

TABLE 1-Solar Energy Policy Matrix

Topic	Discussion	Proposed Policies		Existing ECAP Policies (*Measure D Policy)
<p>Encourage Local Solar Energy Production</p>	<p>County’s commercial and residential communities will continue to grow in the foreseeable future. Access to dependable and affordable energy sources is critical to maintaining and enhancing the quality of life enjoyed by residents and businesses. As energy needs grow, so do the needs to develop new energy sources. The County has a great potential to produce solar energy including solar and wind energy facilities for local and regional consumption.</p> <p>These policies will encourage local solar energy production to meet local energy demand and support the State’s efforts to fulfill the Renewable Portfolio Standard (RPS). The RPS is a state law mandating increased production of solar electricity by California utilities. Under the targets of California’s RPS, all electricity providers in the state must procure at least 50% of the electricity they sell from eligible solar resources by 2030. California’s RPS is administered jointly by the California Energy Commission (CEC) and the California Public Utilities Commission (CPUC).</p> <p>Alameda County and eleven of its incorporated cities have launched a Community Choice Aggregation (CCA) program, formed as East Bay Community Energy (EBCE). EBCE proposes build a program to procure energy for its members using progressively higher levels of solar and/or low carbon energy at competitive rates compared to the incumbent utility. Over the long-term, EBCE may be in a position to purchase solar energy from local providers for its customers, which would bring with it other local tax and employment benefits. The EBCE would use public programs and public-private partnerships to advance the availability of solar energy in Alameda County. EBCE expects to launch its power sales program in 2018. The County and EBCE may wish to work together to facilitate clean energy and local benefits.</p> <p>Various technologies are available to convert solar energy sources into a usable form of energy. Existing technologies and facilities can vary in scale and intensity. The majority of existing solar energy production in the County occurs at large wind facilities that supply energy for consumption throughout County and region. These policies will encourage the expansion of solar energy such as solar production in appropriate locations within unincorporated areas of the County while minimizing environmental impacts.</p> <p>The single greatest benefit of solar energy is its contribution to the environment. Greenhouse gas (GHG) reduction is a local priority and a state mandate. Assembly Bill 32 (Núñez, Chapter 488, Statutes of 2006), the California Global Warming Solutions Act of 2006 (AB 32), mandates that California reduce its greenhouse gas</p>	<p>Policy 1:</p> <p>Policy 2:</p> <p>Policy 3:</p> <p>Policy 4:</p> <p>Policy 5:</p> <p>Policy 6:</p> <p>Policy 7:</p> <p>Policy 8:</p> <p>Policy 9:</p>	<p>Encourage local solar energy production to meet local energy demand while allowing excess energy to be sold to the grid.</p> <p>The County shall support the State of California’s efforts to fulfill the Renewable Portfolio Standard (RPS).</p> <p>The County shall place the highest priority on the development of solar energy capacity in the existing built environment in order to minimize environmental impacts.</p> <p>The County shall encourage and promote economic development and workforce development programs in conjunction with solar energy projects.</p> <p>Implement the energy conservation and efficiency measures identified in the County Climate Action Plan.</p> <p>Promote use of energy storage technologies that are appropriate for the character of the proposed location.</p> <p>Identify and prioritize programs that support cost-effective and universal access to solar energy.</p> <p>Work with the EBCE to bring increasing levels of solar energy to the County at competitive rates.</p> <p>As a condition of approval of any utility-scale solar energy facility permit (minimum capacity of 10 megawatts (MW)), and/or as a provision of a cooperation agreement, or at any appropriate time in the course of doing business, a solar energy facility project proponent shall agree to give first-right-of-refusal on any Power Purchase Agreement (PPA), or negotiations thereto, to East Bay Community Energy Authority (EBCEA), and make such offer to the EBCEA prior to negotiations with any other offtaker.</p>	<p>The Large Parcel Agriculture designation description explicitly permits “...utility corridors, and similar uses compatible with agriculture”; the descriptions for the Resource Management and Water Management designations contain no mention of utility uses, although in many cases, electrical transmission lines and water service utilities, among others, are located on lands bearing these designations in the ECAP.</p> <p>Policy 138: The County shall allow development and expansion of major public facilities (e.g. hospitals, research facilities, landfill sites, jails, etc.) in appropriate locations inside and outside the Urban Growth Boundary consistent with the policies and Land Use Diagram of the <i>East County Area Plan</i>.</p> <p>Policy 218: The County shall allow development and expansion of public facilities (e.g., parks and recreational facilities; schools; child care facilities; police, fire, and emergency medical facilities; solid waste, water, storm drainage, flood control, subregional facilities; utilities etc.) in appropriate locations inside and outside the Urban Growth Boundary consistent with the policies and Land Use Diagram of the <i>East County Area Plan</i>.</p> <p>Policy 285: The County shall facilitate the provision of adequate gas and electric service and facilities to serve existing and future needs while minimizing noise, electromagnetic, and visual impacts on existing and future residents.</p> <p>Policy 308: The County shall not permit development within any area outside the Urban Growth Boundary exceeding 25 percent slopes to minimize hazards associated with slope instability.</p> <p>*Policy 116: To the maximum extent possible, development shall be located and designed to conform with rather than change natural landforms. The alteration of natural topography, vegetation, and other characteristics by grading, excavating, filling or other development activity shall be minimized. To the extent feasible, access roads shall be consolidated and located where they are least visible from public view points.</p>

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	<p>emissions to 1990 levels by 2020. By 2050, California’s GHG emissions are to be 80 percent lower than 1990 levels.</p> <p>These policies reflect a combination of insights from best practices, environmental conditions, local values, climate change and economic need while adhering to State mandates and encouraging local solar energy production. It is essential then that the County’s regulatory rules be clear and provide guiding principles for current and future technologies to be evaluated and permitted. While regulatory updates will be necessary from time to time, the proposed policy will provide a framework to encourage local solar energy production.</p>		
<p>Solar Energy Facility (SEF) Siting</p>	<p>Solar Energy Facilities (SEF) siting policies seek to ensure reasonable opportunities for development of solar energy in a manner consistent with County priorities expressed in the ECAP. More specifically, regulation of SEF siting is intended to manage land use conflicts; safeguard the environment; protect public health and safety; and facilitate energy development. These intentions are best accomplished through the adoption of siting standards. This is particularly true in the context of ongoing advancements in solar energy technologies that can greatly change their performance, size, installation and impacts. Standards will help ensure that future solar energy development will be suitable for site-specific conditions and compatible with surrounding uses and environmental resources.</p>	<p>Policy 10: Solar Energy Facilities (SEF) will be located in areas that meet County standards, local values, community needs and environmental and cultural resource protection priorities.</p> <p>Policy 11: Utility-oriented Solar Energy Facilities (SEF) will be subject to site selection criteria consistent with County priorities.</p>	<p>Policy 117: The County shall require that where grading is necessary, the off-site visibility of cut and fill slopes and drainage improvements is minimized. Graded slopes shall be designed to simulate natural contours and support vegetation to blend with surrounding undisturbed slopes.</p> <p>Policy 119: The County shall require that access roads be sited and designed to minimize grading.</p> <p>Policy 308: The County shall not permit development within any area outside the Urban Growth Boundary exceeding 25 percent slopes to minimize hazards associated with slope instability.</p>
<p>Solar Energy Facilities and Measure D</p>	<p>Although there is no specific reference to solar facilities or solar farms in the LPA land use designation, the Planning Department staff and the Planning Commission have determined, as part of the review and approval of another solar energy facility application, that such a use is allowed in that it would constitute a quasi-public use consistent with “windfarms and related uses, utility corridors and similar uses compatible with agriculture.”</p> <p>Based on the definition of development in the ECAP, the solar devices would clearly be included as a type of development, but because development is defined to include “buildings”, that would suggest that there is some development (such as the solar devices) that are not considered buildings. Because the FAR restriction is written as being applicable to “buildings” rather than “development” generally, the solar devices should not count towards the ECAP’s building intensity requirement.</p>	<p>Policy 12: Permitted SEFs can be found to be consistent with the provisions of Measure D, specifically the activity and use of SEFs, as they are considered needed infrastructure and a quasi-public use.</p> <p>Policy 13: Utilizing the definition of infrastructure as defined by Measure D, SEFs are not limited to a two acre building envelope as they are needed for permissible development and are considered a utility use.</p>	<p>*Policy 13: The County shall not provide nor authorize public facilities or other infrastructure in excess of that needed for permissible development consistent with the Initiative. This policy shall not bar 1) new, expanded or replacement infrastructure necessary to create adequate service for the East County, 2) maintenance, repair or improvements of public facilities which do not increase capacity, and 3) infrastructure such as pipelines, canals, and power transmission lines which have no excessive growth-inducing effect on the East County area and have permit conditions to ensure that no service can be provided beyond that consistent with development allowed by the Initiative. “Infrastructure” shall include public facilities, community facilities, and all structures and development necessary to the provision of public services and utilities.</p> <p>*Definition of Large Parcel Agriculture includes a</p>

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<p>Solar Energy Facilities on Agricultural Land</p>	<p>In November 2000, the Alameda County electorate approved the Save Agriculture and Open Space Lands Initiative (Measure D). The Initiative amended portions of the County General Plan, including the East County Area Plan (ECAP). The purposes of this Initiative are to preserve and enhance agriculture and agricultural lands, and to protect the natural qualities, the wildlife habitats, the watersheds and the open space of Alameda County from excessive, poorly located and harmful development.</p> <p>The County has an established a Land Conservation (Williamson) Act Program that enables the County to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive reduced property tax assessments.</p> <p>Since 1965, Williamson Act contracted lands have been traditionally utilized for agriculture in order to produce food and fiber. With the increase need for solar energy sources, the State has enabled local jurisdictions to expand the allowed uses on contracted lands for solar land uses. Solar photovoltaic energy can be considered a compatible use related to the agriculture use of the land. Also, the a Williamson Act contract may be simultaneously removed and reentered into a solar-use easement or be canceled if the Public Interest or Consistency findings are made by the Board of Supervisors.</p> <p>The Solar panels may be compatible with the primary agricultural operation by demonstrating consistency with the Principles of Compatibility Alameda County Uniform Rules and Procedures Governing Agricultural Preserves and Williamson Act Contracts. However, coverage of parcels under contract is limited to 10% or 10 acres, whichever is less. Providing for dual use of solar and agriculture on the same parcel is a developing concept and something the County should support.</p> <p>The Board of Supervisors may grant tentative approval for cancellation of a Williamson Act contract only if it makes either Public Interest or Consistency findings. The Department of Conservation has stated that a cancellation of a contract is appropriate given public benefit from solar energy. If the required findings are met, the landowner is required to pay a cancellation fee equal to 12.5 percent of the cancellation valuation (unrestricted fair market value) of the property.</p>	<p>Policy 14: The County shall encourage the dual use of SEFs and agricultural uses on the same parcel to the extent the agricultural use remains viable and the SEF does not degrade the present or future suitability of the land for agricultural purposes, or convert the site to a non-agricultural use.</p> <p>Policy 15: In cases where SEFs are located on Important Farmlands, which include lands designated as Prime, Farmlands of State-wide Importance, or Unique Farmlands, the County shall address the loss of any such lands by requiring mitigation to be determined at the time of project approval. The mitigation shall be commensurate with the identified impact and bear a nexus to the general concept of preserving agriculture on important farmlands.</p> <p>Mitigation can include placing farmland of equivalent quality (either on-site or off-site within Alameda County) under permanent easement at a ratio to be identified at the time of project approval, payment of in-lieu fees programmable for the long-range preservation of agricultural land uses, or other mitigation and/or community benefit as may be identified by the County.</p> <p>Any land under easement serving as mitigation shall be maintained for the duration of the project until the project land is returned to a comparable state that is of equivalent (or better) productivity prior to the land development; or</p> <p>Policy 16: Submit an on-site agricultural management plan which demonstrates to the satisfaction of the County decision-making body that viable commercial agricultural activity will continue on at least half of the property in conjunction with the SEF for the life of the SEF. Dual use is also encouraged in these cases.</p> <p>Policy 17: The County shall require SEFs on property under Solar-Use Easement to comply with Uniform Rule 2, Section II. E. 3. of the Alameda County Uniform Rules and Procedures Governing Agricultural Preserves and Williamson Act Contracts, that require that the land be used for solar photovoltaic facilities for a term of 20 years, or if the landowner requests, for a term of not less than 10 years.</p>	<p>.01 Floor Area Ratio, and a two acre building envelope.</p> <p>Policy 71: The County shall conserve prime soils (Class I and Class II, as defined by the USDA Soil Conservation Service Land Capability Classification) and Farmland of Statewide Importance and Unique Farmland (as defined by the California Department of Conservation Farmland Mapping and Monitoring Program) outside the Urban Growth Boundary. <i>Please see proposed modification to this policy on Page 4.</i></p> <p>Policy 72: The County shall preserve the Mountain House area for intensive agricultural use. <i>[The ECAP defines intensive agricultural use as "... high yield agricultural production including vineyards, orchards, and row crops as distinguished from low-intensity agriculture such as cattle and horse grazing." Please see proposed modification to this policy on Page 4.]</i></p> <p>Policy 73: The County shall require buffers between those areas designated for agricultural use and new non-agricultural uses within agricultural areas or abutting parcels. The size, configuration and design of buffers shall be determined based on the characteristics of the project site and the intensity of the adjacent agricultural uses, and if applicable, the anticipated timing of future urbanization of adjacent agricultural land where such agricultural land is included in a phased growth plan. The buffer shall be located on the parcel for which a permit is sought and shall provide for the protection of the maximum amount of arable, pasture, and grazing land feasible.</p> <p>Policy 74: The County shall require that, where conflicts between a new use and existing use are anticipated, the burden of mitigating the conflicts be the responsibility of the new use.</p> <p>Policy 75: The County shall enforce the provisions of the Alameda County Right-to-Farm Ordinance on all lands within and adjacent to agricultural areas.</p> <p>*Policy 86: The County shall not approve cancellation of Williamson Act contracts within or outside the County Urban Growth Boundary except where findings can be made in accordance with state law, and the cancellation is consistent with the Initiative. In no case shall contracts outside the Urban Growth Boundary be canceled for purposes inconsistent with agricultural or public facility uses. Prior to canceling any contract inside the County Urban Growth Boundary, the Board of Supervisors shall specifically find that there is insufficient non-contract land available within the Boundary to satisfy state-mandated housing requirements. In making this finding,</p>

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	<p>In 2011, Senate Bill 618 authorizes the parties to a Land Conservation (Williamson) Act or Farmland Security Zone (FSZ) contract, after an eligibility determination and management plan review conducted by the Department of Conservation, in consultation with the Department of Food and Agriculture, to mutually agree to rescind a contract (or a portion of) in order to simultaneously enter into a solar-use easement that would require that the land be used for solar photovoltaic facilities for a term of 20 years, or if the landowner requests, for a term of not less than 10 years. The easement will impose restrictions that will effectively limit the use of the land to photovoltaic solar facilities, and any other incidental or subordinate agricultural, open-space uses outlined in the easement agreement.</p> <p>If agricultural land is converted or displaced, farmland of equivalent quality either on-site or off-site within Alameda County under permanent easement at a 1:1 ratio of farmland used for solar installation. The land under easement shall be maintained in perpetuity in a state of equivalent (or better) productivity compared to the land developed. This mitigation measure ratio can be altered by the decision makers prior to adoption of the policy proposal but should mitigate for the loss of farmland.</p>	<p>Policy 18: Solar-use easement applications will be submitted to the Department of Conservation for consultation as provided in Government Code section 51191, the landowner who is seeking the solar-use easement shall pay the Department of Conservation an application fee.</p> <p>Policy 19: The County shall require SEFs on property under Williamson Act contract to comply with Uniform Rule 2, Section II. E. 3 of the Alameda County Uniform Rules and Procedures Governing Agricultural Preserves and Williamson Act Contracts, or otherwise demonstrate consistency with the Principles of Compatibility found in Uniform Rule 2, Section I. A.</p> <p>Policy 20: The County shall limit the development of SEFs in the South Livermore Valley Plan Area to building mounted structures or ground mounted facilities over existing impervious surfaces within the designated building envelope. The removal of vineyards for the installation of solar panels shall not be permitted.</p> <p>Policy 71 – Proposed Modification: The County shall conserve prime soils (Class I and Class II, as defined by the USDA Soil Conservation Service Land Capability Classification) and Farmland of Statewide Importance and Unique Farmland (as defined by the California Department of Conservation Farmland Mapping and Monitoring Program) outside the Urban Growth Boundary; <u>photovoltaic SEF development shall be considered as conserving of the prime soils when approved along with a Decommissioning and Restoration Plan as described in Policy (31).</u></p> <p>Policy 72 – Proposed Modification: The County shall conserve <u>preserve</u> the <u>soils and lands of the</u> Mountain House area for intensive agricultural use; <u>photovoltaic SEF development shall be considered as conserving of the land and its soils for intensive agricultural use when approved along with a Decommissioning and Restoration Plan as described in Policy (31).</u></p>	<p>the County shall consider land that can be made available through reuse and rezoning of non-contract land.</p>
<p>Natural Resources and Environmental Review</p>	<p>Although solar energy provides a path to a clean energy future, solar energy facilities have the potential to cause unintended negative effects on sensitive biological species and habitat, visual resources, cultural resources, and nearby communities. To achieve a clean energy future that minimizes negative effects consistent with local values, the County has considered how to reduce energy use through energy efficiency and conservation measures, and identified solar energy facility standards that concentrate on</p>	<p>Policy 21: The County will establish a new era of sustainable energy production and consumption in the context of sound resource conservation and solar energy development practices that reduce greenhouse gases and dependency on fossil fuels.</p> <p>Policy 22: Apply standards to the design, siting, and operation of all solar energy facilities that protect the environment, including sensitive biological resources, air quality, water</p>	<p>Goal: To preserve a variety of plant communities and wildlife habitat.</p> <p>Policy 123: Where site-specific impacts on biological resources resulting from a proposed land use outside the Urban Growth Boundary are identified, the County shall encourage that mitigation is complementary to the goals and objectives of the ECAP. To that end, the County shall recommend that mitigation efforts occur in</p>

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	<p>community-oriented solar energy facilities that produce electricity for local consumption.</p> <p>A major element of permitting for new infrastructure is an environmental review. The California Environmental Quality Act (CEQA) identifies the environmental review process and requirements for all projects within the state. An initial study serves as a preliminary analysis to determine whether an environmental impact report (EIR) or a negative declaration (ND) must be prepared or to identify the significant environmental effects to be analyzed in an EIR. Typically an EIR, or equivalent document, is prepared for electricity infrastructure projects unless the project is very small (for example, a 1 MW solar PV project). In that case, a ND or mitigated negative declaration (MND) may be prepared instead.</p>	<p>Policy 23: supply and quality, cultural, archaeological, paleontological and scenic resources. Encourage siting, construction and screening of SEFs to avoid, minimize or mitigate significant changes to the visual environment including minimizing light and glare.</p> <p>Policy 24: The County shall utilize the East Alameda County Conservation Strategy (EACCS) to determine appropriate Solar Energy Facilities (SEF) siting biological mitigation.</p> <p>Policy 25: Place and maintain land of equivalent quality either on-site or off-site within Alameda County under permanent easement for any natural habitat displaced.</p>	<p>areas designated as "Resource Management" or on lands adjacent to or otherwise contiguous with these lands in order to establish a continuous open space system in East County and to provide for long term protection of biological resources.</p> <p>Policy 125: The County shall encourage preservation of areas known to support special status species.</p>
Community-oriented solar energy facilities	<p>Community-oriented solar energy facilities refers to modular solar energy systems that generate electricity as needed. Their priority is "local production primarily for local consumption". Community-oriented facilities are often owned by non-utility entities, such as schools, neighborhoods, coops, communities or businesses that offset all or part of their on-site electrical need.</p> <p>The EBCE may wish to participate in programs of this type, as these programs advance the resiliency of the electrical grid and stabilize energy prices.</p>	<p>Policy 26: The County shall not approve Solar Energy Facilities (SEF) in the Altamont Pass Wind Resource Area (APWRA) unless it can be demonstrated to the satisfaction of the County that the SEF will not adversely affect the avian monitoring that is conducted as a condition of approval.</p> <p>Policy 27: Community-oriented solar energy facilities will be prioritized to complement local values and support a high quality of life in unincorporated communities.</p> <p>Policy 28: Prioritize, facilitate, and encourage onsite accessory solar energy generation including energy storage to serve the unincorporated county, with a primary focus on rooftop and parking lot solar energy generation.</p> <p>Policy 29: Promote an adaptive distributed energy infrastructure that sustains local communities and improves resiliency to grid failures and increasing energy prices.</p> <p>Policy 30: Encourage solar energy facilities to meet community goals, including supporting community health, wellness, and recreational needs.</p>	
Decommissioning and Restoration Plan	<p>The County shall require Solar Energy Facilities (SEF) developers to provide and implement a decommissioning and restoration plan that provides for reclamation of the site to a condition at least as good as that which existed before the lands were disturbed or another appropriate end use that is stable (i.e. with interim vegetative cover), prevents nuisance, and is readily adaptable for alternative land uses.</p> <p>In addition, prior to the issuance of a Building Permit for construction of the solar facility, a Financial Assurance or security in a form and amount acceptable to the County should be required to</p>	<p>Policy 31: The County shall require SEF developers to provide and implement a decommissioning and restoration plan that provides for reclamation of the site to a condition at least as good as that which existed before the lands were disturbed or another appropriate end use that is stable (i.e. with interim vegetative cover), prevents nuisance, and is readily adaptable for alternative land uses. The restoration plan shall be approved by the decision-making body at the time of permit approval and should include the following at a minimum:</p> <p>a) The County shall require a decommissioning and restoration plan with financial assurances for every</p>	

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	<p>secure the expense of dismantling and removing the SEF and restoring the site. A SEF that ceases to produce electricity on a continuous basis for twelve months should be considered abandoned and the owner/operator would be required to complete the requirements in the restoration plan.</p>	<p>utility-scaled SEF for the purpose of providing a financial assurance to guarantee completion of decommissioning and restoration.</p> <ul style="list-style-type: none"> b) A plan and timeframe for removal of all equipment and components when they are no longer in use and all material reused or recycled to the greatest extent possible; c) Removal of graveled areas and access roads and restoration of the surface grade and placement of topsoil after removal of all structures and equipment including grading, revegetation and erosion control plans to return the site to an appropriate end use; d) Revegetation of disturbed areas that will not be used for cultivated agriculture with native seed mixes and plant species consistent with local ecotypes; e) A cost estimate for all restoration activities; f) Assurance that handling and disposal of waste resulting from the removal of equipment will comply with all applicable federal, state and county regulations and standards; and g) A statement signed by the owner/operator that they take full responsibility for restoring the site in accordance with the Decommissioning and Restoration Plan upon cessation of use. h) Provide for an inspection after all decommissioning and site restoration work to ensure that the work has been completed to the standards required by the County, prior to release of the decommissioning and restoration bond. <p>Policy 32: The restoration plan shall be approved by the decision-making body at the time of permit approval.</p> <p>Policy 33: Prior to the issuance of a Building Permit for construction of the solar facility, a Financial Assurance or security in a form and amount acceptable to the County should be required to secure the expense of dismantling and removing the Solar Energy Facilities (SEF) and restoring the site. A SEF that ceases to produce electricity on a continuous basis for twelve months should be considered abandoned and the owner/operator would be required to complete the requirements in the restoration plan.</p>	
<p>Monitoring and Inspection</p>	<p>The expertise and involvement of the trustee/responsible agency are an essential part of a successful mitigation monitoring program. Experts and/or County officials provide the means to ensure that implementation of the mitigation measures is adequate and timely.</p>	<p>Policy 34: The County will impose permit fees for Solar Energy Facilities (SEF) that will be used to defray the cost of permit processing, inspection and enforcement.</p>	

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	Monitoring of site activity can be accomplished using periodic reports from the developer and onsite inspections.	Policy 35: The applicant must submit periodic reports monitoring the site activity and compliance with the project conditions.	
Sensitive Viewsheds	<p>The solar energy policy would allow the use of open space for the harvest of a natural resource and its conversion to a form usable by the community. However, the policy shall protection of sensitive viewsheds and biological resources and uphold current ECAP policies.</p> <p>A project can adversely affect visual character or visual quality by creating contrast with the form, line, color, texture, or spatial arrangement of the existing setting; by introducing a dominant element to a view; by blocking a scenic view; or by causing light or glare. Energy facilities can produce glare (if reflective materials like solar panels or mirrors are used) that can shine on surrounding areas. Nighttime lighting can be directly visible or can illuminate the sky. Utility-scale solar energy facilities can occupy very large tracts of land and may be inconsistent with the existing scenic qualities of the landscape.</p>	Policy 36: A project shall use reasonable measures not to affect the visual character of the existing setting.	<p>*Policy 106: Structures may not be located on ridgelines or hilltops or where they will project above a ridgeline or hilltop as viewed from public roads, trails, parks and other public viewpoints unless there is no other site on the parcel for the structure or on a contiguous parcel in common ownership on or subsequent to the date this ordinance becomes effective. New parcels may not be created that have no building site other than a ridgeline or hilltop, or that would cause a structure to protrude above a ridgeline or hilltop, unless there is no other possible configuration.</p> <p>*Policy 108: To the extent possible, including by clustering if necessary, structures shall be located on that part of a parcel or on contiguous parcels in common ownership on or subsequent to the date this ordinance becomes effective, where the development is least visible to persons on public roads, trails, parks and other public viewpoints. This policy does not apply to agricultural structures to the extent it is necessary for agricultural purposes that they be located in more visible areas.</p> <p>Policy 113: The County shall review development proposed adjacent to or near public parklands to ensure that views from parks and trails are maintained.</p> <p>Policy 114: The County shall require the use of landscaping in both rural and urban areas to enhance the scenic quality of the area and to screen undesirable views. Choice of plants should be based on compatibility with surrounding vegetation, drought-tolerance, and suitability to site conditions; and in rural areas, habitat value and fire retardant.</p> <p>*Policy 115: In all cases appropriate building materials, landscaping and screening shall be required to minimize the visual impact of development. Development shall blend with and be subordinate to the environment and character of the area where located, so as to be as unobtrusive as possible and not detract from the natural, open space or visual qualities of the area. To the maximum extent practicable, all exterior lighting must be located, designed and shielded so as to confine direct rays to the parcel where the lighting is located.</p> <p>Policy 117: The County shall require that where grading is necessary, the off-site visibility of cut and fill slopes and drainage improvements is minimized. Graded slopes shall be designed to simulate natural</p>

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