

ORDINANCE NO. **3508**

AN ORDINANCE AMENDING TITLE 22 OF THE SAN LUIS OBISPO COUNTY CODE, THE LAND USE ORDINANCE, TO ADD NEW PLANNING AREA STANDARDS TO SECTION 22.94.082 REGULATING THE FUTURE LAND USE DEVELOPMENT AND NON-AGRICULTURAL WATER USE AT 90 WELLSONA ROAD (APN: 027-321-005) LRP2023-00007 – NEGRANTI

The Board of Supervisors of the County of San Luis Obispo ordains as follows:

SECTION 1: That Section 22.94.082 of the Land Use Ordinance, Title 22 of the San Luis Obispo County Code, is hereby amended to add the following planning area standards:

Section 22.94.082 – Land Use Category Standards for the Salinas River Sub-area.

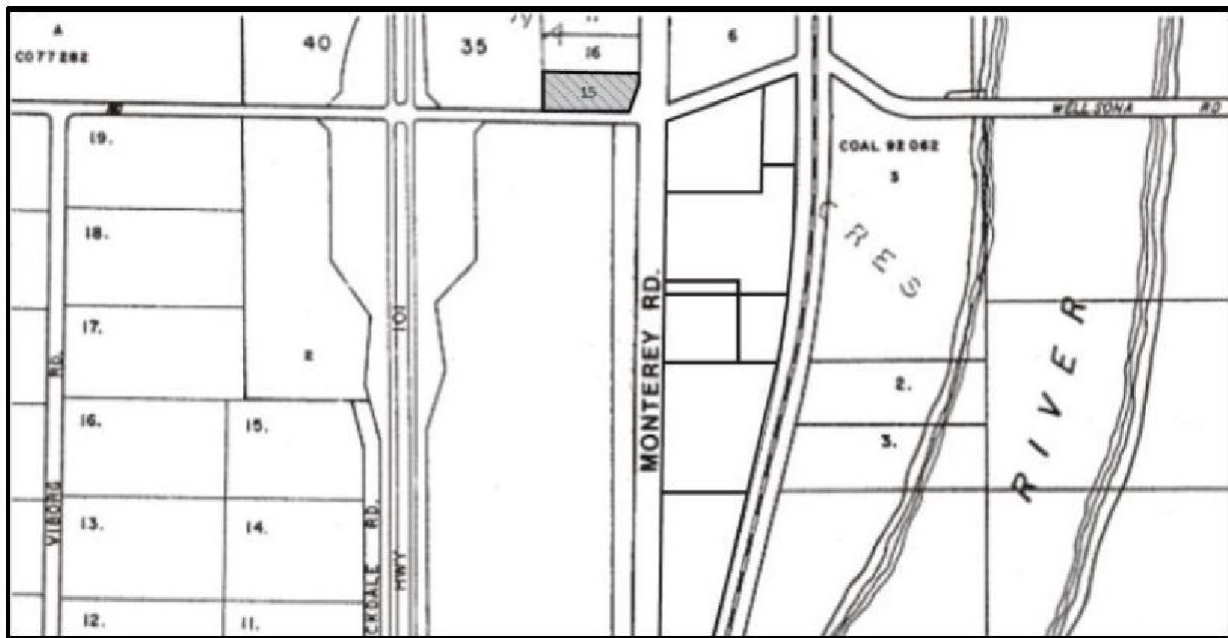


Figure 94-48(b): MU IND/CS – 90 Wellsona Road – Rural

A. Multiple Use Industrial/Commercial Service (MU IND/CS). The following standards apply within the Multiple Use Industrial/Commercial Service land use category located at 90 Wellsona Road east of Highway 101 and north of Wellsona Road as shown in Figure 94-48(b).

1. **Applicable land use category standards.** New land uses and expansion of existing land uses shall comply with whichever set of land use category standards (IND or CS) are the less restrictive.
2. **Permit requirement.** Minor Use Permit approval is required for animal hospitals, veterinary medical facilities, and all other non-agricultural land uses, unless a Conditional Use Permit is otherwise required by this Title.

3. **Maximum allowed water use for non-agricultural uses.** Non-agricultural land uses shall not exceed a water demand of 2.5 acre-feet per year (AFY) until a Level of Severity I is certified for the Paso Robles Groundwater Basin by the Board of Supervisors after adoption of a Resource Capacity Study. This water limit does not exempt any land uses from the Paso Robles Groundwater Basin standards (Section 22.94.025). This maximum water use limitation is based on an estimate of potential water use allowed by the previous RS land use category. The required water offset for non-agricultural uses shall be based on actual existing water demand on site, not the maximum allowed water use.

SECTION 2. That the Board of Supervisors has considered the General Rule Exemption with respect to the matter described above. The Board of Supervisors has, as a result of its consideration and the evidence presented at the hearings on said matter, determined that the proposed General Rule Exemption is appropriate and has been prepared and is hereby approved in accordance with the California Environmental Quality Act and the County's regulations implementing said Act. The Board of Supervisors, in adopting this ordinance, has taken into account and reviewed and considered the information contained in the General Rule Exemption approved for this project and all comments that were received during the public hearing process. On the basis of the General Rule Exemption, there is no substantial evidence that the adoption of this ordinance will have a significant effect on the environment.

SECTION 3. If any section, subsection, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of a court of competent jurisdiction, such decision shall not affect the validity or constitutionality of the remaining portion of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and each section, subsection, clause, phrase or portion thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or portions be declared invalid or unconstitutional.

SECTION 4: This ordinance shall take effect and be in full force on and after 30 days from the date of its passage hereof. Before the expiration of 15 days after the adoption of this ordinance, a summary shall be published once in a newspaper of general circulation in the County of San Luis Obispo, State of California, together with the names of the members of the Board of Supervisors voting for and against the ordinance.

SECTION 5. This ordinance shall become effective thirty (30) days after its enactment by the Board of Supervisors.

SECTION 6. In accordance with Government Code Section 25131, after reading the title of this ordinance, further reading of the ordinance in full is waived.

RECOMMENDED at a meeting of the San Luis Obispo Planning Commission held on the 8th day of February, 2024, and PASSED AND ADOPTED by the Board of Supervisors of the County of San Luis Obispo, State of California, on the 9th day of April, 2024, by the following roll call vote, to wit:

AYES: Supervisors Bruce S. Gibson, John Peschong, Dawn Ortiz-Legg,
Jimmy Paulding and Chairperson Debbie Arnold

NOES: None

ABSENT: None

ABSTAINING: None

the foregoing resolution is hereby adopted.



Debbie Arnold
Chairperson of the Board of Supervisors

ATTEST:

REBECCA CAMPBELL
Ex-Officio Clerk of the Board of Supervisors

By: Niki Martin
Deputy Clerk