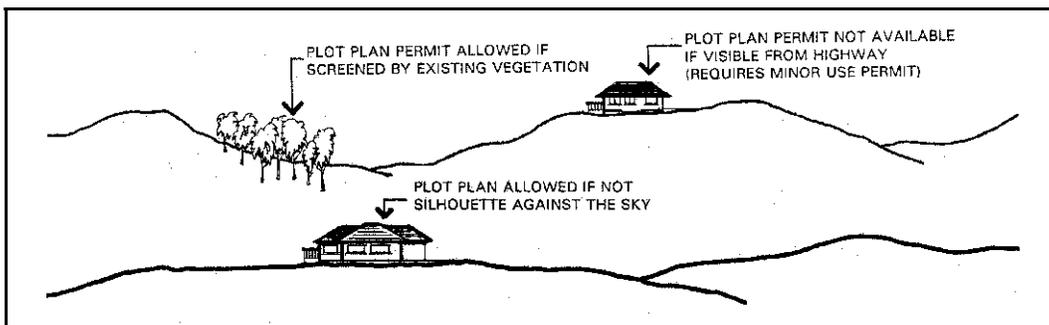


Figure 104-18: Ridgetop Development

- e. **Slope limitation.** Grading for structures and roads is encouraged to be located on slopes less than 20 percent, as shown in Figure 104-19. Zoning Clearance is required for development on slopes of 20 percent or less, and Minor Use Permit on slopes greater than 20 percent.

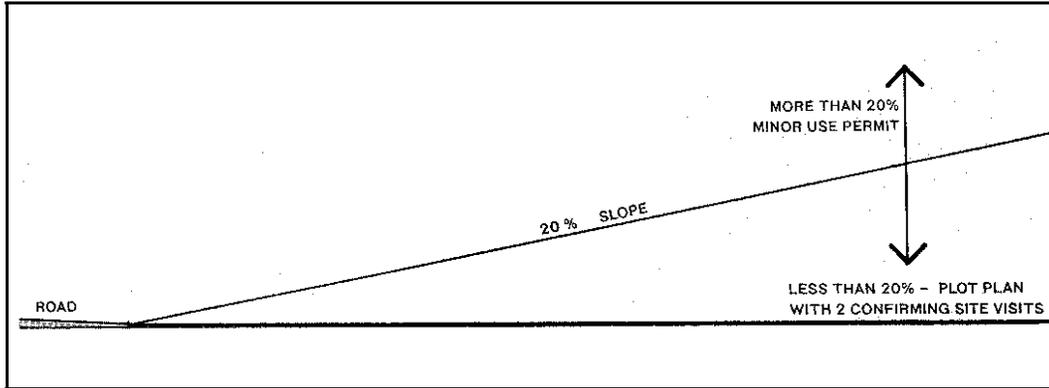


Figure 104-19: Slope Limitation

- f. **Landmark features.** Grading and placement of structures shall occur at least 150 feet from any significant rock outcrop or geologic feature, as illustrated in Figure 104-20.

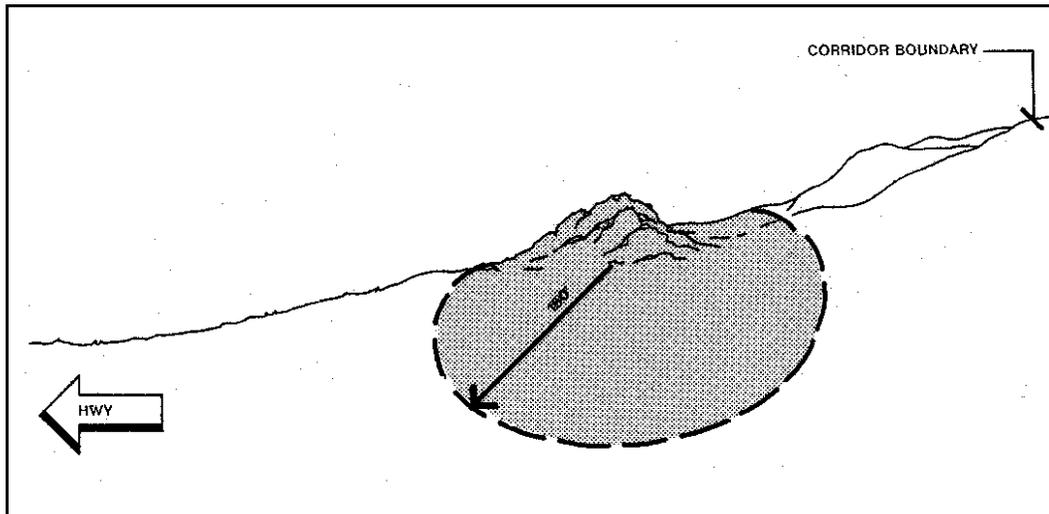


Figure 104-20: Landmark Features

- g. **Building height and color.** Maximum building height is 25 feet above natural grade, as shown in Figure 104-21. This height limit may be increased an additional five feet for agricultural accessory buildings subject to an adjustment as provided in Section 22.01.044 subject to a visual study that supports a finding that buildings will have appropriate forms to minimize their visual impact on surrounding properties and Highway 101. The additional height shall be for architectural features such as cupolas or gabled vents on no more than one-third the length of any building. Building color other than trim shall be similar to surrounding natural colors and no brighter than 6 in chroma and value on the Munsell Color Scale on file in the Department.

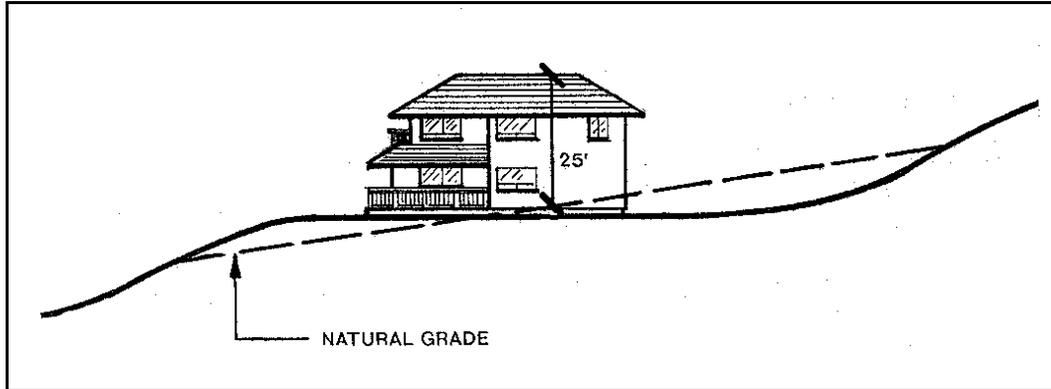


Figure 104-21: Building Height

- h. Landscaping.** A landscaping plan is required in compliance with Chapter 22.16, and shall ensure at least 50 percent screening of the structure at plant maturity, as shown in Figure 104-22. Landscaping shall include mitigation planting or seeding to cover and screen visible graded cut and fill areas in compliance with Chapter 22.16.

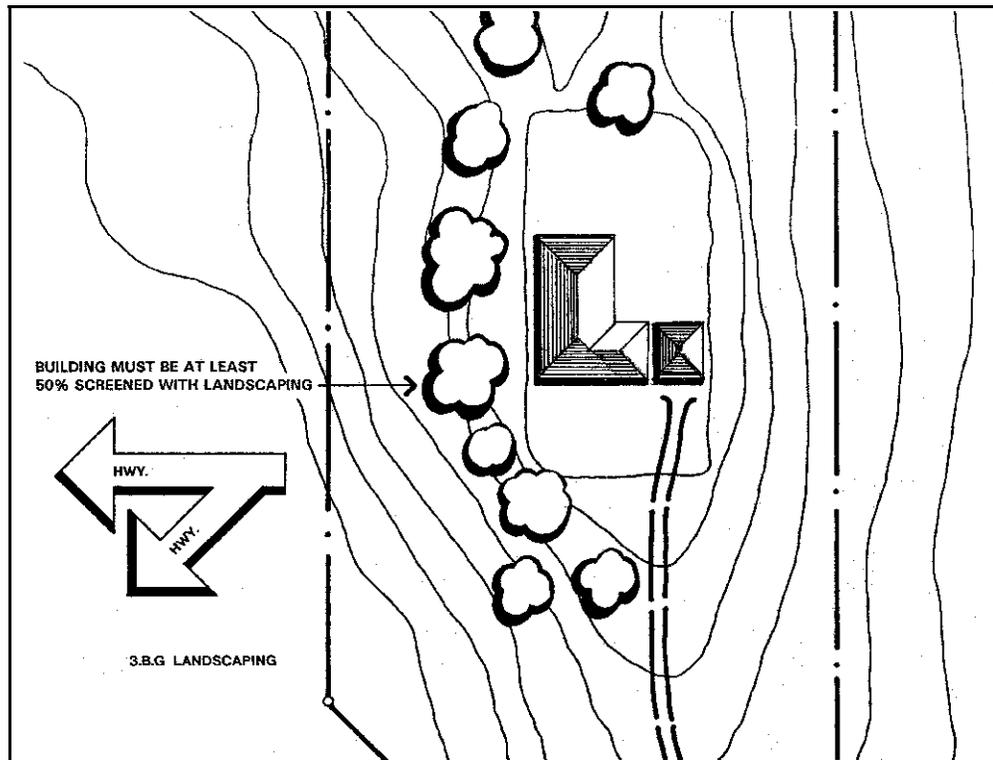


Figure 104-22: Landscaping

- i. **Biological habitats.** Development shall be designed and located to minimize adverse impacts to important biological resources in conforming with these standards. If there is a conflict between biological resources and these standards, protecting the biological resources takes precedence.
- 3. **Discretionary permit requirements.** Minor Use Permit approval is required for projects that are unable to meet the requirements for a Zoning Clearance as specified in Subsections H.2.c through H.2.h above. Minor Use Permit and any Conditional Use Permit applications that may otherwise be required by this Title shall include a visual analysis that is prepared by a registered architect, landscape architect or other qualified individual acceptable to the Director. The visual analysis shall be utilized to determine compliance with the intent of standards H.2.c through H.2.h and the following:
 - a. Locate development, including access roads, in the least visible portion of the site consistent with the protection of other resources, as viewed from the applicable highway corridor or road. Use existing vegetation and topographic features to screen development from view as much as possible.
 - b. Minimize grading that would create cut and fill slopes visible from Highway 41 and 101.
 - c. Minimize building height and mass by using low-profile design here applicable. Minimize building appearance by using colors to harmonize with the surrounding natural environment.
 - d. Provide landscaping to screen and buffer development through extensive use of trees and large-growing shrubs in compliance with Chapter 22.16.
- 4. **Residential land divisions - Cluster development encouraged.** Residential land divisions are encouraged to be clustered in compliance with Section 22.22.140, unless standard subdivision design can include clustered residential building sites that will be in equal conformity with standards H.2.c through H.2.i. Application review shall determine whether the proposed parcels are designed so that residential buildings, accessory buildings and roads will be in conformity with standards H.3.a through H.3.d, in addition to other applicable standards.

Guideline: *Retain land in open space in new land divisions that will preserve existing views of land subject to the Highway corridor design standards.*

- a. **Open Space parcel incentive.** Cluster divisions of land that are subject to the Highway Corridor Design Standards may utilize an open space parcel area that is smaller than required by Chapter 22.22. The size of the area may be determined by a visual analysis of the area subject to the Highway Corridor Design Standards as part of the subdivision review process. The analysis shall identify the area that is necessary to maintain open space views of features identified in the Highway Corridor Design Standards.

22.104.030 - Combining Designation Standards

The standards of this Section apply within the applicable combining designation.

- A. Airport Review Area (AR).** The following standards apply within the Airport Review Area combining designation, which is the area covered by the Paso Robles Municipal Airport Land Use Plan outside the Paso Robles city limits, shown in Figure 104-23.
- 1. Airport Land Use Plan included by reference.** The Paso Robles Municipal Airport Land Use Plan is hereby incorporated into this Title by reference as though it were fully set forth here.
 - 2. Site design and development standards - Private lands.** All development applications for the area within the boundary of the Paso Robles Municipal Airport Land Use Plan are subject to the development standards set forth in that plan, in addition to all applicable provisions of this Title. In the event of conflicts between the provisions of the Airport Land Use Plan and this Title, the more restrictive provisions shall prevail.
- B. Sensitive Resource Area - Los Padres National Forest (SRA-1).** Access to or through SRA areas shall be limited to existing roads and trails or to proposed trails shown on the latest forest service off-road vehicle plan. Any proposed changes in this plan should be submitted to the County and affected private property owners for review prior to taking action to amend the plan.

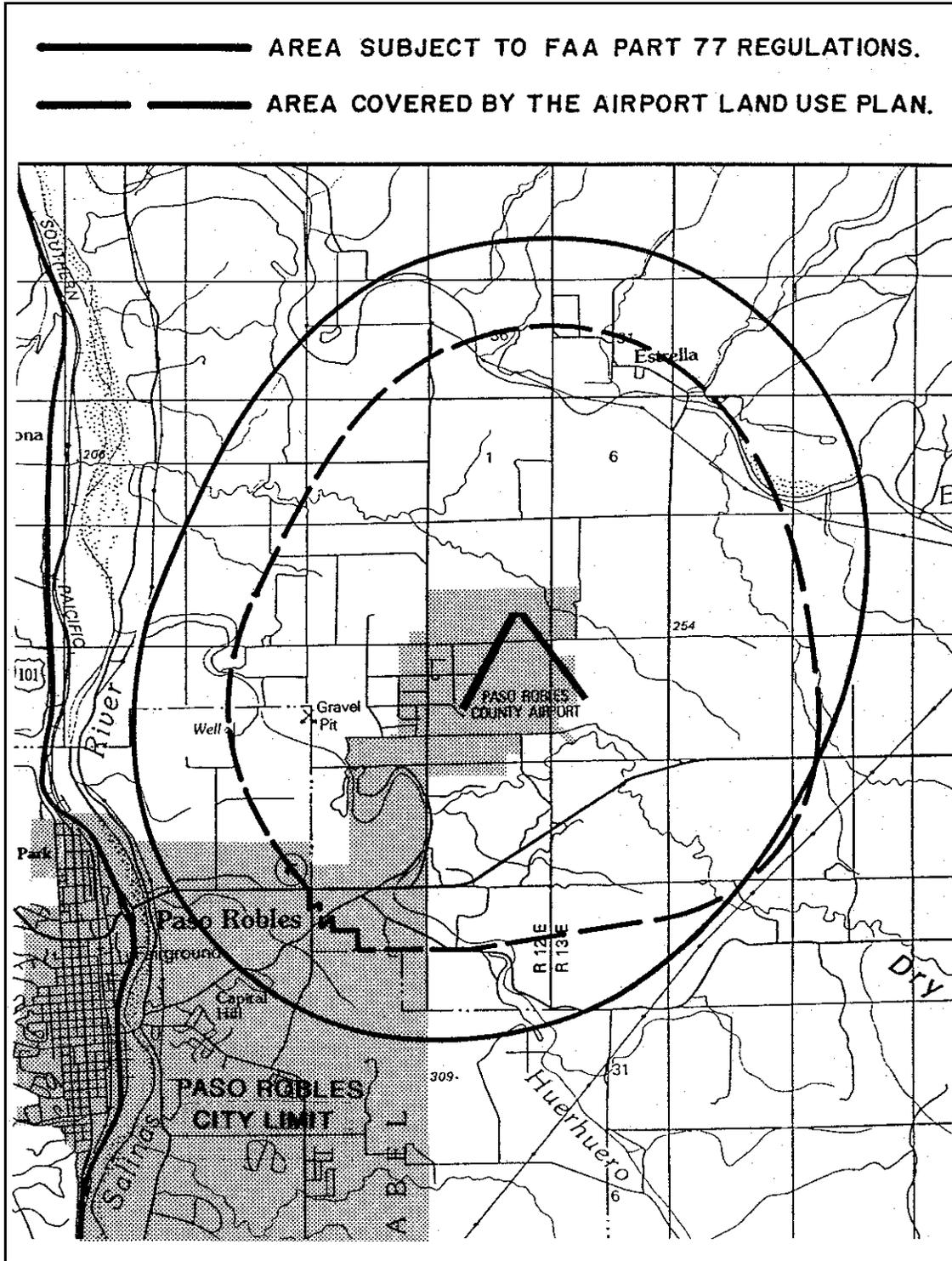


Figure 104-23 - Airport Review Area - Paso Robles and Rural Areas

22.104.040 - Rural Area Standards

The following standards apply within the Salinas River planning area outside of urban and village reserve lines, in the land use categories and/or specific areas listed.

A. Agriculture (AG) - Santa Margarita Ranch. The following standards apply only to the area shown in Figure 104-24 within the Agriculture land use category.

1. **Subdivision requirement.** All new land divisions that are proposed prior to approval of the Specific Plan required by Subsection A.2 shall cluster the allowed residential density of the Santa Margarita Ranch property ownership shown in Figure 104-24 in compliance with agricultural lands clustering standards of Section 22.22.150. This agricultural clustering division shall reconfigure and/or relocate existing parcels with minimal or no visual impact on Santa Margarita, Garden Farms and Highway 101.
2. **Specific Plan requirement.** A Specific Plan shall be prepared in compliance with Government Code Section 65450 for the entire Santa Margarita Ranch as shown in Figure 104-24, for review and approval before an application is approved for any subdivision of land other than the agricultural cluster division that is allowed by Subsection A.1. This restriction shall not apply to lot line adjustments.

A development agreement in compliance with Government Code Section 65864 et seq. that reflects the standards that follow shall be entered into between the ranch owners and the Board in an expeditious manner.

A General Plan amendment to implement the land use designations at the locations shown in the Specific Plan may be filed concurrently with the Specific Plan.

The following principles shall guide the Specific Plan preparation:

- a. **Public participation.** The public shall be provided opportunities to participate in each component of the Specific Plan process through meetings, written comments, surveys, and other means of dialogue with the applicant and staff.
- b. **Resource constraints.** Development proposals shall reflect the resource constraints of the Santa Margarita Ranch and the North County region.
- c. **Limited development areas.** Development area(s) shall be selected from within 1,800 acres consistent with the existing agricultural character of the ranch.
- d. **Open space surroundings.** Development shall be located with clearly defined edges surrounded by other residential uses, or by open space and agricultural uses which serve as a greenbelt adjacent to the project.
- e. **Economic integration.** Development shall be designed and operated to be available for a mix of income levels.

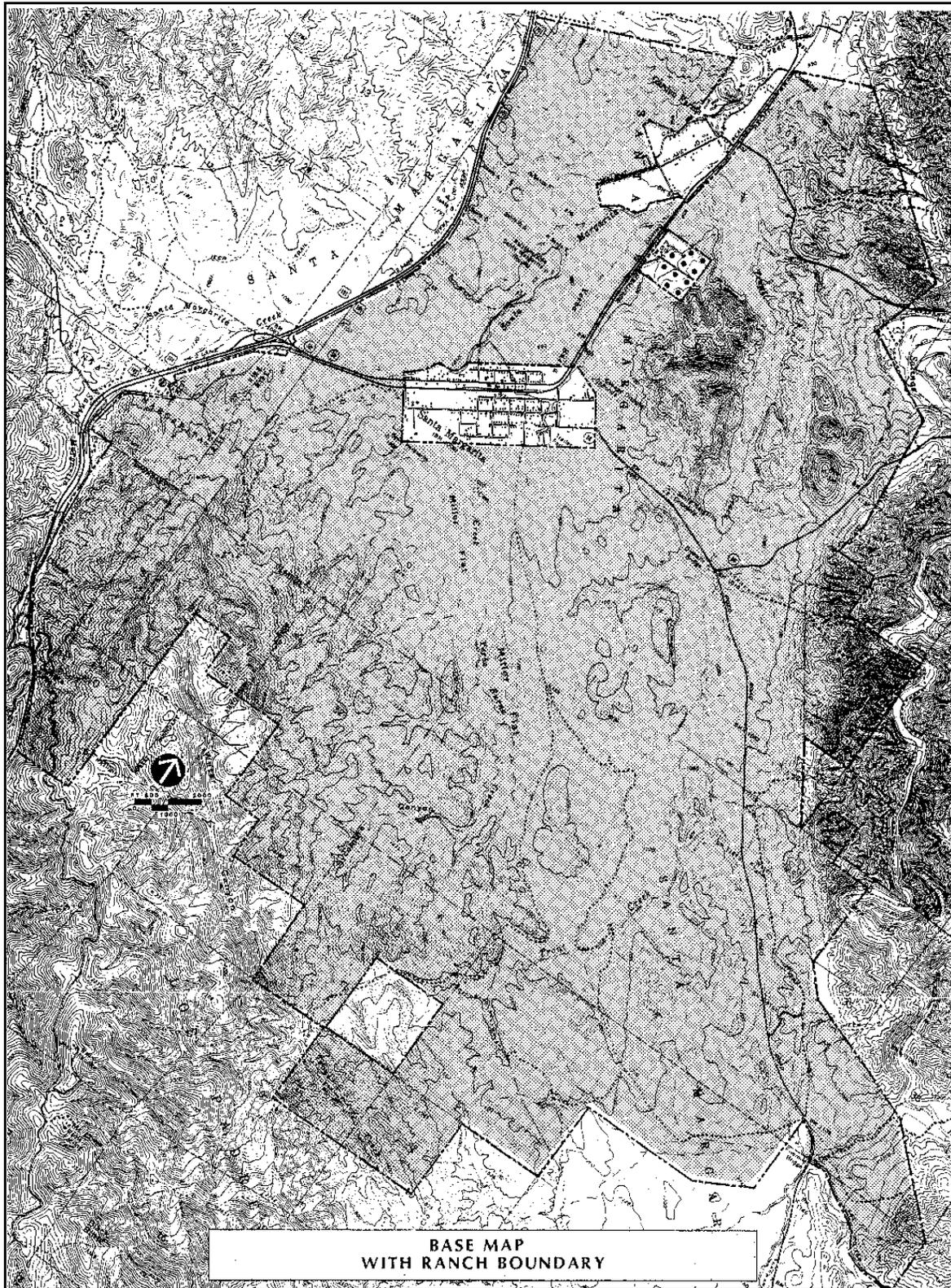


Figure 104-24: Santa Margarita Ranch - Rural

- f. **Mixed land uses.** Development shall be organized to provide a convenient mix of land uses to residents.
 - g. **Pedestrian orientation.** Development shall be located for convenient pedestrian access to potential transit and to neighborhood convenience and civic functions or downtown Santa Margarita.
3. **Specific Plan objectives.** The Specific Plan shall be prepared to achieve the following objectives:
- a. **Agricultural protection.** Identify and avoid development on land capable of supporting viable agricultural operations:
 - (1) Identify areas capable of supporting viable agricultural operations, areas where agricultural operations will be marginal and/or not viable, and lands which may best be utilized for other purposes.
 - (2) Define buffer standards for agricultural/residential interfaces where needed.
 - (3) All of the approximately 900 acres of prime soils (Class I and II) which have access to bedrock aquifers of the Santa Margarita formation shall be protected by permanent agricultural easement(s).
 - (4) 7,500 acres (totaling 8,400 acres when combined with the land referred to in Subsection A.3) shall be protected for agricultural uses, and watershed protection and management, through the use of permanent agricultural easements (nos. 3 and 4 can comprise eight parcels).
 - (5) 3,600 acres shall be protected for agricultural uses by placement into a Williamson Act agricultural preserve contract(s) for a 40-year term (no. 5 can be comprised of four or five parcels).
 - (6) The remainder of the 1,800 acres described in Subsection A.2.c that is outside areas designated for development and public uses shall be protected for agricultural uses by placement into a Williamson Act agricultural preserve contract(s) for a 40-year term.
 - b. **Open space preservation and use.** Utilize an assessment of open space resources as a primary guide for locating development areas:
 - (1) Inventory environmentally sensitive areas that are appropriate to be preserved for open space. Areas with the highest biological sensitivity shall be included in the permanent protection provided as a part of Subsections A.3.a(3) and A.3.a(4).
 - (2) Non-structural golf course and other resort uses may be included in open space areas (except a clubhouse and other support buildings).

- (3) Identify areas that are suitable for public parklands and recreation.
- (4) Require measures to permanently protect scenic viewsheds, environmentally sensitive areas, public parklands and recreation areas.
- (5) Conduct a viewshed analysis from public highways and arterial streets to identify areas with ratings and recommendations for a range of open space values, to protect views from Highway 101 and to identify potential impacts to views from other areas.
- (6) Define grazing practices and/or protective barriers to eliminate or minimize cattle access to creeks and vernal pools to restore riparian habitat.

c. Resource and service capacities. Identify the existing and projected resource and service capacities of the Santa Margarita Ranch for potential development, utilizing relevant environmental documents and additional new information for such site-specific resources as water supply and drainage. Topics for this Subsection include those required for an environmental impact report by the California Environmental Quality Act.

d. Residential density. Utilizing the documentation in Subsections A.3.a, b. and c., prepare a development program for 500 residential units plus 50 affordable residential units.

The program shall identify thresholds for potential environmental and fiscal impacts on site and regional resources and services at different numbers of residential units or other development. It shall identify points at which certain community benefits, at various degrees of improvement, are warranted and shall be required.

e. Local employment opportunities. To deter encouraging long-distance commuting, identify local employment opportunities associated with ranch development as well as build-out of the existing commercial and industrial areas. Identify the potential types of commercial, industrial, service and office uses that would be most related to local needs with special emphasis on maintenance and restoration of a viable downtown commercial district.

4. Specific Plan - Land use categories. The Specific Plan shall identify locations for appropriate land use categories to implement the following concepts:

a. Agriculture (AG). Reconfiguration of the ranch parcels into locations for ranch and farm operations on properties that are adequately sized to support the long-term economic viability of appropriate types of productive agriculture within ranch resource constraints. The ranch shall be reconfigured into no more than 14 parcels.

b. Residential uses. Residential areas shall be clustered with the first priority to be an extension of the community of Santa Margarita, or within open space surroundings such as adjacent to park land, agriculture or a golf course.

Clusters shall be oriented to have a small-scale village environment that will encourage social interaction. Traditional town planning principles shall be emphasized, with residences in close proximity to each other, fronting the street.

The residential clusters shall contain a variety of housing types and prices for different economic and age groups.

The location of all residential uses shall be generally south and east of the existing community of Santa Margarita.

Notwithstanding the foregoing, the project may be done as a new village, expansion of the existing community, or both.

c. Non-residential uses - Optional. In an effort to provide a more balanced community, the following private and public non-residential uses and mitigation measures shall be considered but not required in the Specific Plan:

- (1) A golf course and accessory buildings, clubhouse and incidental cafe.
- (2) A guest ranch and lodge.
- (3) One equestrian center with horse boarding, outdoor show arena, stables and other animal facilities.
- (4) Public parklands dedication to accommodate passive and active recreation areas that are buffered appropriately from residential areas and streets, sized to function as mini-parks, neighborhood, community and regional parks, and community center enhancement.
- (5) Public separated bikeways between Santa Margarita and south Atascadero.
- (6) Depending on the results of the environmental analysis, public improvements may include a community drainage basin upstream from Santa Margarita, local street and/or creek drainage improvements or clean-up; a sewage treatment plant and collection system serving ranch development; community water well and storage tank sites; realignment of Highway 58 diverting traffic around Santa Margarita; El Camino Real Street improvements in Santa Margarita and Garden Farms in addition to other street improvements that are identified in environmental review; and school site dedication(s).

d. Non-residential uses - Required. The following amenities and mitigation measures shall be required in the Specific Plan.

- (1) Dedication of land within Santa Margarita or five acres elsewhere for a community swimming pool and payment of \$500 per approved dwelling unit (up to 500 units) in contribution for construction funding.

- (2) Dedication of land for a potential future sewage treatment facility for the existing community if necessary (up to 10 acres).
 - (3) Dedication of five acres for an expansion of the cemetery.
 - (4) Dedication of public hiking/equestrian trails connecting and looping between Santa Margarita, Garden Farms, national forest and the ranch boundary;
5. **Specific Plan - Allowable uses.** The Specific Plan shall refine the list of allowable land uses in Section 22.06.030 (Allowable Land Uses and Permit Requirements) with more specific types of uses related to the development concepts in Subsection A.4.
6. **Development phasing.** The Specific Plan shall contain a phasing plan that relates the major thresholds of development to specific mitigating actions for the following topics:
- a. **Project sequence.** Location and order of each development project, with criteria to implement each phase consistent with environmental documents and with the residential unit thresholds.
 - b. **Public improvements.** Identify public improvement projects and funding and responsibility for implementation as needed to provide mitigation for each development phase and the cumulative impacts of ranch development.
 - c. **Agricultural management.** Identify the location, size and phase for creation of proposed agricultural parcels and the location and phasing of improvements proposed, if any, to increase opportunities for viable agricultural operations.
 - d. **Agricultural protection.** Timing for implementation of agricultural protection measures that are identified in compliance with Subsections A.3.a(3, 4, 5 and 6).
 - e. **Resource conservation.** Projects to minimize resource usage, such as water conservation, transportation management, riparian habitat protection, and hardwood forest protection and reforestation.
7. **Design guidelines.** The Specific Plan shall contain design guidelines that are compatible with local architecture and address the scenic, rural and historic character of the ranch and community.

The Specific Plan shall contain traditional site planning and architectural elements for each development area and show the conceptual location for proposed circulation systems including roads and trails. At minimum, the design guidelines shall, at a conceptual level, also identify road widths and levels of improvement, permitted building heights, minimum lot size, percentage of lot coverage and setbacks from roads or trails within each proposed development area.

B. Rural Lands (RL). The following standards apply within the Rural Lands land use category.

1. Santa Margarita Ranch. The following standards apply only to the area shown in Figure 104-25.

- a. Resubdivision - Santa Margarita Tract No. 1.** If development is desired prior to completion of the Specific Plan that is required by Subsection A.2, resubdivide the tract under the cluster provisions of Chapter 22.22.

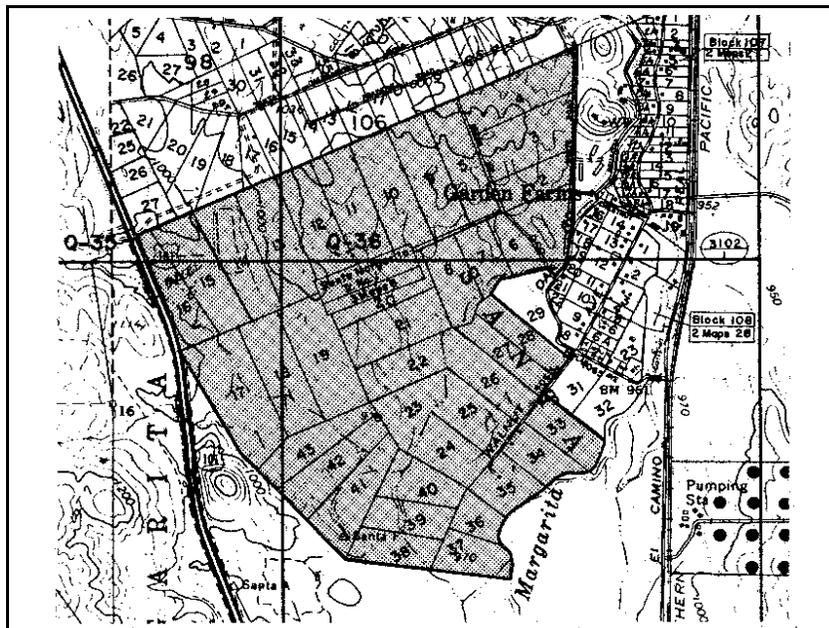


Figure 104-25 - RL - Santa Margarita Ranch - Rural

- b. Residential land use permits - Application contents.** Residential Zoning Clearance or other land use permit applications shall demonstrate compliance with the following to minimize the visual impact of development, unless modified by Minor Use Permit or Conditional Use Permit:

- (1) **Building height.** Maximum building height shall be 25 feet.
- (2) **Building color.** Building colors other than trim shall be no brighter than 6 in value and chroma on the Munsell color scale, on file in the Department.
- (3) **Roofs.** Roofs shall be pitched 3:12 or greater, with eave overhangs of one foot or more.

- (4) **Landscaping.** Drought-tolerant landscaping for residences and residential accessory buildings shall be provided and use trees and large-growing shrubs consistent with fire hazard regulations and the water-conserving landscaping provisions of Chapter 22.16 (Landscaping Standards).
- 2. **Biaggini Ranch.** The following standards apply to the property shown in Figure 104-26.
 - a. **Density limitation.** The maximum density and the number of parcels allowed shall be computed on the basis of one parcel per 160 acres of gross site area.
 - b. **Primary residence limitation.** Primary residence use and construction is limited to one on each parcel.

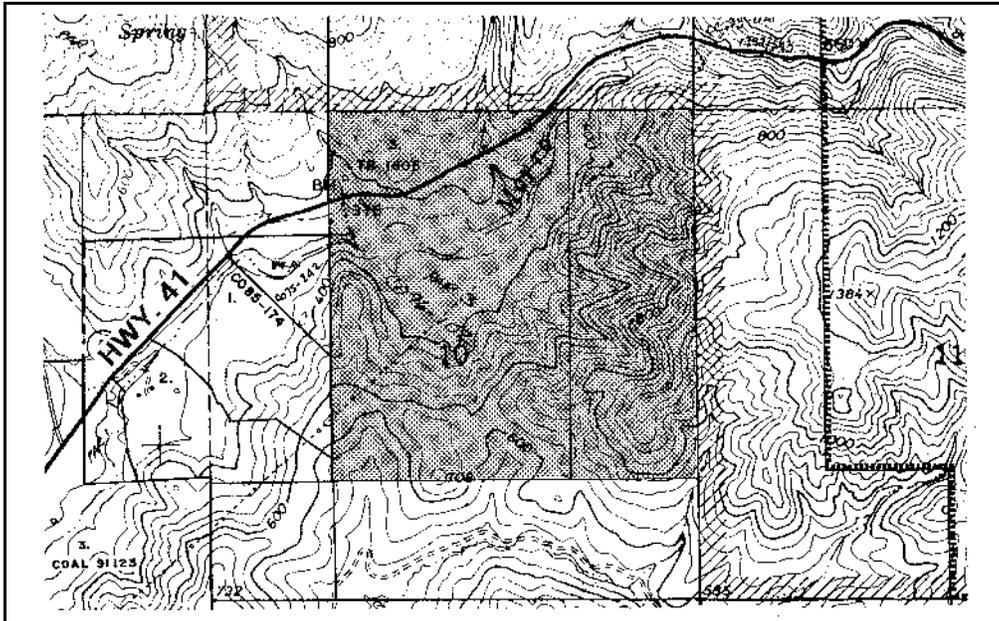


Figure 104-26 - RL - Biaggini Ranch - Rural

- C. **Residential Rural (RR).** The following standards apply within the Residential Rural land use category.
 - 1. **North of 10th Street, west of Highway 101, San Miguel - Minimum parcel size.** On the 70 acres identified as 1990 APN 27-061-25 and 27-061-27 as shown in Figure 104-27, the maximum number of lots shall be computed on the basis of one residential lot per 15 acres of gross site area unless Chapter 22.22 would otherwise require larger sizes.

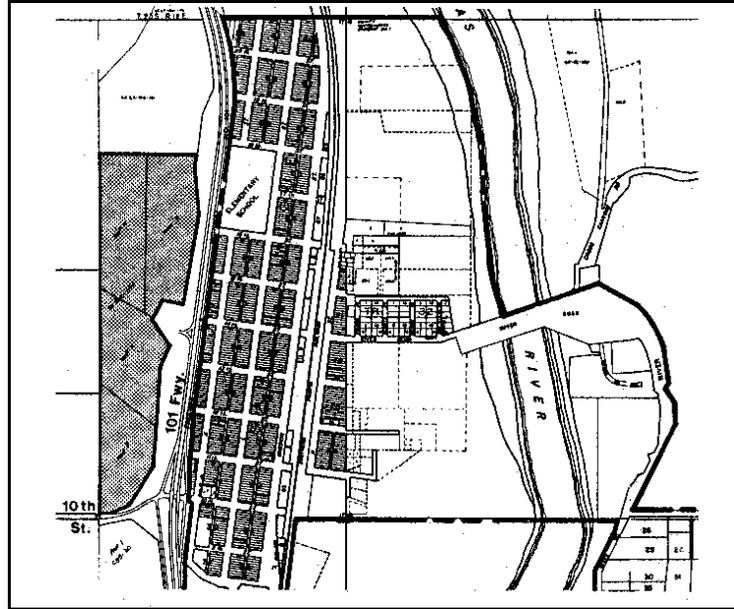


Figure 104-27 - RR - North of 10th Street, West of 101 - Rural

2. **Wellsona Road area - Minimum parcel size and residential density.** The maximum density and the number of residential lots allowed on the land north of Wellsona Road and west of Highway 101, as shown in Figure 104-28, shall be computed on the basis of one residential lot and single-family dwelling per 10 acres of gross site area.

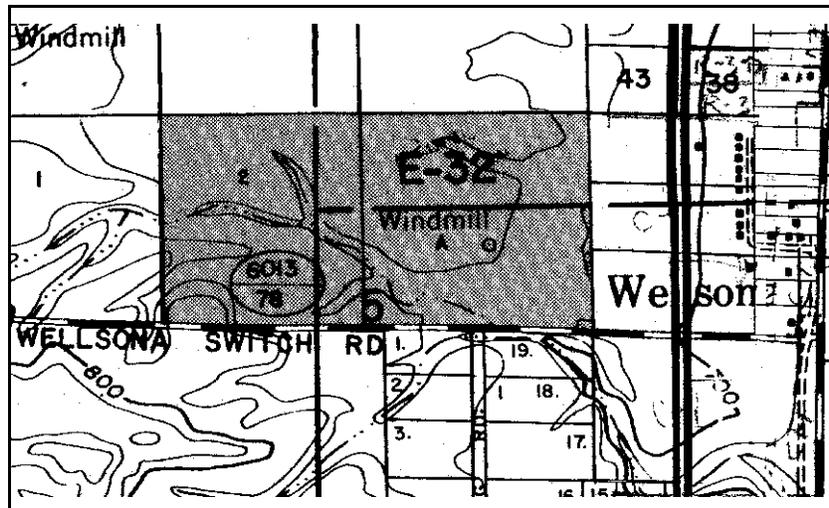


Figure 104-28 - RR - Wellsona Road Area - Rural

3. **Stockdale Road area - Subdivision requirement.** On the land west of Stockdale Road, north of Paso Robles shown in Figure 104-29, land divisions creating residential parcels shall be clustered in compliance with Section 22.22.140. Permanent open space shall include but not be limited to prime agricultural soil areas.

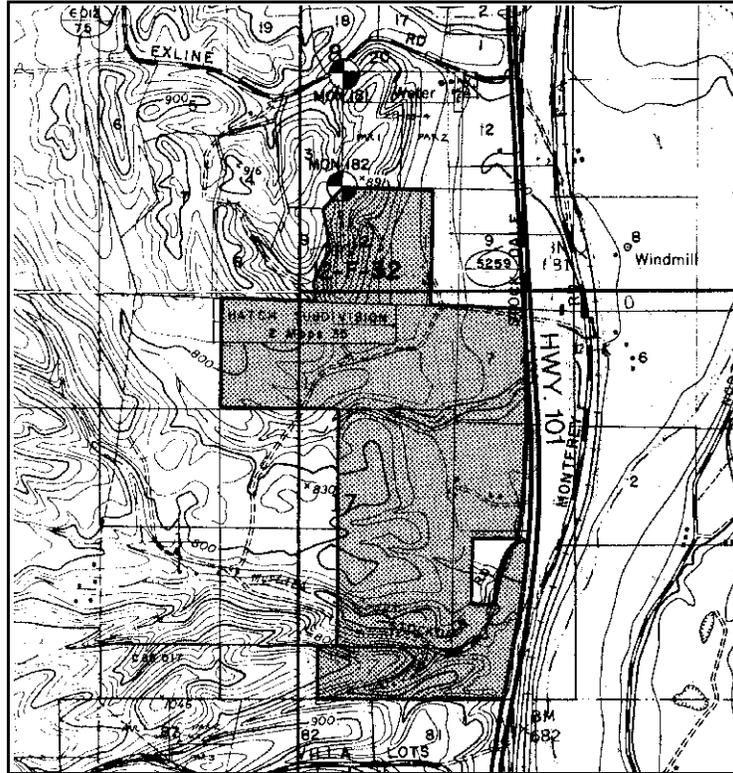


Figure 104-29 - RR - Stockdale Road Area - Rural

4. **Spanish Camp area.** The following standards apply only to the area south of Charolais Road, east of Highway 101, as shown in Figure 104-30.

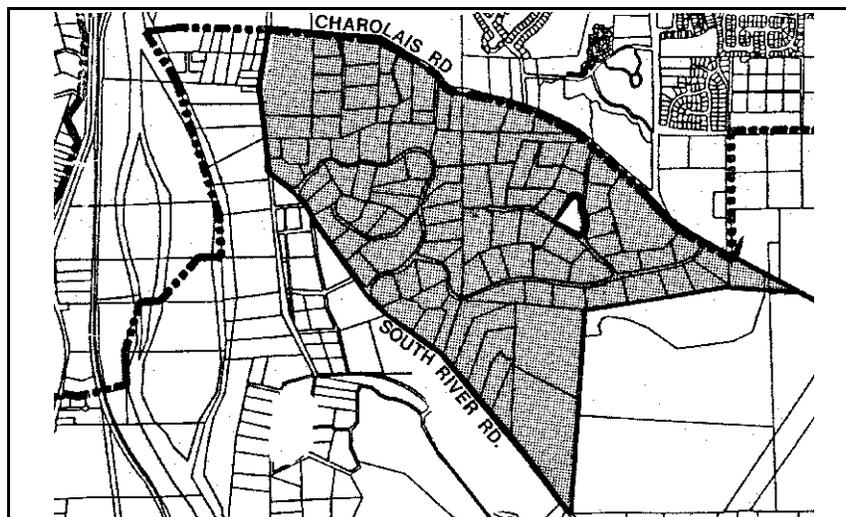


Figure 104-30 - RR - Spanish Camp Area - Rural

- a. **Limitation on use - Spanish Camp area.** Land uses shall be limited to the following, in compliance with the land use permit requirements of Section 22.06.030: agricultural accessory structures; crop production and grazing; caretaker residence; animal keeping; home occupations; residential accessory uses; single-family dwellings; storage-accessory; and temporary construction yards.
 - b. **Access - Spanish Camp area.** Wherever possible, land divisions shall use existing roads for access, and combine driveways adjacent to Creston and South River Roads where feasible based upon terrain and safe sight distance.
5. **Almira Park area.** Allowable land uses within the Almira Park area as shown in Figure 104-31 are limited to agricultural accessory structures; crop production and grazing; caretaker residences; animal keeping; home occupations; residential accessory uses; single-family dwellings; storage-accessory; temporary construction yards; and bed and breakfast inns.

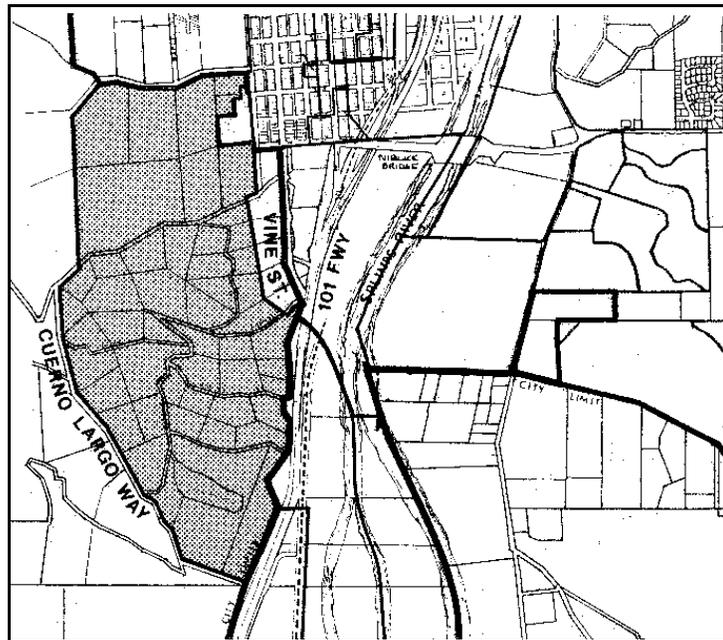


Figure 104-31 - RR - Almira Park Area - Rural

6. **Kiler Canyon Road, Highway 46 West, and Vineyard Drive Areas - Minimum parcel size and residential density.** The maximum density and the number of residential lots allowed shall be computed on the basis of one residential lot and single-family dwelling per 10 acres of gross site area, on the following properties: (1) the Kiler Canyon Road area shown in Figure 104-32; (2) the three parcels created by Parcel Map CO 75-188, the two parcels created by Parcel Map CO 78-176, and the area south of Highway 46-West and north of Tract 975, shown in Figure 104-33; and (3) the area on Vineyard Drive, 44 acres, identified as 1986 APN 40-271-25, shown in Figure 104-34.