

PROPOSED GENERAL PLAN TEXT AMENDMENTS **RELATED TO SOLAR ENERGY GENERATING FACILITIES**

Proposed text changes are shown in red underline (insertions) and ~~strikeout~~ (deletions).

GENERAL PLAN, Land Use Element

Commercial/Office/Industrial Uses

a. Commercial (CO)

This designation allows for a broad range of commercial uses typically found in smaller scale neighborhood, community and thoroughfare commercial districts, including retail and personal service facilities, limited office and financial uses. ~~Commercial/distribution-scale~~ Solar energy generating facilities are allowed in accordance with the Solar Energy Facilities Ordinance in areas zoned C—General Commercial District after issuance of a land use permit. The following standards shall apply to uses in this designation:

- (1) Maximum site coverage: 40 percent
- (2) Maximum building height: 35 feet
- (3) Maximum floor area ratio: 1.0
- (4) Average employees per gross acre: 160 employees

i. Light Industry (LI)

This designation allows light industrial activities such as processing, packaging, machinery repair, fabricating, distribution, warehousing and storage, research and development, and similar uses which emit only limited amounts of smoke, noise, light, or pollutants. ~~Commercial/distribution-scale~~ Solar energy generating facilities are allowed in accordance with the Solar Energy Facilities Ordinance after issuance of a land use permit. The following standards apply:

- (1) Maximum site coverage: 50 percent
- (2) Maximum building height: 50 feet
- (3) Maximum floor area ratio: 0.67
- (4) Average employees per gross acre: 60 employees

Public/Semi-Public, Agricultural, and Open Space Uses

b. Agricultural Lands (AL)

This land use designation includes most of the privately-owned rural lands in the county, excluding private lands that are composed of prime soils or lands located in or near the Delta. Most of these lands are in hilly portions of the county and are used for grazing livestock or dry grain farming. The designation also includes non-prime agricultural lands in flat East County areas, such as outside Oakley, which are planted in orchards. Some of the Agricultural Lands south and east of Oakley and around Byron are included in the 100-year flood plain, as mapped by the Federal Emergency Management Agency (FEMA).

The purpose of the Agricultural Lands designation is to preserve and protect lands capable of and generally used for the production of food, fiber, and plant materials. The title is intended to be descriptive of the predominant land -extensive agricultural uses that take place in these areas, but the land use title or description shall not be used to exclude or limit other types of agricultural, open space, or non-urban uses such as landfills, except as noted below in the descriptions of

Agricultural Core, Delta Recreation and Resources, Watershed, Parks and Recreation, and Open Space. The maximum allowable density in this designation is 1 dwelling unit per 5 acres.

Uses that are allowed in the Agricultural Lands designation include all land-dependent and non-land-dependent agricultural production and related activities. In addition, the following uses may be allowed by issuance of a land use permit, which shall include conditions of approval that mitigate the impacts of the use upon nearby agricultural operations through establishment of buffer areas and other techniques:

- ◇ Facilities for processing agricultural products produced in the county such as dairies, rendering plants, and feed mills;
- ◇ Commercial agricultural support services which are ancillary to the agricultural use of a parcel, such as veterinarians, feed stores, and equipment repair and welding; ~~and~~
- ◇ Small-scale visitor serving uses including small tasting rooms, stands for the sale of products grown or processed on the property, guest or dude ranches, horse training and boarding ranches, improved campgrounds, and bed and breakfast inns of five or fewer bedrooms which are on lots of 20 acres or more, extensive recreational facilities, and private retreats; ~~and~~

◇ Solar energy facilities.

The following standards shall apply to all uses allowed in the Agricultural Lands designation:

- (1) Any subdivision of lands shall include conditions of approval which conform with the requirements of the "Ranchette Policy," which is outlined in the "Agricultural Resources" section of the Conservation Element (Chapter 8); and
- (2) Residential and non-residential uses proposed in areas of special flood hazards, as shown on FEMA maps, shall conform to the requirements of the County Floodplain Management Ordinance (County Ordinance #87- 45) and the further requirements outlined in subsection (5) of the Delta Recreation and Resources section below.

GENERAL PLAN, Conservation Element

Renewable Energy Resources Policies

8-52. ~~Commercial/distribution-scale s~~Solar energy ~~generating~~ facilities may be established in areas designated Commercial, Light Industry, ~~or~~ Heavy Industry, Agricultural Lands, and Public and Semi-Public on the Land Use Element Map, in accordance with the Solar Energy Facilities Ordinance after issuance of a land use permit.