

SLDC Definition of Rural-Fringe Zoning District

[Emphasis added by SMA]

The San Marcos Association believes that the “renewable resource-based activities” referenced herein are included under “compatible uses” and may include “Commercial Solar Energy Production Facilities” if those installations are of neighborhood scale and intended to provide existing commercial operations with additional renewable electricity to increase their profits pursuant to the SGMP. Facilities such as the proposed Rancho Viejo Solar Project are “Gas or Electric Power Generating Facilities” and are not compatible with “estate-type residential development” or “agricultural uses.” Additionally, as outlined in our testimony, such facilities are not what the writers of the SLDC intended by the “Commercial Solar” use.

Rural Fringe (RUR-F).

8.6.3.1

Purpose.

The purpose of the Rural Fringe (RUR-F) district is to designate areas suitable for a combination of estate-type residential development, agricultural uses and other compatible uses. The RUR-F designation provides an intermediate step in development density between typical open space and agricultural/ranching lands and primarily residential (low density) parcels. This zone also serves to protect agricultural and environmental areas that are inappropriate for more intense development due to their sensitivity. The RUR-F zone accommodates primarily large lot residential, eco-tourism, equestrian uses and renewable resource-based activities, seeking a balance between conservation, environmental protection and reasonable opportunity for development. Density transfers and clustered development shall be allowed in order to support continued farming and/or ranching activities, conserve open space or protect scenic features and environmentally sensitive areas.