Exhibit LRP 2014-00015:C
Amendments to the Land Use and Circulation Elements and the Conservation and Open Space Element of the County General Plan

I. Amend the Land Use and Circulation Elements of the County General Plan, Framework for Planning (Inland), Chapter 7, page 7-1 as follows:

A. COMBINING DESIGNATIONS

Summary of Designations

The LUE uses the following ten ~~nine~~ combining designations: [Amended 1996, Ord. 2776]

AR Airport Review: Applied to areas identified in the various county airport land use plans where proposed developments receive special review (to avoid land uses incompatible with airport operations), as well as areas within airport approach and departure patterns.

GSA Geologic Study Area: Applied to: areas identified in the Alquist-Priolo Geologic Hazard Zones Act as "Special Studies Zone" (Public Resources Code Section 2622); to areas within urban and village reserve.

II. Amend the Land Use and Circulation Elements of the County General Plan, Framework for Planning (Inland), Chapter 7, page 7-2 to insert the following combining designation definition following the Extractive Resource Area summary:

EX1 **Extractive Resource Area:** Applied to areas, including active mines, which the California Department of Conservation's Division of Mines and Geology has classified as containing or being highly likely to contain significant mineral deposits. Any such areas which are subsequently formally designated by the State as containing mineral deposits of statewide significance should be included in the EX combining designation subject to an amendment of the Land Use Element [Amended 1991, Ord. 2498].

NOTE: The classification information developed by the State is contained in a report titled "Special Report 162, Mineral Land Classification of Portland Cement Concrete Aggregate and Active Mines of All Other Mineral Commodities in the San Luis Obispo - Santa Barbara Production-Consumption Region, 1989." That report, together with the accompanying classification maps, are incorporated by reference herein as though set forth in full [Amended 1991, Ord. 2498].

RE **Renewable Energy Area:** Applies to areas where renewable energy production is favorable and prioritized. Within these areas, the County encourages distributed renewable energy development by streamlining permit requirements and environmental review in a manner that would not degrade ecosystems, agricultural resources, and other environmental resources..

III. Amend the Land Use and Circulation Elements of the County General Plan, Framework for Planning (Inland), Chapter 7, page 7-10 to insert the description of the proposed renewable energy combining designation following the description of the TDCS/TDCR Transfer of Development Credits-Sending and Receiving Sites description as follows:

RE – RENEWABLE ENERGY AREAS

Purpose

1. To encourage and support the development of local renewable energy resources, conserving energy resources and decreasing reliance on environmentally costly energy sources.

2. To identify areas of the county where: (1) renewable energy production is favorable, (2) the production of distributed renewable energy resources is prioritized, and (3) permit requirements are structured to streamline the environmental review and processing of land use permits for solar electric facilities (SEFs).

3. To protect the development and use of locally appropriate distributed renewable energy resources in priority areas in a manner that will not degrade ecosystems, agricultural resources, and other environmental resources.

4. To notify landowners and the general public of areas where development of renewable energy resources is prioritized.

General Objectives

The Land Use Ordinance should provide detailed criteria for the review and processing of renewable energy projects to achieve the following objectives:

1. Where feasible, standards should simplify and streamline the land use permit and environmental review process for renewable energy facilities.

2. Performance standards for renewable energy facilities shall protect environmental resources, agricultural resources, and surrounding communities.

IV. Amend the Land Use and Circulation Elements of the County General Plan (Inland, Part II), The Area Plans, Carrizo Area Plan, Section 6.2, Area Plan Combining Designations, Page 11.6-2 to add the Renewable Energy combining designation as follows:

9. **Renewable Energy (RE).** Identifies areas where renewable energy production is favorable and prioritized. Within these areas, the County encourages distributed renewable energy development by streamlining permit requirements and environmental review in a manner that would not degrade ecosystems, agricultural resources, and other environmental resources.

V. Amend the Land Use and Circulation Elements (Inland, Part II) of the County General Plan, The Area Plans, North County Area Plan, Section 6.2, Area Plan Combining Designations, Page III.6-10, to add the Renewable Energy combining designation as follows:

Transfer of Development Credits Receiving Site

56. **Smith Property Transfer of Development Credits Receiving Site (TDCR).** A parcel map (CO 98-194, Smith) has been recorded on this site located at the intersection of El Pomar Drive and Moss Lane. This parcel map was approved as a receiving site for transfer of development credits (TDCs) in accordance with the Land Use Ordinance.

57. **Spanish Lakes Transfer of Development Credits Receiving Site (TDCR).** A cluster subdivision (Tract 2308, Spanish Lakes) has been recorded on a site located between Creston Road and South River Road, south of Paso Robles. This tract was approved as a receiver site for transfer of development credits (TDCs) in accordance with the Land Use Ordinance, and the TDCs were used to achieve higher density than would otherwise be allowed for the applicable land use category.

Renewable Energy (RE)

58. **Renewable Energy (RE).** Identifies areas throughout the North County Planning Area where renewable energy production is favorable and prioritized. Within these areas, the County encourages distributed renewable energy development by streamlining permit requirements and environmental review in a manner that would not degrade ecosystems, agricultural resources, and other environmental resources.

VI. Amend the Land Use and Circulation Elements (Inland, Part II) of the County General Plan, The Area Plans, San Luis Obispo Area Plan, Section 6.2, Area Plan Combining Designations, Page IV.6-6, to add the Renewable Energy combining designation as follows:

Renewable Energy (RE)

1. **Renewable Energy (RE).** Identifies areas throughout the San Luis Obispo Planning Area where renewable energy production is favorable and prioritized. Within these areas, the County encourages distributed renewable energy development by streamlining permit requirements and environmental review in a manner that would not degrade ecosystems, agricultural resources, and other environmental resources.

VII. Amend the Land Use and Circulation Elements (Inland, Part II) of the County General Plan, The Area Plans, South County, Section 6.2, Area Plan Combining Designations, V.6-1, to add the summary of the Renewable Energy combining designation as follows:

6.2 Area Plan Combining Designations

The following combining designations are located within the South County Planning Area:

Summary of Combining Designations

The Land Use Element uses the following ~~seven~~ combining designations inland of the coastal zone. Some combining designations are not applicable to the South County Planning Area:

AR Airport Review: Special review areas that are identified in the various County and Paso Robles airport land use plans where proposed developments are reviewed to avoid land uses incompatible with airport operations.

GSA Geologic Study Area: Areas within urban and village reserve lines that are subject to "moderately high to high" landslide risk or liquefaction potential; and to land outside urban reserve lines subject to high landslide risk potential, according to the Seismic Safety Element.

FH Flood Hazard: Flood-prone areas identified through review of available data from various federal, state or local agencies.

H Historic Site: Areas of unique historical significance.

SRA Sensitive Resource Area: Areas having high environmental quality and special ecological or educational significance.

EX Energy or Extractive Area: Areas where oil, gas or mineral extraction occurs, is proposed or where the State Geologist has identified petroleum or mineral reserves of statewide significance, and areas of existing or proposed energy-producing facilities.

EX1 Extractive Resource Area: Areas, including active mines, that the California Department of Conservation's Division of Mines and Geology has classified as containing or highly likely to contain significant mineral deposits.

RE Renewable Energy Area: Areas with potential for renewable energy development in order to prioritize such development and provide streamlined permit requirements.

VIII. Amend the Land Use and Circulation Elements (Inland, Part II) of the County General Plan, The Area Plans, South County Area Plan, Section 6.2, Area Plan Combining Designations, IV.6-6, to add the Renewable Energy combining designation as follows:

Transfer of Development Credits Site (TDCS)

1. **Nipomo Bluffs (TDCR).** The area defined by 1996 Assessor Parcel Numbers 092-021-035 and 092-031-018, 019, commonly referred to as the Nipomo Bluffs project, has been determined to be eligible to be considered for the Transfer of Development Credit Receiving Site (TDCR) Combining Designation. A determination on the density shall occur during review of a tentative map by the Review Authority.

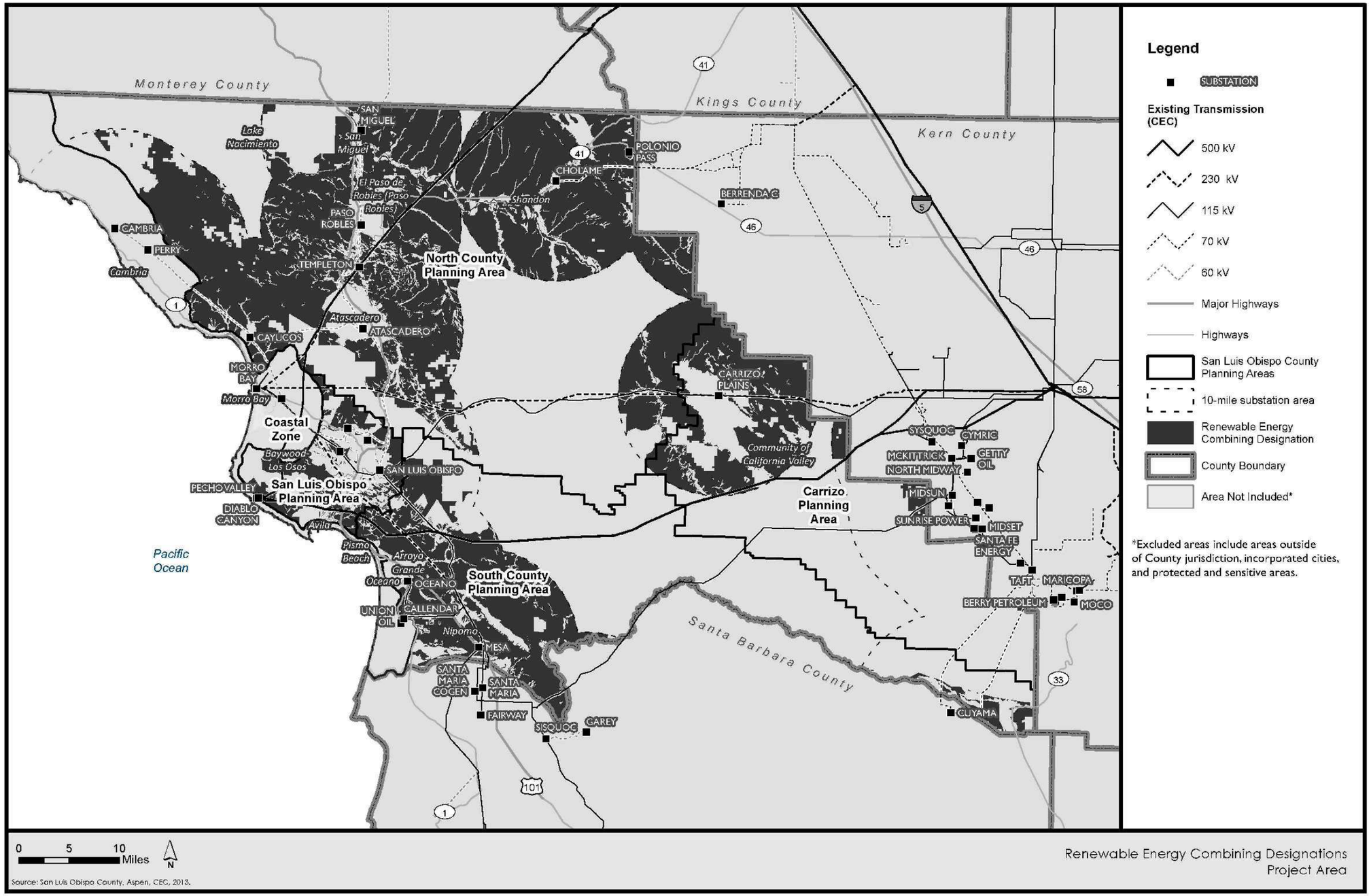
2. **Black Lake Specific Plan (TDCR).** The area defined in the Black Lake Specific Plan, has been determined to be eligible to be considered for the Transfer of Development Credit Receiving Site (TDCR) Combining Designation. Specific density, use and permit requirements are set forth in the Specific Plan.

3. **Black Lake Canyon (TDCS).** The narrow marsh extending inland from Dune Lakes has been determined to be eligible to be considered for the Transfer of Development Credit Sending Site (TDCS) Combining Designation. Sites in this area shall only be reviewed as to method of determining development value and issuance of bonus credits by the Review Authority. The guarantee of conservation shall be based on the method that would otherwise have been used to determine eligibility as a sending site.

Renewable Energy (RE)

Renewable Energy (RE). Identifies areas throughout the South County Planning Area where renewable energy production is favorable and prioritized. Within these areas, the County encourages distributed renewable energy development by streamlining permit requirements and environmental review in a manner that would not degrade ecosystems, agricultural resources, and other environmental resources.

IX. Amend the Land Use and Circulation Elements of the County General Plan, The Official Maps (Inland, Part IV). The following maps of the Renewable Energy Combining Designation will be added to the Element.


Legend
SUBSTATION
Existing Transmission (CEC)
500 kV
230 kV
115 kV
70 kV
60 kV
Major Highways
Highways
San Luis Obispo County Planning Areas
10-mile substation area
Renewable Energy Combining Designation
County Boundary
Area Not Included*
*Excluded areas include areas outside of County jurisdiction, incorporated cities, and protected and sensitive areas.
Monterey County
Kings County
Kern County
Santa Barbara County
Pacific Ocean
North County Planning Area
Coastal Zone
San Luis Obispo Planning Area
South County Planning Area
Carrizo Planning Area
SAN MIGUEL
San Miguel
Lake Nacimiento
POLONIO PASS
CHOLAME
Shandon
BERRENDA C
El Paso de Robles (Paso Robles)
PASO ROBLES
CAMBRIA
PERRY
Cambria
TEMPLETON
Atascadero
ATASCADERO
CAYUCOS
MORRO BAY
Morro Bay
CARRIZO PLAINS
Community of California Valley
SYSQUOC
CYMRIC
MCKITTRICK
GETTY OIL
NORTH MIDWAY
MIDSUN
SUNRISE POWER
MIDSET
SANTA FE ENERGY
TAFT
MARICOPA
BERRY PETROLEUM
MOCO
CUYAMA
Baywood-Los Osos
SAN LUIS OBISPO
PECHO VALLEY
DIABLO CANYON
Avila
Pismo Beach
Arroyo Grande
Oceano
OCEANO
UNION OIL
CALLENDAR
Nipomo
MESA
SANTA MARIA COGEN
SANTA MARIA
FAIRWAY
SISQUOC
GAREY
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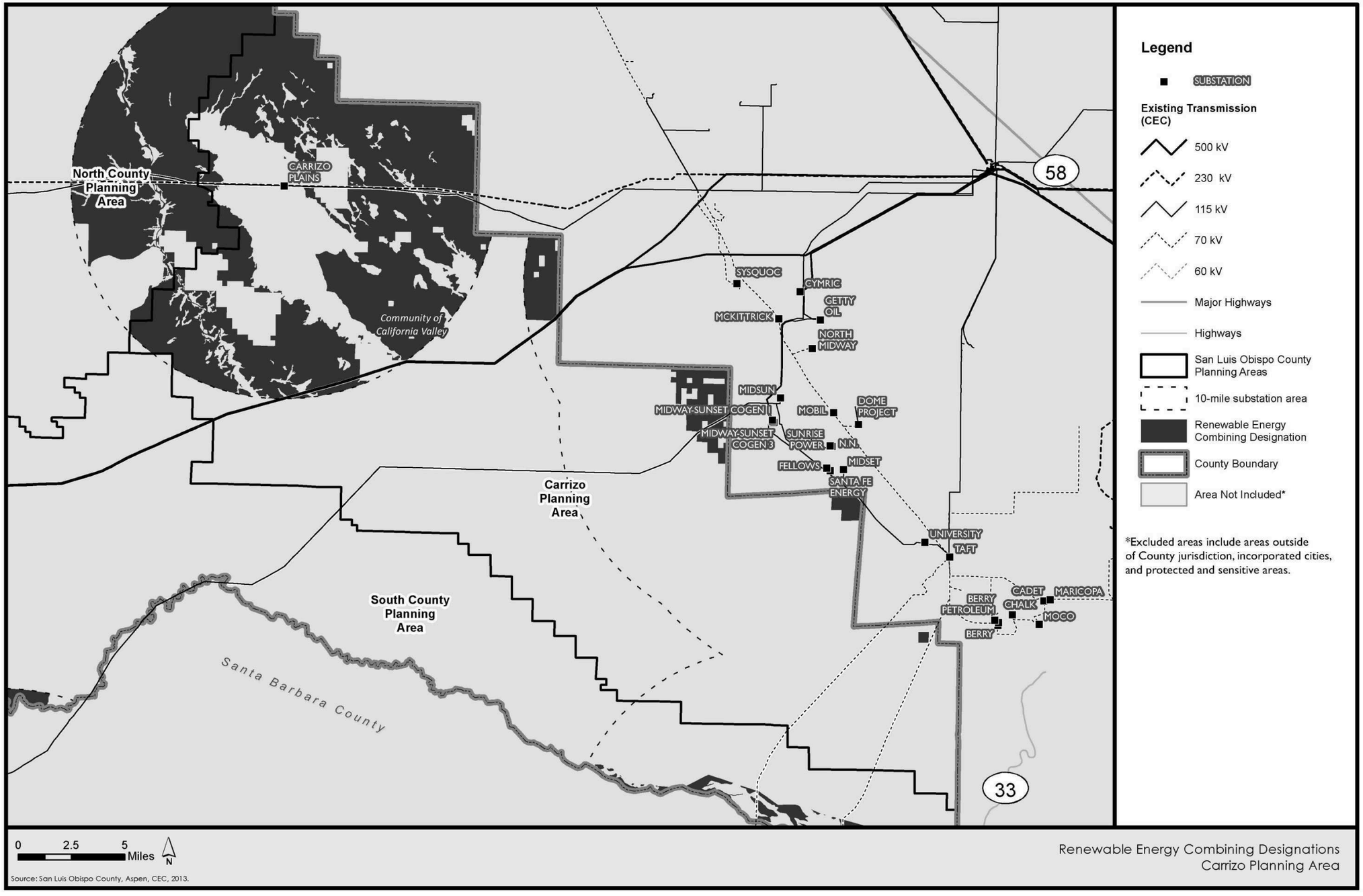
N
Source: San Luis Obispo County, Aspen, CEC, 2013.
Renewable Energy Combining Designations Project Area


North County Planning Area
CARRIZO PLAINS
Community of California Valley
Carrizo Planning Area
South County Planning Area
Santa Barbara County
58
33
SYSQUOC
CYMRIC
GETTY OIL
MCKITTRICK
NORTH MIDWAY
MIDSUN
MIDWAY-SUNSET COGEN I
MOBIL
DOME PROJECT
MIDWAY-SUNSET COGEN 3
SUNRISE POWER
N.N.
FELLOWS
MIDSET
SANTA FE ENERGY
UNIVERSITY
TAFT
BERRY PETROLEUM
BERRY
CADET
CHALK
MARICOPA
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County Boundary
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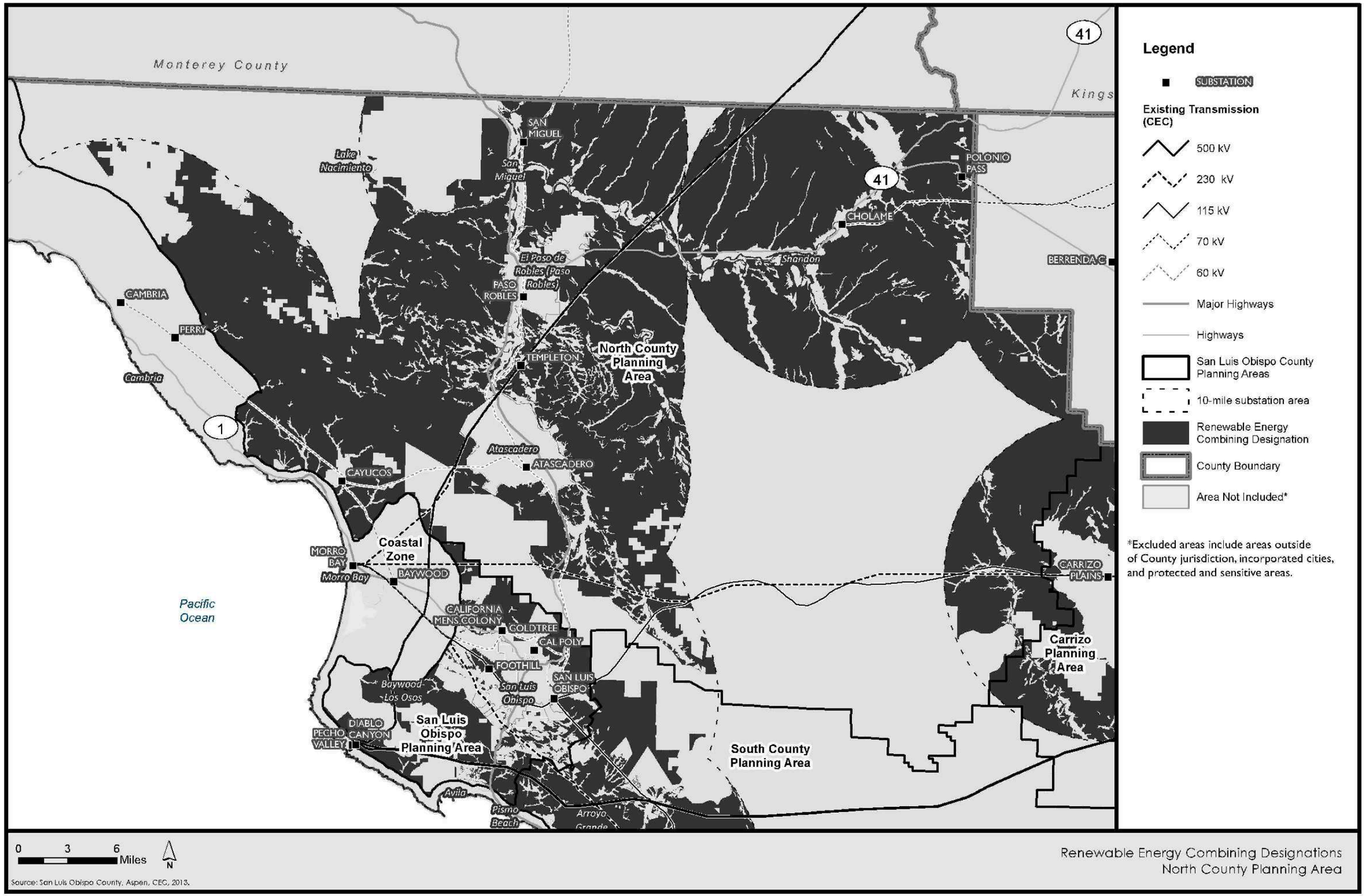
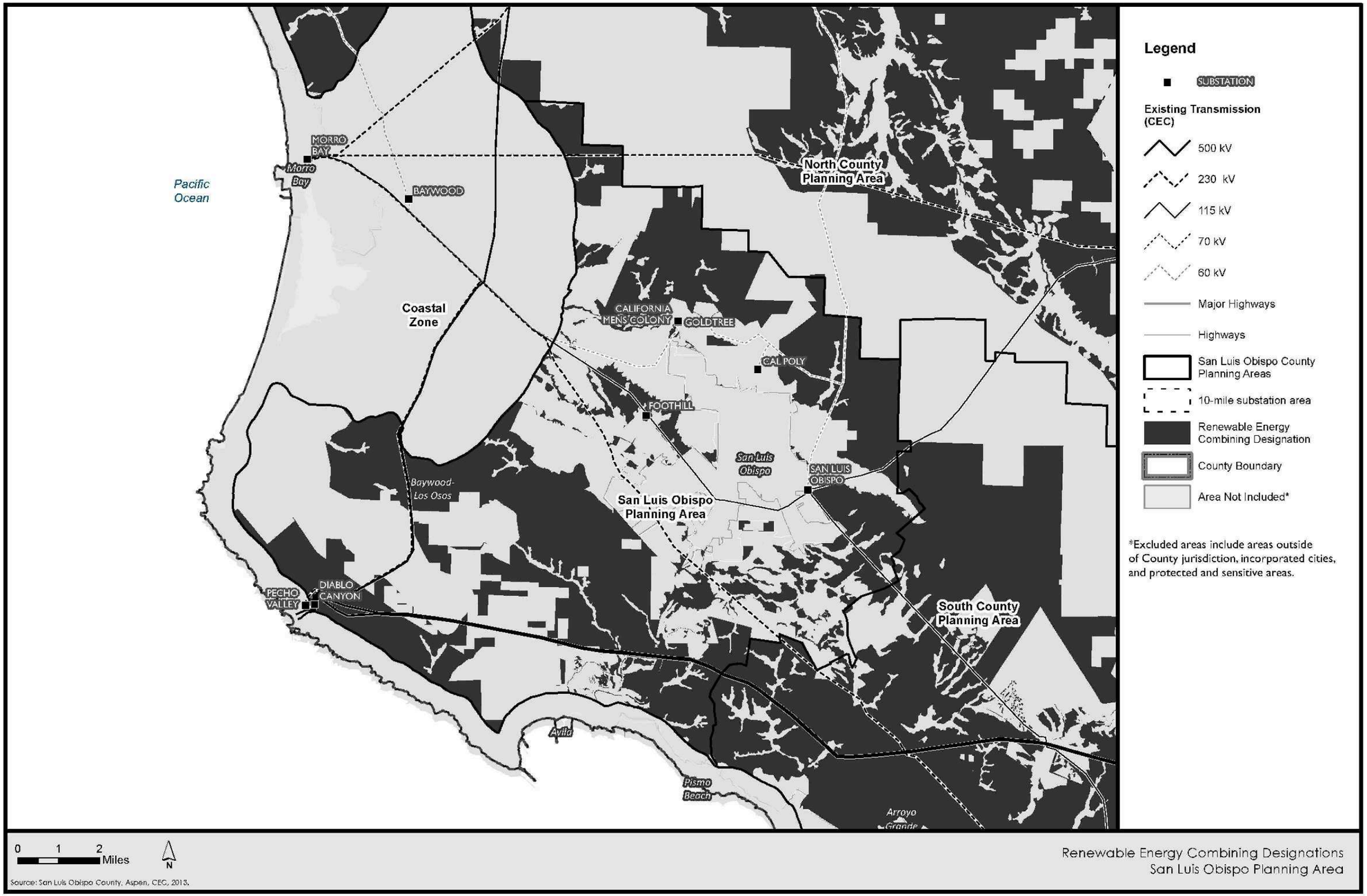
0 2.5 5 Miles
N
Source: San Luis Obispo County, Aspen, CEC, 2013.
Renewable Energy Combining Designations
Carrizo Planning Area



Renewable Energy Combining Designations
North County Planning Area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10-mile substation area
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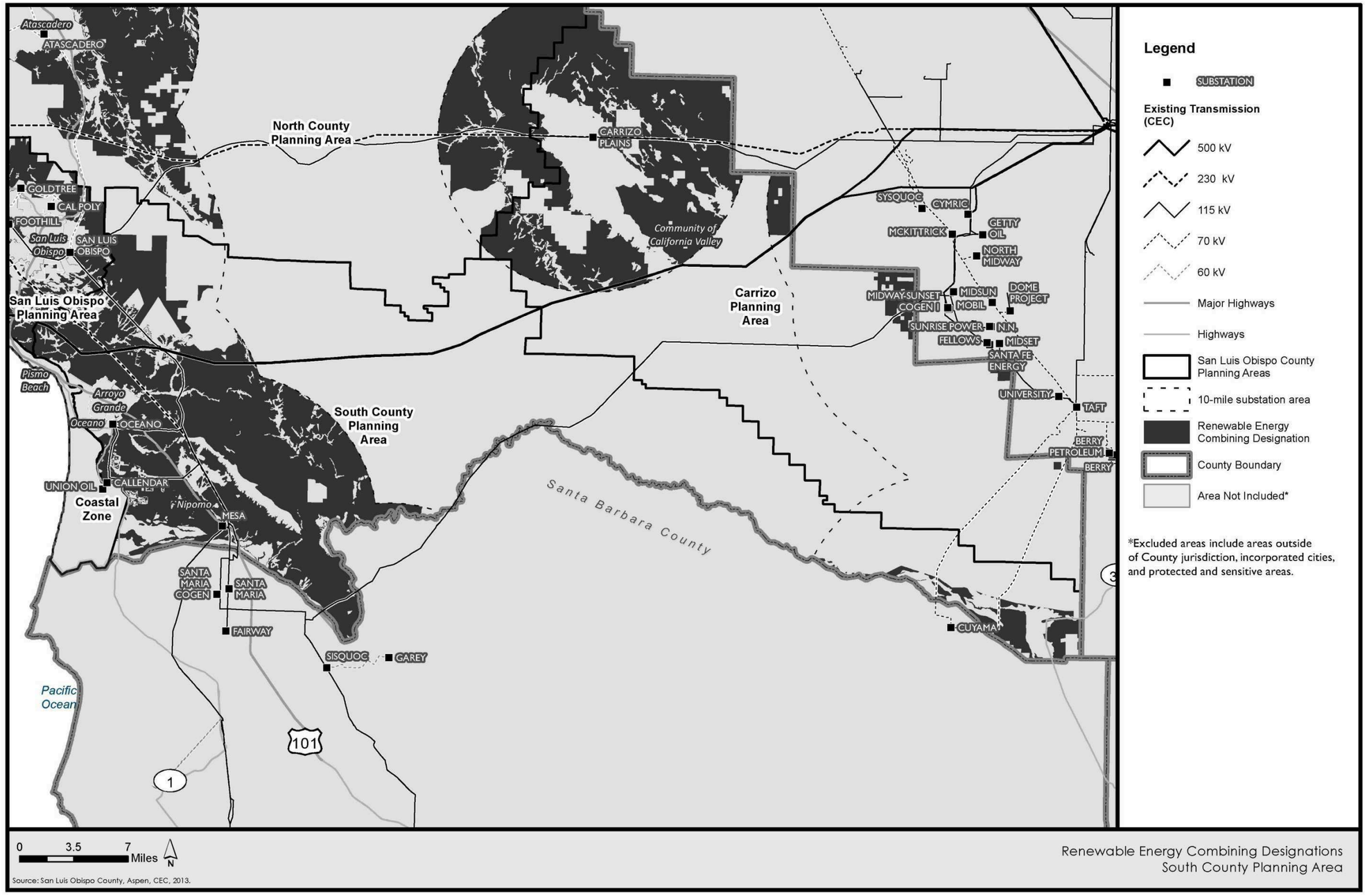
Pacific Ocean
MORRO BAY
Morro Bay
BAYWOOD
North County Planning Area
Coastal Zone
CALIFORNIA MENS COLONY
GOLDTREE
CAL POLY
FOOTHILL
San Luis Obispo
SAN LUIS OBISPO
Baywood-Los Osos
San Luis Obispo Planning Area
PECHO VALLEY
DIABLO CANYON
South County Planning Area
Avila
Pismo Beach
Arroyo Grande
0 1 2 Miles
N
Source: San Luis Obispo County, Aspen, CEC, 2013.
Renewable Energy Combining Designations
San Luis Obispo Planning Area


Atascadero
ATASCADERO
North County Planning Area
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SAN LUIS OBISPO
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MIDWAY-SUNSET COGEN I
MIDSUN
MOBIL
DOME PROJECT
SUNRISE POWER
N.N.
FELLOWS
MIDSET
SANTA FE ENERGY
UNIVERSITY
TAFT
BERRY
PETROLEUM
BERRY
Pismo Beach
Arroyo Grande
Oceano
OCEANO
South County Planning Area
UNION OIL
CALLENDAR
Coastal Zone
Nipomo
MESA
Santa Barbara County
SANTA MARIA COGEN
SANTA MARIA
FAIRWAY
SISQUOC
GAREY
CUYAMA
Pacific Ocean
101
1
Legend
SUBSTATION
Existing Transmission (CEC)
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10-mile substation area
Renewable Energy Combining Designation
County Boundary
Area Not Included*
*Excluded areas include areas outside of County jurisdiction, incorporated cities, and protected and sensitive areas.
0 3.5 7 Miles
N
Source: San Luis Obispo County, Aspen, CEC, 2013.
Renewable Energy Combining Designations
South County Planning Area

X. Amend the Conservation and Open Space Element of the County General Plan, Energy Chapter, Page 5-21 as follows:

Policy E 6.2 Commercial solar and wind power and other renewable energy systems
Encourage and support the development of solar and wind power and other renewable energy systems as commercial energy enterprises.

Implementation Strategy E 6.2.1 Review of large solar projects
Evaluate large-scale commercial solar projects (i.e. over 20 ~~10~~ MW) to favor technologies that maximize the facility's power production and minimize the physical effects of the project. Physical effects include, but are not limited to, noise, area of land disturbance and water use.

XI. Amend the Conservation and Open Space Element of the County General Plan, Energy Chapter, Page 5-22, Text Box, as follows.

Distributed energy resources *(DER) are small, modular, energy generation and storage technologies that provide electric capacity or energy located where it's needed, often at a customer's location. These facilities are typically owned by non-utility entities, such as generation developers or utility customers that offset all or part of the customer's on-site electrical load. DER's typically produce less than 20 ~~10~~ megawatts (MW) of power near the point of use and include wind turbines, photovoltaics (PV), fuel cells, microturbines, reciprocating engines, combustion turbines, cogeneration, and energy storage systems. DER systems may be either connected to the local electric power grid or isolated from the grid in stand-alone applications. – California Energy Commission*

XII. Amend the Conservation and Open Space Element of the County General Plan, Energy Chapter, Page 5-23 as follows:

Policy E 6.8 Renewable Energy Resources
Designate and protect areas that contain renewable energy resources such as wind, solar, geothermal, and small hydroelectric. Continue to explore and encourage the development of renewable energy resources through further streamlining actions.

Implementation Strategy E 6.8.1 Mapping of resources
Use state, federal, or other available data to map areas that contain renewable energy resources.

Implementation Strategy E 6.8.2 Streamlining of Renewable Energy Facilities

a. Encourage further broad-based environmental review for renewable energy projects that can be used to streamline the approval of future projects.

Revise existing streamlining efforts in the future as major technological changes occur.

~~Amend the Framework for Planning, the Area Plans, and the Land Use Ordinance (LUO) by establishing and applying a Renewable Energy (RE) combining designation based on the~~

~~mapping in Energy Implementation Strategy 6.8.1. The RE designation and implementing LUO standards are to:~~

~~b. Encourage the development of renewable energy while maintaining a high level of environmental quality;~~

~~c. Avoid areas that are not appropriate for renewable energy due to existing incompatible uses; and~~

~~d. Protect areas of renewable energy resources, as well as existing and expanding renewable energy projects, from encroachment by incompatible land use categories and development.~~

XIII. Amend the Conservation and Open Space Element of the County General Plan, Energy Chapter, Page 5-35, Table E2 as follows:

Implementation Strategies	Responsible Department or Agency[1]	Priority	Timeframe to Start	Possible Funding Sources[2]
IS E 6.8.2 Streamlining ~~energy combining designations~~ of Renewable Energy Facilities	PB	High	2010	DB, grants

XIV. Amend the Conservation and Open Space Element of the County General Plan, Glossary, Page 12-5 as follows:

Distributed Energy Resources (DER): Small, modular, energy generation and accessory storage technologies that provide electric capacity or energy located where it's needed, often at a customer's location or close to a load center. These facilities are typically owned by non-utility entities, such as generation developers or utility customers that offset all or part of the customer's on-site electrical load. DER's typically produce less than 20 ~~10~~ megawatts (MW) of power near the point of use and include wind turbines, photovoltaics (PV), fuel cells, microturbines, reciprocating engines, combustion turbines, cogeneration, and energy storage systems. DER systems may be either connected to the local electric power grid or isolated from the grid in stand-alone applications.

XV. Amend the Conservation and Open Space Element of the County General Plan, Glossary, Page 12-14 is proposed to be amended as follows:

Renewable energy: Energy from sources that regenerate and are less damaging to the environment, including but not limited to ~~such as~~ solar, wind, biomass, and small-scale hydroelectric power.

XVI. Amend the Conservation and Open Space Element of the County General Plan, Glossary, Page 12-16 as follows:

> **Utility-Scale Renewable Energy Resources:** Large energy generation and storage technologies that are connected to the electric power grid and that generate electricity or energy primarily for off-site use producing more than 20 megawatts (MW) of power. Technologies may include wind turbines, photovoltaics, fuel cells, microturbines, reciprocating engines, combustion turbines, cogeneration, and energy storage