

ATTACHMENT 1

SPECIFIC RECOMMENDATIONS TO MODIFY THE DRAFT GENERAL PLAN IN REGARD TO ENERGY

NOTES:

This attachment contains the complete listing of recommendations that staff agreed met the criteria set forth in the 7-19-2007 memo to the Planning Commission. **Items marked with an asterisk * denote staff suggested modifications** that are not referenced in the EWG document.

SECTION 2 – Planning Principles

Add new bullets to 2-1c:

- Ensure that the existing database of County resources (such as soil information, slope analysis, sensitive habitat) is available to guide planning decisions and is kept current as new data comes available.

Add new bullets for 2-2c:

- The use of County funds to attract companies to Mendocino County should be focused on those firms that can produce or utilize renewable energy.
- Promote small-scale or niche manufacturing utilizing local resources for local or general consumption.

Add new bullet to 2-3e:

- For regionally significant issues, investigate the delegation of regional planning to an existing agency best suited to handle that responsibility or research the feasibility of forming a new entity.

SECTION 3 – Development Element

Add new bullet to 3-3b:

- Encourage and facilitate mixed-use developments.

Replace the word “premature” with “unintended” in section 3-3c

Add the following text to the fourth bullet in 3-3d:

- Limit commercial strip development along highway corridors on the outskirts of communities by setting community-appropriate design standards and promoting infill and compactness.

Add new bullet to 3-4c:

- Require that all new developments include tree-lined streets and other vegetative treatments that enhance the visual or environmental aspects of the development. Promote the introduction of similar elements into existing communities where feasible.

Add additional text to second bullet in 3-4d:

- Create vehicular, bicycle and pedestrian connectivity between land uses, including residential, schools, commercial and job centers and open space.

Add two new bullets to 3-4f:

- Encourage the creation of community gardening spaces near new and existing residential areas.
- Promote the temporary use of unused urban lots for gardening/food production (with owner permission) as an alternative to letting them lie vacant.

Add the following bullet to 3-6a:*

- Protect industrial and commercial lands adjacent to existing railroads and harbors so that current and future industrial users have access to more energy-efficient means of goods movement.

Add the following bullet to 3-6i:

- Encourage the co-location of industrial and commercial uses where resource inputs can be shared or cascaded and waste products from one could become the raw material for another.

Item 3-8 Intro text:*

Add the word "energy systems" to the parenthetical text in the introductory passage.

Add new Item 3-6k:

Require that new industrial or commercial development projects state their energy, water and waste stream requirements at the time of application.

Add a new point 3-X for "County Services:"

As one of the largest consumers of energy and other resources, the County shall make efficiency and total lifecycle cost accounting a priority for structural, vehicular and equipment purchases and operation.

Item 3-12 Introduction:*

Add the following term to the parenthetical examples given: “energy emergency.”

Add the following bullets to 3-12b:

- Upgrade critical County services to employ onsite renewable energy systems to provide a basic level of operation during an emergency.
- Increase the County gasoline, diesel and propane storage capacities as to withstand an extended, but temporary disruption of fuel deliveries.

Add new bullet to Item 3-12c:*

- Prepare an Energy Emergency Plan pursuant to the approved California Energy Commission guidelines for local jurisdictions on that subject.

Add new paragraph to introductory text of 3-15:

“The subject of transportation is directly linked to energy as all forms of transportation imply a certain level of energy consumption for their construction and operation or use. Therefore an understanding of future energy availability is important when making any transportation decisions.”

Add new general points under 3-15:

- Is not solely dependent on the continuation of fossil fuel resources.
- Can be maintained, used and justified as available energy sources may undergo transition during the duration of the general plan.

New Point 3-15f:

Facilitate the increased use of electric vehicles by providing opportunities for vehicular charging at County facilities and investigate methods to develop them at other locations as well.

Add a new bullet under 3-16a:

- Support the construction or improvement of secondary neighborhood routes to alleviate congestion on the arterials.

And add new bullet to 3-17a:

- Include bicycle and pedestrian facilities (where applicable) when County roads and bridges are renovated or replaced.

Modify the text of 3-18b to say:

“Work with transit providers to coordinate transit routes, frequency of services and facilities with development throughout the County.”

Re-write the Rail Summary (3-19) to say:

Summary: As general rule, rail transport of heavy goods is more efficient than truck-based shipping options. The updated general plan supports continued rail uses. To further this end, additional emphasis is placed on compatible rail corridor land uses.

New policy 3-19a (move the existing ones back):
Support the reopening of existing rail lines within the County.

New policy 3-19d:
Investigate the feasibility and potential timing for the reintroduction of passenger rail along the US-101 corridor.

Add new Item 3-20c:
Update the Airport Comprehensive Land Use Plan when changes in the aviation sector or airport use warrant a revision of land use restrictions.

Add new Item 3-21c:
Encourage the use of water-based freight movement along the coast where applicable.

Delete third bullet from 3-22b: *

- ~~• Support funding applications to improve or expand water and sewer capabilities in areas planned for future growth or to resolve existing deficiencies.~~

Add a bullet to 3-22b:

- Encourage water and sewer providers to consider energy efficiency or energy recovery technologies when making improvements to their systems.

Add new Item 3-24c:
Investigate the feasibility of creating a Community Choice Aggregation (CCA) entity for Mendocino to give the County greater control over the cost and sources of our electrical supply.

Delete “tree leaf” symbol from all points in 3-24a that reference undergrounding *.

SECTION 4 – Resource Element

Add new Item 4-2k:

The County acknowledges the need to reduce Green House Gas emissions and will support existing State guidelines and implement any measures that may be forthcoming.

- Create a Green House Gas Reduction Plan for the County that sets specific reduction strategies and targets to meet.

Make the modifications to 4-3a:

Add the word “map” after the word “identify” and delete the words “natural gas.”*

Revise 4-3b slightly:

“ Encourage research and development of distributed, renewable energy sources to meet current and ~~increasing~~ future energy demands.”

Add new bullets to 4-3b:

- Inventory and map solar, wind, tidal, geothermal and micro-hydro resources
- Encourage investment in identified resources either through incentives offered to commercial developers and/or under the Community Choice Aggregation model.
- Review all laws, codes or policies that restrict the placement of distributed energy generating devices in the County and suggest changes wherever those restrictions are not supported by health, safety or environmental concerns or where new technologies have rendered past concerns obsolete.

Create new Item 4-3f:

The County shall create a timetable for all future structures to meet certain energy standards beyond Title 24 to gain approval and permits. The County will determine the timetable and performance standards.

- The intent of this policy is to determine a feasible transition to renewable energy use by all future development projects

This action may be combined with the responsibilities of a Green Building Task Force.

Relocate items 4-3f and 4-3g:*

Move items 4-3f and 4-3g to section 4-7 and renumber **4-7h** and **4-7i**, respectively. (No change in text.)

Replace the word “premature” with “unintended” in section 4-15c

— end —