

**Solar and Wind Renewable Energy
Draft General Plan Amendment No. 2010-03
March 2011 – Planning Commission**

Government Element

No change

Land Use Element

- Insert the following new definition:

Solar or Wind Renewable Energy Facility. Any electric transmission line, solar thermal powerplant, photovoltaic powerplant, or wind energy powerplant to be constructed in Inyo County. A Facility does not include a “solar energy system,” a small wind energy conversion system or a windmill that does not generate electricity, or a pilot or proof of concept powerplant.

- Insert the following new Land Use policy:

Policy LU-1.17 (Solar and Wind Renewable Energy Development) – The County shall consider Solar or Wind Energy facilities within areas with a Renewable Energy Land Use Designation Overlay and in any zoning district under Title 18 of the Inyo County Code. Based on site-specific studies and appropriate environmental review, the County may process Solar or Wind Renewable Energy Facilities within the Overlay pursuant to Inyo County Code Title 21. Potential social, economic, and environmental impacts from Solar or Wind Renewable Energy Facilities must be minimized to the extent feasible. Appurtenant transmission facilities and related infrastructure may be constructed and operated within any Land Use Designation and any zoning district under Title 18 of the Inyo County Code, provided that the facilities they connect operate under valid approval and are the subject of appropriate environmental review.

- Insert the following new Land Use Implementation Measures:

9.0 The County shall coordinate with the Department of Defense to work to site renewable energy facilities in a manner that does not significantly impact military readiness. Issues to be addressed in the coordination include radar, light and glare, heat generation, equipment testing and operations, personnel training, and flight activities.

10.0 The County shall consider seeking compensation for the loss of revenues from potential renewable energy facilities that are not developed due to potential impacts on military readiness, special status species, and aesthetics, and/or other barriers to development of appropriate renewable energy facilities. Methods of

compensation include but are not limited to Payment-in-lieu of Taxes (PILT) or similar programs.

11.0 The County shall work with utilities and renewable energy developers to encourage collocation of transmission and intertie facilities.

12.0 The County shall encourage renewable energy development on disturbed lands.

- Insert the attached graphics as Land Use Diagram Nos. 32a-q (Solar and Wind Renewable Energy Land Use Designation Overlay) in the Land Use Diagrams.

Public Services and Facilities Element

- Insert the following new Gas and Electrical Facilities policy:

Policy PSU-10.5 (Encourage Renewable Energy Development) – The County shall encourage appropriate development of renewable energy resources, provided that social, economic, and environmental impacts are minimized.

Economic Development Element

- Insert the following new Economic Development policy:

Policy ED-4.4 (Renewable Energy Development Beneficial to the Local Economy) – Renewable energy development shall provide means to offset costs to the County and lost economic development potential. If potential economic impacts from renewable energy development are identified by the County, commensurate mitigation and/or offsets shall be required.

Housing Element

No change

Circulation Element

No change

Conservation/Open Space Element

- Modify the following existing Agricultural Resources policy:

Policy AG-1.3 (Conversion of Agricultural Land) – Discourage conversions of productive agricultural lands for urban development, and encourage avoidance of productive agricultural lands for renewable energy development.

- Insert the following new Mineral and Energy Resources goal:

Goal MER-1 – Encourage appropriate renewable energy development and minimize impacts from such development to the social, economic, and environmental resources of the County.

- Insert the following new Mineral and Energy Resources policies:

Policy MER-2.1 (Large-scale Renewable Energy Development Areas) – The County shall maintain a Land Use Diagram of areas where Solar or Wind Renewable Energy Facilities may be appropriate.

Policy MER-2.2 (Minimize Impacts) – The County shall work with renewable energy developers and other agencies to minimize impacts from renewable energy development.

- Insert the following new Mineral and Energy Resources Implementation Measures:

8.0 Review proposals for renewable energy development and work to minimize potential impacts to the County’s social, economic, and environmental resources, in cooperation with other local, regional, State, out-of-State, and federal agencies.

9.0 Collect and disseminate strategies to minimize impacts from Renewable Energy Facilities.

10.0 Periodically review, and as necessary update, the Solar and Wind Renewable Energy Land Use Designation Overlay.

- Insert the following new Water Resources policy:

Policy WR-3.5 (Sustainable Renewable Energy Development) – The County shall encourage renewable energy development to incorporate measures to minimize water consumption and use of potable water.

- Insert the following new Visual Resources policy:

Policy VIS-1.8 (Renewable Energy Development) – The County shall encourage siting and screening to minimize significant changes to the visual environment from renewable energy development, including minimizing light and glare, to the extent possible.

- Insert the following new Recreation Implementation Measure:

16.0 Work with developers and other agencies to minimize impacts to recreational access from renewable energy development.

Public Safety Element

- Insert the following new Air Quality Implementation Measure:
 - 7.0 Support appropriate efforts to combine air quality improvements with other social, cultural, and environmental goals, including renewable energy development.
- Insert the following new Noise Implementation Measure:
 - 12.0 Work with developers and other agencies to minimize noise from renewable energy development.