

# SOLAR ENERGY FACILITIES ZONING ORDINANCE AND GENERAL PLAN UPDATES

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Presented to Contra Costa County Board of Supervisors

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Contra Costa County Department of Conservation and Development

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# Today's Presentation

- Background on Solar in Contra Costa County
- Current Status of Solar Facility Permitting
- Review of Proposed Updates
- Recommended Board Action



# BACKGROUND

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# Renewable Resources Potential Study 2018

- \$49,000 grant from California Strategic Growth Council
- Study prepared by consultant, The Cadmus Group
- Purpose:
  - Identify potential solar, wind, biomass, biogas generation
  - Look at options to update current policy and zoning to facilitate development of more renewable energy



# Key Findings

- Solar identified as highest potential, both in terms of capacity and annual generation.
- Potential solar energy generation is split between existing ROOFTOPS AND PARKING lots in developed areas, and undeveloped “GREENFIELD” PARCELS in rural areas.

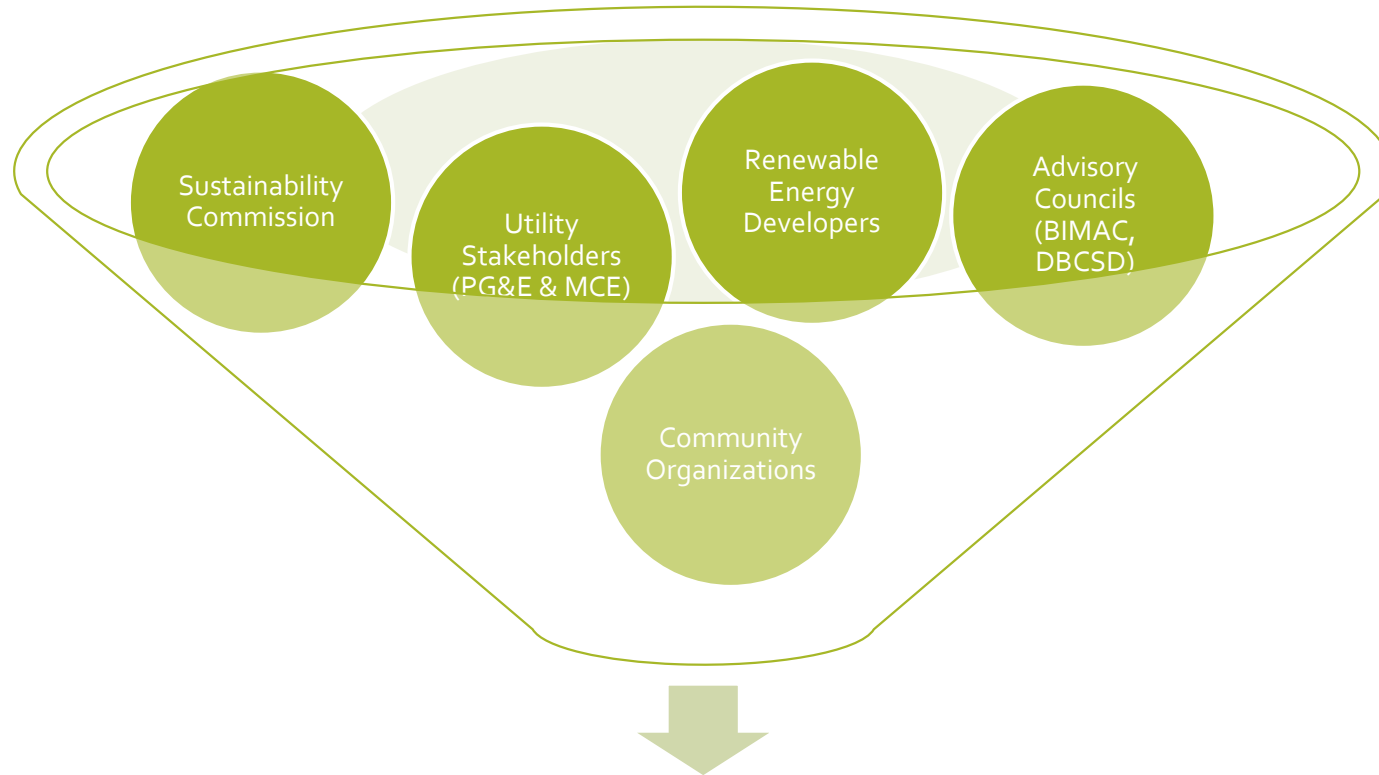


# Technical Potential for Clean Energy in Contra Costa County

Type		MW Capacity		Annual MWh	
		Low	High	Low	High
Solar	Rooftops	1450	2600	2,290,000	4,100,000
	Parking Lots	180	530	280,000	840,000
	Unlikely to be Developed	120	310	190,000	490,000
	Agricultural Land with Constraints	760	970	1,200,000	1,530,000
	<b>Total Solar</b>	<b>2,510</b>	<b>4,410</b>	<b>3,960,000</b>	<b>6,960,000</b>
Wind	<b>Total Wind</b>	<b>35</b>	<b>35</b>	<b>76,700</b>	<b>76,700</b>
Biomass	Agricultural	3	6	24,100	48,200
	Wood Waste	6	26	48,000	192,000
	Landfill	62	78	460,000	580,000
	<b>Total Biomass</b>	<b>71</b>	<b>110</b>	<b>531,000</b>	<b>821,000</b>
Biogas	Food Waste	1.5	1.8	10,000	13,200
	Waste Water	1.7	2.0	12,400	15,200
	Landfill Gas:	11	14	83,400	104,200
	<b>Total Biogas</b>	<b>14</b>	<b>18</b>	<b>107,000</b>	<b>133,000</b>
<b>Grand Total</b>		<b>2,600</b>	<b>4,600</b>	<b>4,674,000</b>	<b>7,990,000</b>



# Input



Renewable Resources Potential  
Study / Solar Update

# CURRENT STATUS

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# Solar Facilities

- **ON-SITE ENERGY USE**

- The County has streamlined approval of solar facility installations where the energy produced will be utilized on site, in accordance with California Government Code 65850.5
- Must be accessory use to a primary use

- **OFF-SITE ENERGY USE**

- 2017 interim update allows facilities in General Commercial, Light Industrial, and Heavy Industrial zoning districts after LUP



# PROPOSED ORDINANCE AND GENERAL PLAN UPDATES

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# Four Actions

- General Plan Text Amendment
- Solar Energy Facilities Ordinance
- Solar Energy Facilities (-SG) Combining District Ordinance
- Rezoning of Identified Area to -SG Combining District



# 2015 Climate Action Plan Goals

Strategy #	Action	Performance Target	GHG Reduction Goals	Department(s)
RE 1: Alternative Energy Installations	Promote installation of alternative energy facilities on homes and businesses	New homes with solar	2020: 8,280 2035: 14,840	Conservation and Development
		Existing homes with solar		
		New businesses with solar		
		Existing businesses with solar		
		kW supplied by PG&E Green Tariff program		
RE 2: Alternative Energy Facilities	Promote installation of alternative energy facilities on public land	MW solar installed at public facilities in unincorporated area	2020: 270 2035: 630	Conservation and Development, Public Works
RE 3: Alternative Energy Financing	Lower barriers to entry for the installation of alternative energy systems	n/a	Supportive of overall reductions	Conservation and Development



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# Proposed General Plan Amendment

- Allows development in accordance with the Solar Energy Facilities Ordinance in Commercial (CO), Light Industry (LI), and Agricultural Lands (AL) land use designations
- Requires a Land Use Permit in AL
- No LUP requirement in CO and LI
- HI allows all uses allowed in LI









# Proposed Solar Energy Facilities Ordinance

- Allow Solar Energy Facilities for Off-Site Energy Use
- Standards for Solar Energy Facilities
- Requires a land use permit unless exception applies





# Exceptions

- **EXCEPTION** only if all of the following are met:
  - Installed on the roof of an existing building, or Parking Canopy at an **EXISTING PARKING LOT**;
  - Located in C, L-I, H-I, Zoning District, or P-1 District with underlying Commercial or Industrial General Plan Designation; and
  - Complies with the standards of the Solar Ordinance
- **Accessory Solar Facilities (On-Site Use)** not covered by the ordinance













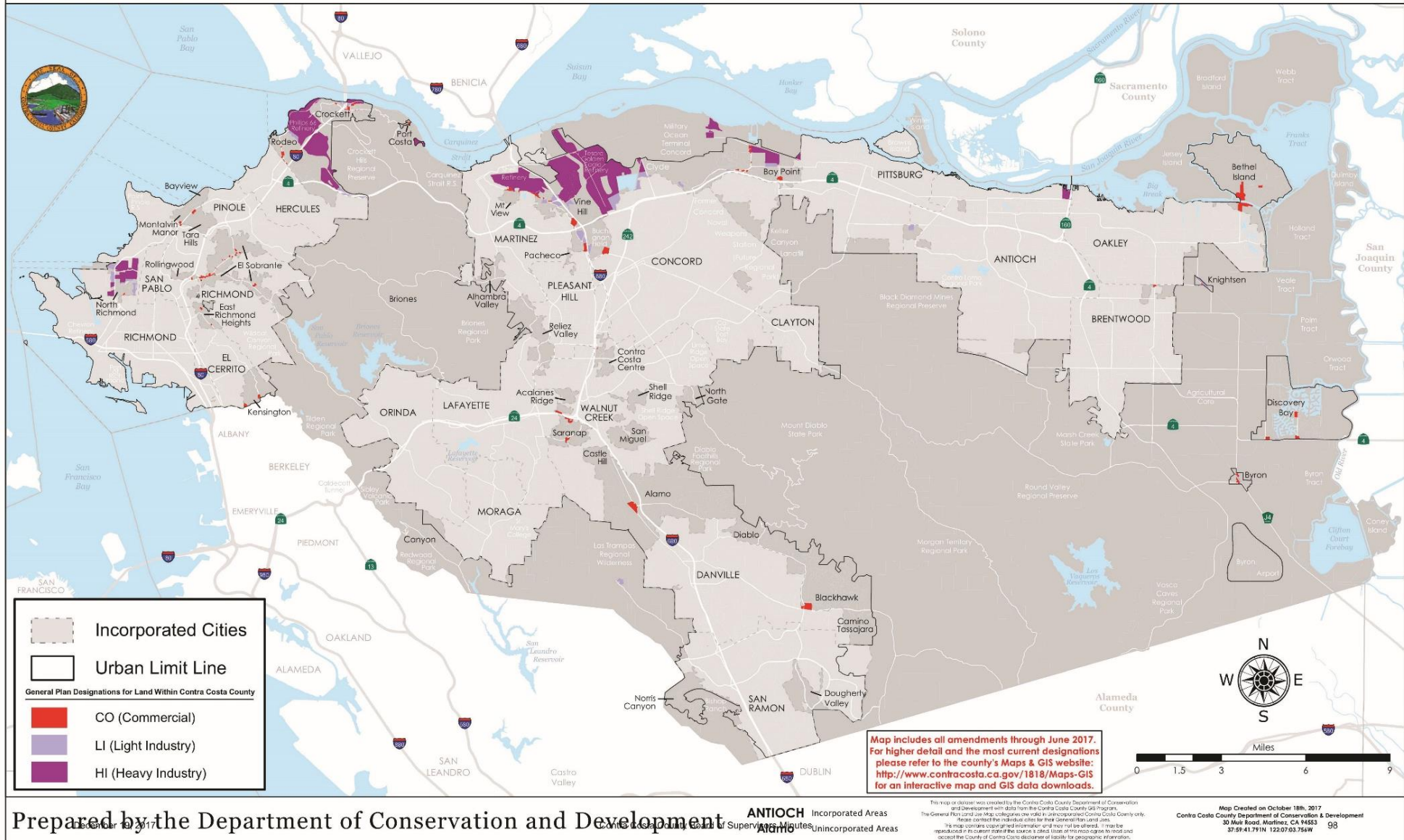








# CONTRA COSTA COUNTY CO/LI/HI General Plan Land Use Designations



Prepared by the Department of Conservation and Development

ANTIOCH Incorporated Areas  
 Alamo Unincorporated Areas

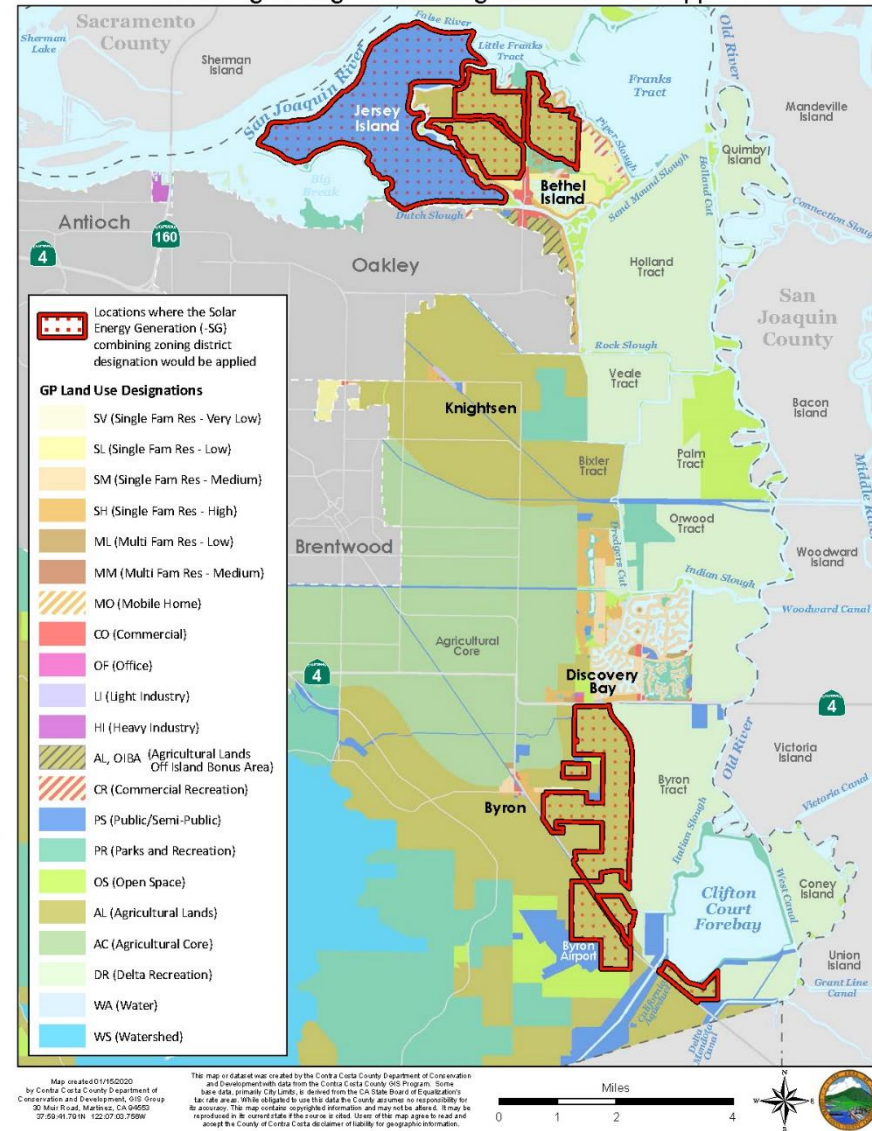


# Proposed -SG Combining District Ordinance and Rezoning

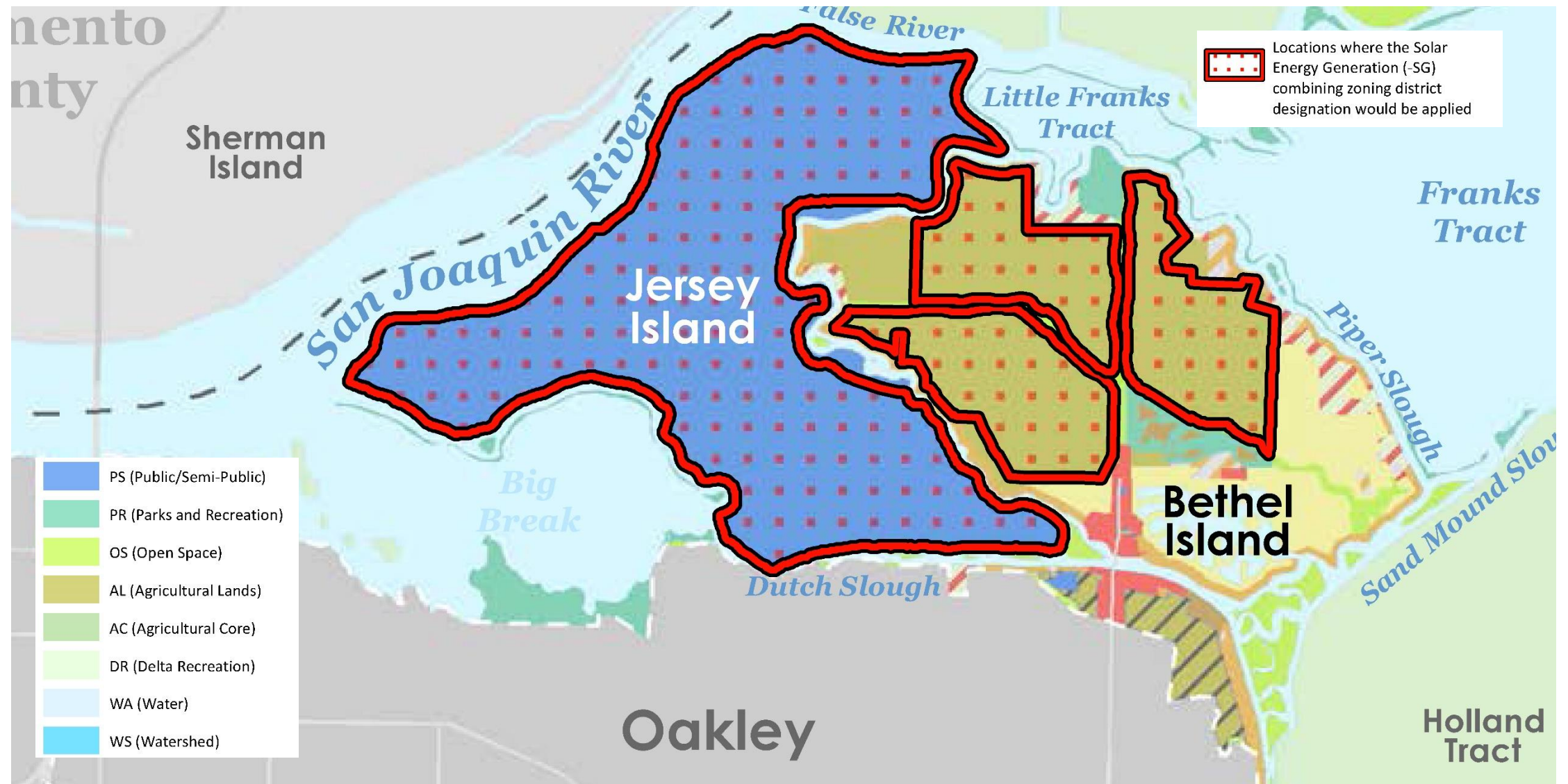
- Allows development of commercial solar facilities in East County
- All projects require a Land Use Permit
- Balances land use and development interests

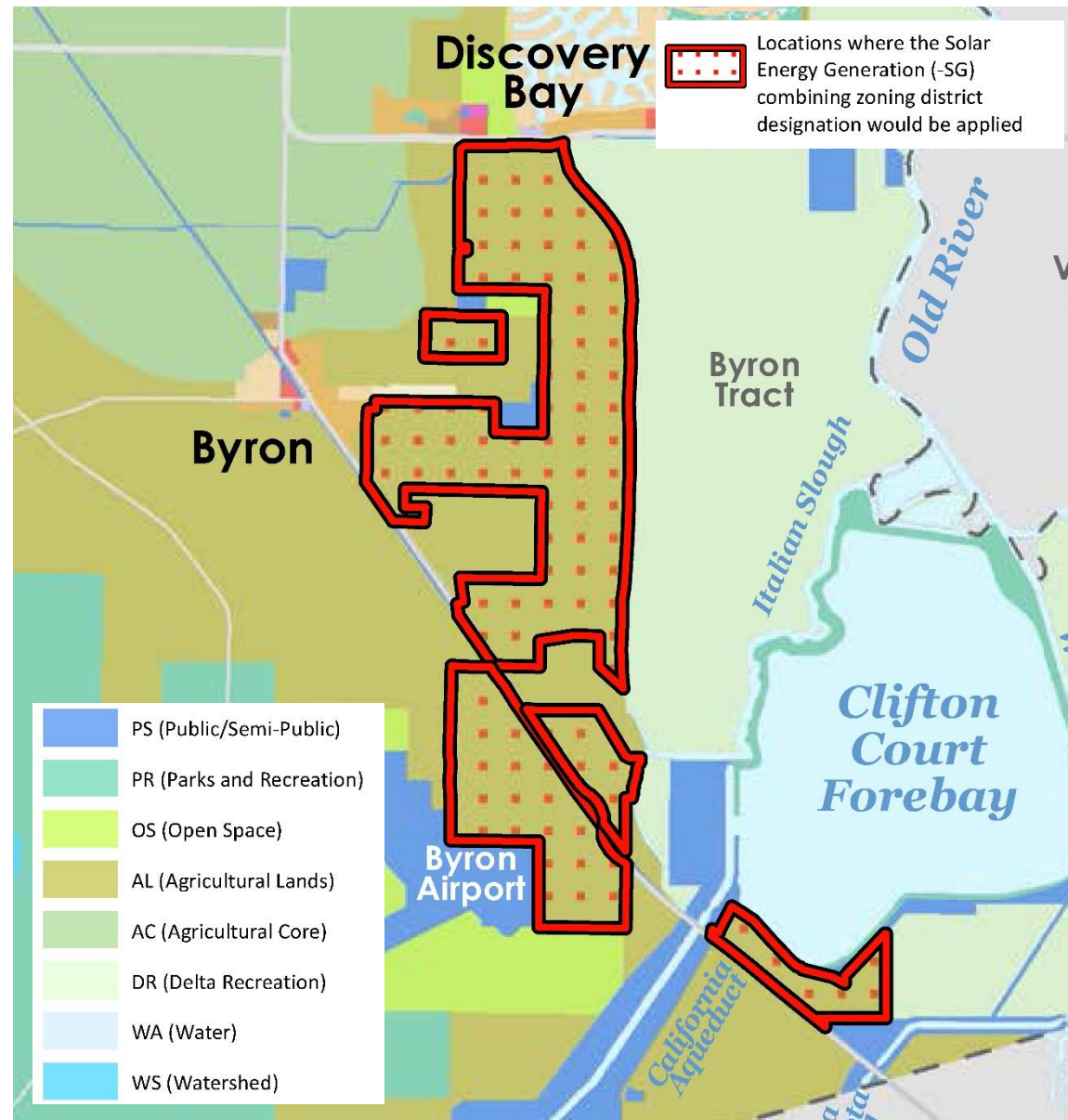


Attachment 6 - Locations where the Solar Energy Generation (-SG) combining zoning district designation would be applied









# Staff Recommendation

- OPEN the public hearing on Resolution No. 2020/39, Ordinance No. 2020-07, Ordinance No. 2020-08, and Ordinance No. 2020-09, RECEIVE testimony, and CLOSE the public hearing.
- DETERMINE that adoption of Resolution No. 2020/39, Ordinance No. 2020-07, Ordinance No. 2020-08, and Ordinance No. 2020-09 is exempt from the California Environmental Quality Act (CEQA) under Public Resources Code Section 21080.35 and CEQA Guidelines section 15061(b)(3).
- ADOPT Resolution No. 2020/39, amending the General Plan to allow commercial solar energy facilities in areas designated on the Land Use Element Map as Commercial, Light Industry, or Heavy Industry, and conditionally allow commercial solar energy facilities in Agricultural Lands (County File #GP19-0001).
- ADOPT Ordinance No. 2020-07 (The Solar Energy Facility Ordinance), regulating commercial solar energy facilities in the general commercial (C), light industrial (L-I), heavy industrial (H-I), and planned unit (P-1) districts, and in the Solar Energy Generation (-SG) combining district (County File #ZT19-0004).
- ADOPT Ordinance No. 2020-08, establishing the Solar Energy Generation (-SG) combining district to allow commercial solar energy facilities on land within an agricultural district that is combined with an -SG district, after the issuance of a land use permit (County File #ZT19-0004).
- ADOPT Ordinance No. 2020-09 (rezoning), applying the Solar Energy Generation (-SG) Combining District to specified agricultural districts in Bethel Island, Byron, Discovery Bay, and Jersey Island (County File #RZ19-3251).
- DIRECT the Department of Conservation and Development to file a CEQA Notice of Exemption with the County Clerk.



# Questions?

