

ATTACHMENT 1
As Revised 12-19-2017

General Plan Amendment No. 17-0006

Revisions to the Text of the Land Use and Conservation Elements

DRAFT GENERAL PLAN TEXT AMENDMENTS

RELATED TO COMMERCIAL SOLAR ENERGY GENERATING FACILITIES

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

Land Use Element Section 3.7. Land Use Designations

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 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 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 |

Conservation Element Section 8.8. Renewable Energy Resources

Renewable Energy Resources Goals

8-M. To support the State of California's efforts to fulfill the Renewable Portfolio Standard (RPS), which requires utilities to obtain 33% of electricity from renewable energy sources by 2020, and 50% by 2030. ~~To ensure the continued viability of mineral extraction operations which are important to the County's economy.~~

Goal 8-M will be relocated from the "Mineral Resources Goals" subsection. The deleted original text of Goal 8-M will become Goal 8-N and all subsequent goals will be renumbered to now conclude at Goal 8-AE.

Renewable Energy Resources Policies

8-52. Commercial/distribution-scale solar energy generating facilities may be established in areas designated Commercial, Light Industry, or Heavy Industry on the Land Use Element Map, after issuance of a land use permit. Energy recovery projects, e.g. methane recovery from sewage (biomass), shall be encouraged, subject to adequate environmental protection.

The deleted original text of Policy 8-52 will become Policy 8-53 and all subsequent policies will be renumbered to now conclude at Policy 8-112.