

ARTICLE 11 ZONING CODE AMENDMENT

Energy and Telecommunications

Development Standards

AMENDMENTS PROPOSED TO:

- **Streamline solar energy system requirements for onsite systems serving agricultural uses**
- **Identify standards for utility solar energy systems**
- **Comply with 'eligible facilities requests' for permitted telecommunication facilities**
- **Set standards for energy storage systems**

SECTION 8-2.1104: SOLAR ENERGY SYSTEMS AMENDMENT

**CONSOLIDATES SOLAR
ENERGY SYSTEMS (SES)
ORDINANCES**

**DIFFERENTIATES BETWEEN
'ACCESSORY' AND 'UTILITY'
SOLAR ENERGY SYSTEMS**

- Introduces four new or updated solar use types:
 - **Small accessory use ground-mounted and roof-mounted SES** (up to 10kW) – *replaces small residential roof-mounted SES; expands opportunities for expedited reviews under Solar Rights Act*
 - **Accessory SES** (>10kW up to 7.5 acres) – *replaces small SES; projects over 2.5 acres require vegetative substrate and buffers from riparian corridors to offset habitat loss*
 - **Medium-sized SES** (>7.5 acres up to 30 acres) – *redefines medium-sized SES; can be onsite ('accessory') and/or offsite ('utility') serving*
 - **Large-scale SES** (> 30 acres) – *replaces large and very large SES with one use type; prohibited in riparian corridors and encouraged to integrate with agricultural landscape*

USE PERMIT REQUIRED

- Medium-sized SES require a Minor Use Permit if located on prime farmland or Williamson Act land.
- SES over 2.5 acres that remove Swainson's hawk foraging habitat require a Use Permit.
- Large-scale SES (over 30 acres) require a Major Use Permit. SES less than 120 acres would require PC approval; SES greater than 120 acres still require BOS approval.

SOLAR ENERGY SYSTEMS MITIGATION REQUIREMENTS



- Utility SES are subject to requirements under the County's Agricultural Conservation and Mitigation Program.
- Utility SES standards encourage habitat friendly solar uses
- SES that remove Swainson's hawk foraging habitat must mitigate for the loss in accordance with CDFW.

**Table 8-2.1104
Allowed Solar Uses and Permit Requirements**

A = Allowed use, subject to zoning clearance SP = Site Plan Review UP (m) = Minor Use Permit UP (M) = Major Use Permit N = Use Not Allowed	Land Use Permit Required by Zone							
	A-N, A-X, A-I	A-C, A-R	RR-5, RR-2, R-L, R-M, R-H	C-L, DMX, C-G, C-H	I-L, I-H, OPRD	PQP	POS, P-R	Specific Use Requirements or Performance Standards

Solar Energy System								
Small accessory use roof-mounted solar energy system (up to 10kW)	A	A	A	A	A	A	A	Sec. 8-2.1104(f)
Small accessory use ground-mounted solar energy system (up to 10kW)	A	A	A	A	A	A	SP	
Accessory solar energy system (>10kW, < 2.5 ac)	A	A	A	A	A	A	A/SP ^(a)	Sec. 8-2.1104(g)
Accessory solar energy system (2.5 to 7.5 ac)	SP	SP	SP	SP	SP	SP	SP/UP(m)	
Medium-sized solar energy system (7.5 to 30 ac)	SP/UP(m)	N	N	SP/UP(m)	SP/UP(m)	SP/UP(m)	N	Sec. 8-2.1104(h)(i)
Large-scale solar energy system (> 30 ac)	UP(M)	N	N	N	UP(M)	UP(M)	N	

(a) Site Plan Review required for ground-mounted systems

**SECTION 8-2.1102:
WIRELESS
TELECOMMUNICATION
SYSTEMS
AMENDMENTS**

- Minor change to existing height requirement for small towers – up to 80 feet vs less than 80 feet
- Parcel size requirements remain the same
- Includes provisions for FCC eligible facilities requests for non-substantial improvements to existing permitted towers and base stations

Table 8-2.1102

Allowed Wireless Telecommunications Facility Uses and Permit Requirements

A = Allowed use, subject to zoning clearance SP = Site Plan Review UP (m) = Minor Use Permit UP (M) = Major Use Permit N = Use Not Allowed	Land Use Permit Required by Zone					
	A-N, A-X, A-I, A-C, A-R	RR-5, RR-2, R-L, R-M, R-H	C-L, C-G, DMX, C-H	I-L, I-H, OPRD	PQP, POS, P-R	Specific Use Requirements or Performance Standards

Wireless Telecommunication Facility						
Small telecommunication facility (up to 80 ft on min parcel sizes) ^(a)	SP	UP(m)	UP(m)	UP(m)	UP(m)	20-ac minimum in agricultural zones 2-ac minimum in all other zones See Sec. 8-2.1102(e)
Small telecommunication facility (up to 80 ft if min parcel size cannot be met) ^(b)	UP(m)	UP(M)	UP(M)	UP(M)	UP(M)	See Sec. 8-2.1102(e)
Large telecommunication facility (>80 ft on 40 ac or more)	UP(m)	N	N	UP(m)	UP(m)	See Sec. 8-2.1102(e)
Large telecommunication facility (>80 ft <40ac)	UP(M)	N	N	UP(M)	UP(M)	
Attached telecommunication facility (up to 80 ft)	A	UP(m)	SP	A	SP	
Eligible facilities request	A	A	A	A	A	See definition in Sec. 8-2.1102(b) and Sec. 8-2.1102(f)

(a) Must meet parcel size requirements: 20 acres or more in agricultural zones, 2 acres or more in all other zones

(b) Minor Use Permit required in the agricultural zones on parcels less than 20 acres, Major Use Permit required in all other zones on parcels less than 2 acres

SECTION 8-2.1105: ENERGY STORAGE FACILITIES



- Facilities greater than 2 MW would require a Use Permit
- Standards included for structures, setbacks, lighting, noise, height, and screening.

**Table 8-2.1105
Allowed Energy Storage System Uses and Permit Requirements**

<p>A = Allowed use, subject to zoning clearance* SP = Site Plan Review UP (m) = Minor Use Permit UP (M) = Major Use Permit N = Use Not Allowed</p>	Land Use Permit Required by Zone							
	A-N, A-X, A-I	A-C, A-R	RR-5, RR-2, R-L, R-M, R-H	C-L, DMX, C-G, C-H	I-L, I-H, OPRD	PQP	POS, P-R	Specific Use Requirements or Performance Standards

Energy Storage System								
Small energy storage (≤600Kw)	A	A	A	A	A	A	A	
Energy storage (up to 2MW)	SP	SP	N	SP	SP	SP	N	See Sec. 8-2.1105(e)
Energy storage (>2MW)	UP(m)	N	N	UP(m)	UP(m)	UP(m)	N	