

## **APPENDIX B - PART III: APPLICABLE INLAND PLANS AND POLICIES**

- Adelaida Area Plan
- Framework For Planning - Inland
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- Nacimiento Area Plan
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- San Luis Bay Area Plan- Inland
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- South County Area Plan - Inland
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## 1. ADELAIDA AREA PLAN

The Adelaida Area Plan was adopted in 1980 and revised in 2003. This area plan includes specific development standards to address special problems and conditions in individual communities. In addition, programs are proposed at the end of certain chapters to provide recommended actions to be initiated by the communities through the County or other specified public agency, to work toward correcting local problems or conditions.

**Table B.3-1: Adelaida Area Plan**

Section	Ordinance	Discussion
<b>Land Use Programs: Areawide</b>	1. Agricultural Preserves. The county should continue to encourage owners of eligible lands to participate in the agricultural preserve program.	Potentially Consistent: Refer to General Response 22.
<b>Land Use Programs: Areawide</b>	3. Agricultural Ownership Enlargement. The county should encourage addition of parcels to existing agricultural ownerships through such means as the agricultural preserve program and other appropriate specially-funded programs that may become available.	Potentially Consistent: Refer to General Response 22.

## 2. EL POMAR ESTRELLA AREA PLAN

The El Pomar-Estrella was first adopted in 1980 and revised in 2009. This area plan includes specific development standards to address special problems and conditions in individual communities. In addition, programs are proposed at the end of certain chapters to provide recommended actions to be initiated by the communities through the County or other specified public agency, to work toward correcting local problems or conditions.

**Table B.3-2: El Pomar – Estrella Area Plan**

Section	Ordinance	Discussion
<b>Area Plan Goals:</b>	Land use consistent with the area's heritage and historic rural character.	Potentially Consistent: Refer to General Response 5.



**Table B.3-2: El Pomar – Estrella Area Plan**

<b>Section</b>	<b>Ordinance</b>	<b>Discussion</b>
	Agriculture as a primary focus of economic activity, with agricultural land uses maintained and protected.	Potentially Consistent: Refer to General Response 16.
	Natural resources that are protected and preserved.	Potentially Consistent: Refer to General Response 4, 5, 14, and 17.
<b>Land Use Policies</b>	<p>Preserve agricultural operations by directing new development toward existing communities and subdivisions and away from agricultural uses, requiring new development to mitigate its impacts on existing agricultural operations, and supporting and maintaining the County Right-to-Farm Ordinance.</p> <p>Protect the area near Paso Robles and the airport for agricultural use, and avoid any land use category changes that would diminish its agricultural potential and introduce non-agricultural uses into the area.</p> <p>Discourage new land divisions and rezoning that would intensify residential development at or adjacent to land in the Agriculture category (except to house farm workers).</p>	Potentially Consistent: Refer to General Response 16.
<b>Programs</b>	Agricultural Compatibility. The County Department of Planning and Building should consider proposing an amendment to the Real Property Division Ordinance (Title 21 of the County Code) that would require a finding for new land divisions adjacent to land in the Agriculture category that the proposed division: (1) is compatible with any existing agricultural operations, and (2) does not adversely affect the agricultural potential on adjacent lands.	Potentially Consistent: Although this specific amendment to Title 21 has not yet occurred, the proposed ordinance revisions would establish new development standards to help improve land use compatibilities between residential and agricultural uses. Additionally, the proposed amendments would include similar mandatory findings as those envisioned under this program.



**Table B.3-2: El Pomar – Estrella Area Plan**

<b>Section</b>	<b>Ordinance</b>	<b>Discussion</b>
<p><b>LUO Section: 22.94.020A</b></p>	<p>Archaeological Resources. All land use permit applications subject to discretionary review that propose development within 100 feet of the bank of a creek (appearing as a solid, dotted, or dashed blue line on the applicable U.S. Geological Survey 7.5 -minute topographic quadrangle map), and within 300 feet of a creek where the slope of the site is less than 10 percent, shall be subject to the following requirements.</p>	<p>Potentially Consistent: Refer to General Response 5.</p>
<p><b>LUO Section: 22.94.020B</b></p>	<p>Riparian and Wildlife Corridors. New development in new land divisions and on publicly owned property, and all new development subject to discretionary review shall be set back a minimum of 50 feet from the top of the bank of any watercourse, as defined in the Land Use Ordinance, or outside the dripline of riparian vegetation, whichever distance is greater, as shown in Figure 94-1. Trails may be located within this required setback only if trail design and construction avoid or mitigate environmental impacts.</p>	<p>Potentially Consistent: Refer to General Response 4 and 21.</p>
<p><b>LUO Section: 22.94.040D.1</b></p>	<p>Protection of Productive Agricultural Land. For projects requiring discretionary approval on irrigated lands or dry farm lands (as defined in the Agriculture and Open Space Element), new buildings, structures and roads shall be located on the least productive area of the property or closest to access roads, so that development does not diminish the utility of farm fields, unless the discretionary review shows there is no practical alternative for siting the proposed improvements.</p>	<p>Consistent: The proposed ordinance amendments prohibit development on prime agricultural land.</p>



### 3. HUASNA-LOPEZ AREA PLAN

The Huasna-Lopez Area Plan was adopted in 1980 and revised in 2007. This area plan includes specific development standards to address special problems and conditions in individual communities. In addition, programs are proposed at the end of certain chapters to provide recommended actions to be initiated by the communities through the County or other specified public agency, to work toward correcting local problems or conditions.

**Table B.3-3: Huasna-Lopez Area Plan**

Section	Ordinance	Discussion
<b>LUO Section: 22.96.030</b>	The standards of this Section apply within the Agriculture and Rural Lands categories that are also within the Lopez Lake SRA.	Potentially Consistent: Refer to General Response 13.

### 4. SALINAS RIVER AREA PLAN

The Salinas River Area Plan was adopted in 1996 and revised in 2003. The area plan goals include encouraging a strong, integrated north county economy to support community service and environmental demands, increase employment opportunities, and encourage commercial and industrial development. In addition, the area plan aims to encourage land uses that enhance individual community goals, encourage agriculture as an economic entity and support the retention of historical character and heritage. This area plan also intends to provide for greater accessibility and local circulation that supports transportation needs and capitalize on the significant transportation facilities already in place. Finally, important aspects of this plan include the moderated amount and pace of growth, preservation of important native habitats, and the recognition of Salinas River as an important natural and multi-use resource.

**Table B.3-4: Salinas River Area Plan**

Section	Ordinance	Discussion
<b>Area Plan Goals</b>	5. Encourage agriculture as an economic entity for its secondary benefit of maintenance of rural character.	Consistent: The proposed ordinance encourages the protection of agriculture through requiring 95% of the site to be preserved for agriculture.



**Table B.3-4: Salinas River Area Plan**

Section	Ordinance	Discussion
	<p>11. The amount and pace of growth should be moderated as needed to maintain a high quality environment by using the Resource Management System and a series of cooperative decisions among the county and the various cities.</p>	<p>Potentially Consistent: Refer to General Response 8.</p>
	<p>12. Preserve or minimize impacts to important native habitats, such as significant stands of oak woodlands, riparian vegetation and important wildlife corridor.</p>	<p>Potentially Consistent: Refer to General Responses 14, 17, and 21.</p>
<p><b>LUO Section: 22.104.020D</b></p>	<p>The following standard applies within the Salinas River floodplain as defined by the Flood Hazard (FH) combining designation:</p> <ol style="list-style-type: none"> <li>1. Resource Protection. Discretionary permits and land divisions shall protect the habitats and resource integrity of the Salinas River 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.</li> </ol>	<p>Potentially Consistent: Refer to General Response 7.</p>
<p><b>LUO Section: 22.104.020E</b></p>	<p>The following standard applies to land that is classified by the Soil Conservation Service as prime, Class I or II soil if irrigated:</p> <ol style="list-style-type: none"> <li>1. Prime Soils Retention. New development shall be designed to minimize the loss of prime agricultural soils for potential agricultural use by selective placement of buildings and new parcels.</li> </ol>	<p>Potentially Consistent: Design standards proposed as part of the Agricultural Cluster Subdivision Program would preclude development on prime soils.</p>
<p><b>LUO Section: 22.104.020F</b></p>	<p>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.</p>	<p>Potentially Consistent: Refer to General Response 4. Residential development on an agricultural cluster subdivision is limited to 5 percent of the site area.</p>
<p><b>LUO Section: 22.104.020H</b></p>	<p>The purpose of the Highway Corridor Design Standards is to provide public views of:</p>	<p>Potentially Consistent: Refer to General Response 13.</p>



**Table B.3-4: Salinas River Area Plan**

Section	Ordinance	Discussion
	<ul style="list-style-type: none"> <li>• scenic vistas and backdrops containing varied topography including ridgelines and rock features,</li> <li>• significant stands of trees and wildflowers, and</li> <li>• natural landmarks, historic buildings and pastoral settings.</li> </ul>	
	<p>2d. Ridgetop Development, Structures within the corridor boundaries shall be located so they are not silhouetted against the sky.</p>	<p>Potentially Consistent: Refer to General Response 13 and 14. Projects will be considered for potential impacts to visual resources as part of the environmental review process.</p>
	<p>2f. Landmark Features. Grading and placement of structures shall occur at least 150 feet from any significant rock outcropping or geologic feature.</p>	



**Table B.3-4: Salinas River Area Plan**

Section	Ordinance	Discussion
<p><b>LUO Section: 22.104.040A</b></p>	<p>Agriculture (AG) - Santa Margarita Ranch. The following standards apply only to the area shown in Figure 104-24 within the Agriculture land use category.</p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> </ol> <p>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.</p> <p>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.</p>	<p>Potentially Consistent: The Agricultural Cluster Subdivision Program does not propose any amendments to the specific Land Use Ordinance section pertaining to the Agriculture land use category on the Santa Margarita Ranch.</p>



## 5. SAN LUIS BAY AREA PLAN- INLAND

The San Luis Bay Area Plan was adopted in 1980 and revised in 2003. This area plan includes specific development standards to address special problems and conditions in individual communities. In addition, programs are proposed at the end of certain chapters to provide recommended actions to be initiated by the communities through the County or other specified public agency, to work toward correcting local problems or conditions.

**Table B.3-5: San Luis Bay Area Plan – Inland**

Section	Ordinance	Discussion
<b>Rural Area Programs - Areawide</b>	1. Agricultural Preserves. The county should continue to encourage owners of eligible lands to participate in the agricultural preserve program.	Potentially Consistent: Refer to General Response 22.
<b>LUO Section 22.106.020C.3.a</b>	Site Planning - Conditional Use Permit Projects. Projects requiring Conditional Use Permit approval shall concentrate proposed uses in the least sensitive portions of properties. Native vegetation shall be retained as much as possible.	Potentially Consistent: Refer to General Response 14.

## 6. SAN LUIS OBISPO AREA PLAN

The San Luis Obispo Area Plan was adopted in 1980 and revised in 2003. The vision of this planning area is to maintain a rural character in harmony with agriculture, business, recreation, environmental and residential opportunities.

**Table B.3-6: San Luis Obispo Area Plan**

Section	Ordinance	Discussion
<b>Area Plan Goals – Environment</b>	1. Maintain and improve air and water quality at safe and healthy levels.	Potentially Consistent: Refer to General Response 2
	2. Protect and, where it has been degraded, enhance wildlife habitat areas.	Potentially Consistent: Refer to General Response 14.



**Table B.3-6: San Luis Obispo Area Plan**

Section	Ordinance	Discussion
	3. Protect the scenic values of natural landforms.	Potentially Consistent: Refer to General Response 14.
	4. Protect important historic or archaeological resources.	Potentially Consistent: Refer to General Responses 5 and 14.
	5. Protect natural drainage channels and floodways in their natural condition to the maximum extent feasible.	Potentially Consistent: Refer to General Response 20.
<b>Area Plan Goals – Distribution of Land Uses</b>	6. Focus urban development within established urban and village areas.	Consistent: The proposed ordinance does not allow for urban development.
	7. Devote the remainder of the planning area to a “greenbelt” consisting of production agriculture and low-density development.	Consistent: The proposed ordinance proposed low density development and agricultural protection.
	8. Focus employment and housing within the San Luis Obispo urban reserve.	Consistent: The proposed ordinance does not transfer employment or housing from the San Luis Obispo Urban Reserve.
<b>Area Plan Goals – Residential, Commercial, and Industrial Land Uses</b>	11. Manage types and intensities of residential land uses such that they can be supported by conventional onsite sewage disposal systems and available water resources until municipal or community systems are provided.	Consistent: The Agricultural Cluster Subdivision Program would require that all residential parcels be able to support individual on-site septic systems.
<b>Area Plan Goals – Economy</b>	15. Encourage economic development balanced with the natural resources that enhance the natural beauty and character, and supports the social and environmental health of the planning area.	Potentially Consistent: Refer to General Responses 8 and 9. Design standards proposed as part of the Agricultural Cluster Subdivision Program are intended to ensure that environmental impacts are minimized.



**Table B.3-6: San Luis Obispo Area Plan**

Section	Ordinance	Discussion
<b>Areawide Land Use Programs</b>	2. San Luis Obispo Greenbelt. The rural setting that surrounds San Luis Obispo is in direct contrast to the activity within the city. This distinction between city and country should be protected by both the city and county, by establishing a “greenbelt” that would involve property owners in voluntary, innovative methods of open space preservation while maintaining economic land uses. In the area shown in Figure 4-2, the city and county seek to keep undeveloped land open, while accommodating rural homesites.	Consistent: All development within the San Luis Obispo greenbelt must be consistent with that greenbelt.
<b>Rural Area Programs - Agriculture</b>	1. Agricultural Preserves. The county should continue to encourage owners of eligible lands to participate in the agricultural preserve program.	Potentially Consistent: Refer to General Response 22.
<b>LUO Section: 22.108.020C</b>	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. As mentioned in Chapter 4 of the San Luis Obispo Area Plan, other incentives include agricultural preserves and the proposed minor ag cluster and transfer of development credits.	Potentially Consistent: Refer to General Responses 16 and 22.
<b>LUO Section: 22.108.020F</b>	Highway Corridor Design Standards. The following standard applies to all land shown within Figure 7-2 (on page 7-6) as the highway corridor design area, which supplements the Sensitive Resource Area combining designation that is applied to the most critical scenic resources such as the Morros. The Highway Corridor Design Standards are intended to protect views of scenic backdrops and background vistas and foreground views from scenic roads and highways, and other environmental resources that provide habitat and watershed drainage.	Potentially Consistent: General Response 13.



**Table B.3-6: San Luis Obispo Area Plan**

Section	Ordinance	Discussion
<b>LUO Section: 22.108.030B</b>	B4. Ridgetop Development, Structures within the SRA shall not be located so as to be silhouetted against the sky as viewed from any of the scenic highway or railroad corridors designated in Chapter 6.	Potentially Consistent: Refer to General Responses 13 and 14.
	B6. Landmark Features. Grading and placement of structures shall occur at least 150 feet from any significant rock outcropping or geologic feature that is visible from any of the scenic highway or railroad corridors designated in Chapter 6.	
	C1. Locations of development. Locate all development including accessory structures (including water tanks) and access roads in the least visible portion of the site as viewed from any of the scenic highway or railroad corridors designated in Chapter 6, consistent with the protection of other resources. Use existing topographic features first and vegetation second to screen development from public view as much as possible.	

## 7. SOUTH COUNTY AREA PLAN- INLAND

The South County Area Plan was adopted in 1980 and revised in 2006. The primary goals of the area plan are to promote a functional living environment, a strong and viable economy, promote South County’s rural character and heritage as well as the long-term sustainability of natural resources.

**Table B.3-7: South County Area Plan - Inland**

Section	Ordinance	Discussion
<b>Area Plan Goals – Environment</b>	1. Maintain and protect a living environment that is safe, healthful and pleasant for all residents by conserving non-renewable resources and replenishing renewable resources.	Potentially Consistent: Refer to General Response 8



**Table B.3-7: South County Area Plan – Inland**

Section	Ordinance	Discussion
	2. Balance the capacity for growth allowed by the Land Use Element with the sustained availability of resources.	Potentially Consistent: Refer to General Response 8.
<b>Area Plan Goals – Air Quality</b>	3. Preserve and protect the air quality of the county by seeking to attain and maintain state and federal ambient air quality standards.	Potentially Consistent: Refer to General Responses 2 and 3.
	4. Determine, and mitigate where feasible, the potential adverse air quality impacts of new development.	
	5. Minimize the generation of air pollutants from projected growth by implementing land use policies and programs that promote and encourage the use of transportation alternative to the single-passenger vehicle and minimize travel distance and trip generation.	
<b>Area Plan Goals – Population Growth</b>	6. Provide for a sustainable rate of orderly development within the planned capacities of resources and services and the county's and citizens' financial ability to provide them.	Potentially Consistent: Refer to General Response 8.
<b>Area Plan Goals – Distribution of Land Uses</b>	8. Maintain a distinction between urban and rural development by providing for rural uses outside of urban and village areas which are predominately agriculture, low-intensity recreation, residential and open space uses, which will preserve and enhance the pattern of identifiable communities.	Consistent: The proposed ordinance amendments allow for rural density and agricultural preservation including preserving 95% of the site.
	9. Identify important agricultural, natural and other rural areas between cities and communities, and work with landowners to maintain their rural character.	
	10. Encourage the protection of agricultural land for the production of food, fiber and other agricultural commodities.	



**Table B.3-7: South County Area Plan – Inland**

Section	Ordinance	Discussion
<b>Area Plan Goals – Phasing of Urban Development</b>	11. Design and maintain a land use pattern and population capacity that is consistent with the capacities of existing public services and facilities, and their programmed expansion where funding has been identified.	Potentially Consistent: Refer to General Response 8.
<b>Area Plan Goals – Public Services and Facilities</b>	16. Avoid the use of public resources, services and facilities beyond their renewable capacities, and monitor new development to ensure that its resource demands will not exceed existing and planned capacities or service levels.	Potentially Consistent: Refer to General Response 8.
<b>Area Plan Goals – Administrative</b>	22. Work closely with cities to provide continuity between city and county land use planning and to achieve common land use goals through reciprocal agreements.	Potentially Consistent: Nearby cities are provided with a project referral and an opportunity to comment on all land use permit and subdivision applications. Planning Impact Areas for each city are identified in the General Plan. Additionally, the County has Memoranda of Agreement with the City of Paso Robles and City of San Luis Obispo establishing the procedure for mutual consultation on projects occurring on the urban fringe.
<b>Primary Goals</b>	1. A functional living environment, complete with necessary public facilities and services, and an adequate transportation system.	Consistent: The proposed amendments do not prohibit the establishment of public facilities and services and an adequate transportation system.
	4. The rural character and heritage of South County with a strong sense of identity and place.	Potentially Consistent: Refer to General Response 13.
	6. The long-term sustainability of natural resources as growth occurs with sensitivity to the natural and built environment.	Potentially Consistent: Refer to General Response 8.
<b>Supportive Goals: Economy</b>	7. Strengthen the continuation of agriculture as part of the economic base of the South County area.	Potentially Consistent: Refer to General Responses 16 and 22.



**Table B.3-7: South County Area Plan – Inland**

Section	Ordinance	Discussion
<b>Supportive Goals: Community Planning</b>	<ol style="list-style-type: none"> <li>1. Retain the open, low-density character around and between population centers.</li> <li>2. Plan rural areas for agriculture, low-density residential and recreational development.</li> </ol>	Potentially Consistent: The proposed ordinance allows for low density development and requiring 95% of the site preserved for agricultural use.
<b>Supportive Goals: Quality of Life</b>	<ol style="list-style-type: none"> <li>2. Maintain the rural open countryside of the Nipomo Mesa, the Nipomo Valley and the foothills, as a contrast to the development density and activity within the urban and village areas.</li> </ol>	Potentially Consistent: The proposed ordinance allows for low density development and requiring 95% of the site preserved for agricultural use.
<b>Supportive Goals: Environment</b>	<ol style="list-style-type: none"> <li>1. Promote the protection of natural resources and encourage the following in new development proposals:               <ol style="list-style-type: none"> <li>a. Retention of sensitive vegetation.</li> <li>b. Conservation of water.</li> <li>c. Reduction of significant air pollutants.</li> <li>d. Blending of new structures into the surrounding environment and minimal visual impacts in areas considered to be scenic.</li> <li>e. Protection of cultural and historic resources.</li> <li>f. Separation of new residential development from adjacent commercial agricultural and industrial operations.</li> </ol> </li> </ol>	Potentially Consistent: Refer to General Responses 8, 14, and 17.
<b>Planning Area Standards – Areawide</b>	<ol style="list-style-type: none"> <li>2. Groundwater Recharge Areas. New development shall be located to preserve existing natural drainage areas and aquifer recharge areas and shall incorporate natural drainage systems in new developments to aid in groundwater recharge.</li> </ol>	Potentially Consistent: Refer to General Response 20.



**Table B.3-7: South County Area Plan – Inland**

Section	Ordinance	Discussion
<b>Rural Area Standards –                      Areawide: Highway 101 Corridor Design Standards</b>	The purpose of the Highway 101 corridor design standards is to provide public views of: <ul style="list-style-type: none"> <li>• varied topography including ridgelines and rock features,</li> <li>• significant stands of trees and wildflowers, and</li> <li>• historic buildings and pastoral settings.</li> </ul> d. Ridegetop Development, Structures shall be located so they are not silhouetted against the sky as viewed from Highway 101.	Potentially Consistent: Refer to General Responses 13 and 14.
<b>Rural Area Standards –                      Residential Rural: Green Canyon Property.</b>	1. Biological Resources <ul style="list-style-type: none"> <li>a. a. No vegetation clearance shall occur until such time as specific development is proposed. At that time, all efforts will be made to preserve the existing chaparral and coastal scrub habitats. Prior to any vegetation removal a botanical report shall be prepared for all areas proposed for disturbance. In the event sensitive plant species or habitats are encountered, appropriate measures (e.g., avoidance, on-site reestablishment, off-site acquisition, etc.) shall be completed to reduce impacts to less than significant levels.</li> </ul>	Potentially Consistent: Refer to General Responses 14 and 17.



## 8. LAND USE ORDINANCE (TITLE 22)

Title 22 of the San Luis Obispo county code was adopted in 2002. The purpose of this code is to establish and adopt regulations to protect and promote the public health, safety and welfare.

**Table B.3-8: Land Use Ordinance (Title 22 of the County Code)**

Section	Ordinance	Discussion
<b>Section 22.12.080: Inclusionary Housing</b>	Section 22.12.080 implements [former] Housing Element Program HE 1.9. This Section shall apply to all residential development with two or more dwelling units and to all commercial or industrial development with 5,000 square feet of floor area or more.	Consistent: Refer to General Response 10.
<b>Section 22.22.040: Subdivision Design – Agriculture</b>	This Section contains three methods for determining minimum parcel size in the Agriculture land use category. Each proposed parcel must be able to qualify for the requested minimum parcel size using all tests within Subsections B. or C. The applicant will disclose as part of the application which Subsection (either B or C) is being used to determine the minimum parcel size for each of the proposed parcels. If the parcel is under agriculture preserve contract, Subsection D. applies.	Consistent: No changes will be made to this Section. Base density for agricultural cluster subdivisions will be determined in compliance with this Section.
<b>Section 22.22.150 through 22.22.154: Subdivision Design – Agricultural Clustering</b>	It is the policy of the Board to encourage the preservation of agricultural lands in San Luis Obispo County for the continuing and enhanced production of food and fiber through the use of a variety of policy and regulatory techniques. One technique, provided by this Section, is the clustering of allowable dwelling units on relatively small parcels in agricultural areas instead of the dispersal of such units on larger parcels.	These Sections will be amended as part of the Agricultural Cluster Subdivision Program.
<b>Section 22.30.480: Residential Uses in Agriculture Land Use Category</b>	Dwellings in the Agriculture land use category, including primary housing and farm support quarters are allowed accessory uses on the same site as an agricultural use, subject to the standards of this Section. These dwellings may include mobile homes, subject also to the standards in Section 22.30.450 (Residential - Mobile Homes).	Consistent: No changes will be made to this Section. Residential density on <i>existing</i> agricultural parcels will still be determined in compliance with this Section.



**Table B.3-8: Land Use Ordinance (Title 22 of the County Code)**

Section	Ordinance	Discussion
<b>Section 22.14.070:                      Geologic Study Area                      (GSA)</b>	E2. Seismic hazard areas. As required by California Public Resources Code Section 2621 et seq. and California Administrative Code Title 14, Sections 3600 et seq., no structure intended for human occupancy shall be located within 50 feet of an active fault trace within an Earthquake Fault Zone.	Potentially Consistent: Refer to General Response 7.
<b>Section 22.14.100:                      Sensitive Resource                      Area (SRA)</b>	B. The standards of this Section apply to all uses requiring a land use permit that are located within a SRA combining designation, except agricultural uses not involving buildings, agricultural accessory buildings exempted from permit requirements by Section 22.06.040.E, and one single-family dwelling on a single lot of record.	Potentially Consistent: Refer to General Responses 13 and 14.



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