

FROM THE PLANNING COMMISSION MINUTES OF OCTOBER 14, 2010

12. ORDINANCE

OR10-0002/Wind Energy Conversion Systems initiated by EL DORADO COUNTY. Proposed amendment to County Ordinance, Title 17, to add provisions for wind energy conversion systems to comply with California Government Code Section 65893 which encourages local agencies to adopt zoning standards that enable construction of small wind energy conversion systems for on-site home, farm, and small commercial use. The intent is to provide standards and regulations for the safe and effective construction and use of these systems, as well as for larger, utility-scale systems that can potentially be developed within the County, based on the State Energy Commission's *Wind Resource Potential Maps*. [Project Planner: Lillian MacLeod] (Negative Declaration prepared)* [continued from 9/9/10 & 9/23/10 meetings]

Peter Maurer went through the changes as identified in the Staff Memo dated September 28, 2010.

Chair Rain felt that staff had done a good job modifying the Ordinance as directed.

Sue Taylor indicated that although she had not seen the revised document, she was worried about the scenic corridor. Mr. Maurer explained that if there was a commercial-size wind farm, it would require a Special Use Permit, at which point the scenic corridor issue would be reviewed. The Commission also provided a brief explanation to Ms. Taylor on the Ordinance itself and answered her questions.

Commissioner Pratt brought up Valerie Zentner's comments from the last meeting regarding concerns with Williamson Act Contract lands. He stated that he would like staff to address modifications in the Williamson Act Contract within one year. Mr. Maurer responded that this issue may be brought back for discussion within the year if it isn't addressed before then.

No further discussion was presented.

Motion: Commissioner Mathews moved, seconded by Commissioner Pratt, and carried (4-0), to recommend the Board of Supervisors take the following action: 1. Adopt the Negative Declaration based on the Initial Study prepared by staff, with the additional Finding that the revisions made to the draft ordinance do not increase or change the potential environmental effects of the proposed ordinance; and 2. Approve OR10-0002 amending Chapter 17.14 (Miscellaneous Development Requirements) to add the Wind Energy Conversion Systems Ordinance as Section 17.14.240 of the Zoning Ordinance, as shown in Exhibit A, based on the Findings as presented.

AYES: Heflin, Pratt, Mathews, Rain
NOES: None
ABSENT: Tolhurst