



HUMBOLDT ASSOCIATION OF REALTORS® INC.

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March 8, 2007

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HUMBOLDT COUNTY
PLANNING DIVISION

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Humboldt County Planning Commission
Community Development Services Department
3015 H Street
Eureka, California 95501

RE: General Plan Update

Dear Commissioners:

On March 15th the Planning Commission is scheduled to begin review of the "Environmental Resource Management" section of the General Plan. The Humboldt Association of Realtors® has reviewed the drafts of the four relevant chapters in this section closely and would like to commend Planning staff and contributors on attention to detail and handling of complex issues.

We support much of the draft language as presented. At the same time, there is language we suggest must be revised or deleted and/or whole Elements themselves which should be deleted as they are optional elements per State guidelines. We are submitting our comments with this letter and by way of utilizing the "Plan Alternatives Comparison Charts" (voting charts) provided by Planning staff on the County's General Plan website.

We would appreciate your review and consideration of the Humboldt Association of Realtors® comments as noted in the following narrative, attached voting charts and the Attachment A we have included.

Mineral Resources

The supply of sand, rock and gravel is essential to the economic well being of the County. We agree with staff analysis language that "sand, gravel and rock, being necessary to construction and development, are an essential component for the continued well-being of the County." We also fully support the following language found within the Element itself, "In order to insure the continued production of essential mineral resources, all mining operations and haul routes need protection from incompatible land uses." And we agree again with staff comment that the current mineral resources policies, in place over the last twenty years, "are still appropriate today." *Please see attached voting chart for detailed response.*

- DIRECTORS AT LARGE**
Matt Allen
- Sid Anderson
- Donna Brown
- Katie Casali
- Don Chin
- Beverly Coffman
- Joanie Frederick
- Joe Matteoli
- Eric Peterson
- Kathi Ray
- Michelle Voyles
- EXECUTIVE OFFICER**
Lois Lee Busey

Energy Element

Adoption of this Element would increase housing costs which is contrary to the Humboldt Association of Realtors® goals on affordable housing. We note this Element is optional per state General Plan guidelines. We have stated previously our position that all optional Elements should be eliminated from the current plan update in order to achieve manageability and quality to the General Plan update. Consistent with that position and because energy concerns are already addressed through local codes and Title 24 regulation, we advocate that this Element be eliminated.

In the event, however, that the Planning Commission pursues adoption of an Energy Element, we continue with the following comments:

The organization of the Element makes it difficult to digest. Additionally, in some cases, the voting chart language is either different from, an incomplete version of language found in the narrative section. This makes it unclear as to what language is being selected. We note that the "Goals" section is absent altogether from the voting chart, therefore, please consider suggested revisions as described in Attachment A.

The concepts found in the Comprehensive Energy Action Plan (CAPE) might be considered by future energy advisory committees, however, the document is not appropriate for inclusion as a part of the General Plan. The proposals within CAPE are not realistic policies and have a negative economic impact on Realtors®, builders, homeowners and renters. For these reasons, we recommend the CAPE section be eliminated. *Please see attached voting chart for detailed response.*

Waste Management

Waste management in the County appears to be adequately addressed with existing organization and regulation. Therefore, we have no comment on this document. *No voting chart is submitted (none provided by County).*

Air Quality

We note this Element is optional per State General Plan guidelines. Because air quality is already adequately regulated by the state and for the same reasoning as stated above under "Energy Element" comments regarding optional Elements, we advocate that this chapter be eliminated. *No voting chart is submitted.*

The General Plan

A general comment about process concerning Alternatives A, B, C and D. It is our understanding that the Planning Commission has the ability to pick and

Humboldt County Planning Commission


March 8, 2007

Page #3

choose individual items from any of these Alternatives and incorporate them into our new General Plan. Staff was given direction to write Sketch Plan B as the preferred plan, they were also told to run parallel alternatives which could be used and made a part of the preferred Sketch plan B. We would like to emphasize and encourage that the Commissioners utilize this flexibility to make the plan practical, manageable and implementable. We restate our support for it.

We look forward to continued participation in this update process and to working with the County in producing an effective General Plan.

Sincerely,


Larry O. Doss
2007 President


Ken Poletski
Government Relations Chair

Attachment A
Attachments (Voting Charts)

cc: Kirk Girard
H. C. Board of Supervisors

Attachment A

Suggested revisions to "17.3 Goals and Policies" (pgs. 17-3 and 17-4, Energy Element).

(Note: these goals are not listed in the Energy Element voting chart and therefore are commented on here. Revisions are shown in *italics*; formatting otherwise follows original document.)

E-G1. ***Encourage developing and implementing countywide strategic energy planning.***

Encourage integration of energy planning.... Encourage having a long term.... Encourage integrating efficiency measures....

E-G2 ***Encourage increasing energy efficiency & conservation.*** *Encourage decreasing energy consumption.... Encourage increasing self-reliance and sustainability.... Encourage increasing conservation and efficiency.... Encourage reducing peak demand....*

E-G3 ***Encourage increasing the supply of energy from renewable sources, distributed generation and cogeneration.*** *Encourage having energy from renewable sources.... Encourage increasing distributed generation.... Encourage having a balanced, diverse.... Encourage increasing energy independence....*

E-G4 ***Encourage pursuing opportunities....***
Encourage developing greater local....

E-G5 ***Encourage self-sufficiency in energy use.*** *Encourage moving toward....*

Plan Alternatives Comparison Chart

The "Vote" column is provided for the user to indicate a policy preference. Enter a Retain, Delete or Modify.

Table 16-1 Plan Alternatives Comparison Chart

Plan Alternative					Policy, Standard or Implementation Measure	Staff Remarks	Vote: R, D, M
POLICY ALTERNATIVES							
Existing Framework Policy Alternatives							
A	B	C	D	MR-P1. Mapping Mineral Deposits. Maintain and update maps of the County's identified mineral deposits.	*		R
A	B	C	D	MR-P2. Future Development Planning. Plan future development such that it will not interfere with the utilization of identified mineral deposits.	*		R
A	B	C	D	MR-P3. Reclamation for Alternative Uses. Ensure adverse environmental effects are prevented or mitigated to the fullest extent feasible and that mined lands are reclaimed to a usable condition which is readily adaptable for alternative land uses under the General Plan.	*		R
A	B	C	D	MR-P4. Production and Conservation. Shall Encourage the production and conservation of minerals, while preserving to the maximum extent feasible the values relating to recreation, watershed, wildlife, range and forage, science, and aesthetic enjoyment.	*		M
		C	D	MR-P5. Residual Hazards. Ensure elimination of residual hazards to the public health and safety.	* Redundant with P-3		R
A	B	C	D	MR-P6. Community Character. Consider the prevention of the disruption of community character in siting and planning mineral resource extraction operations. <i>County must define "Community Character".</i>	*		M
A	B	C	D	MR-P7. Mineral Haul Routes. Require mineral haul routes to avoid incompatible areas such as landslides, highly erodible soils, residential areas, and schools, if feasible. <i>County shall develop performance standards to address.</i>	* Addressed in individual project reviews; County could develop performance standards to address.		M

Plan Alternatives Comparison Chart

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Plan Alternative				Policy, Standard or Implementation Measure	Staff Remarks	Vote: R, D, M
A	B	C	D	MR-P8. Conflict Reduction. Permit conditions for mineral extraction operations should address allowable dust and noise levels, hours of operation, fencing, traffic, access, setbacks and other means to reduce conflicts with adjacent development.	* Partially addressed in County surface mining ordinance standards, other GP standards (Noise Element, Air Quality Element), existing zoning requirements and through individual project reviews; County could develop performance standards to address.	R
A	B	C	D	MR-P9. Sand and Gravel Extraction and Mean Annual Recruitment. Annual in-stream gravel extraction prescriptions shall be based on a management strategy of not exceeding the Mean Annual Recruitment of a river segment.	Revision of previous plan policy 2533.9	R
		C	D	MR-P10. Bank Protection. (1) Maintain necessary public or private roads, (2) Protect principal structures in danger from erosion, (3) Protect lands designated Agriculture-Exclusive from erosion.	*Covered by other polices and existing regulations.	R
A	B	C	D	MR-P11. Water Diversion Projects. Evaluate significant water diversion projects that would reduce the replenishment rate of gravel in streams in light of the impact they would have on local mineral supply in Humboldt County.	*	R
		C	D	MR-P12. Borrow Pits. The operation of borrow pits on Resource Production Lands (timber, agriculture) for non-commercial purposes is considered a principle use necessary to maintain the primary use of the land.	* Existing plan policy is considered a standard and is S-6 in Alternative B.	R
		C	D	MR-P13. Subdivision. The subdivision to create parcels which are for the primary purpose of providing road and construction materials shall be consistent with this plan.	* Existing plan policy is considered a standard and is S-7 in Alternative B.	R

Plan Alternatives Comparison Chart

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Table 16-1 Plan Alternatives Comparison Chart

Plan Alternative				Policy, Standard or Implementation Measure	Staff Remarks	Vote: R, D, M
				<p>MR-P14. Establish a Mineral Resource Combining Zone. Establish a Mineral Resource (-MR) combining zone to facilitate implementation of the County's regulations for surface mining, conservation and reclamation. <i>County shall create criteria for Mineral Resource (MR) Zoning.</i></p>	Implemented as Standard S-3 and implementation measure IM-5.	M
A	B			<p>MR-P15. Right to Mine. Discretionary projects adjacent to permitted surface mining extraction sites or along existing haul routes shall be required to file a notice of the right to mine. The notice shall advise owners and subsequent interests in ownership that the existing mining operations has a permitted right to continued mining operations. <i>County shall create criteria for Mineral Resource (MR) Zoning.</i></p>		M
A				<p>MR-P16. Identification of Non-Metallic Mineral Materials. The County shall request the State Department of Conservation to conduct a County-wide study to assess the location and value of non-metallic mineral materials. Once completed, the County may recognize these material resources in the General Plan and zone their locations and the surroundings to allow for mineral resource management.</p>	See discussion section. <i>Delete MR-P16 through MR-P21 as they restrict free enterprise and they call for unfunded mandates County has to pay for.</i>	D
A				<p>MR-P17. Hard Rock Extraction Ceiling. Establish ceiling for hard rock extraction pending completion of a completed California Geological Survey of mineral materials for Humboldt County.</p>		D
A				<p>MR-P18. Cumulative Effects. Based upon the inventory shown by the California Geological Survey of mineral materials, cumulative effects of extractions shall be analyzed and future needs projected every time the County General Plan is updated.</p>		D

Plan Alternatives Comparison Chart

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Table 16-1 Plan Alternatives Comparison Chart

Plan Alternative				Policy, Standard or Implementation Measure	Staff Remarks	Vote: R, D, M
A				MR-P19. Watershed Effects. Evaluation of new applications for surface mining permits shall include distribution of sites so that individual watersheds are not disproportionately impacted.		D
A				MR-P20. Export of Mineral Materials. To ensure that scarce resources remain available for the benefit of Humboldt County's citizens and other species, export of minerals from Humboldt County shall be prohibited unless a surplus of a specific commodity is verified.		D
A				MR-P21. Alternative Materials. Use and development of alternative materials and processes shall be encouraged.		D
STANDARDS ALTERNATIVES						
Existing Framework Standard Alternatives						
A	B	C	D	MR-S1. Surface Mining Standards. Surface mining - See Surface Mining and Reclamation Act Ordinance, Title III, Div. 9, County Ordinance #1373.	* <i>Not within HAR's perview, defer to experts in this field</i>	No Com ment
A	B	C	D	MR-S2. Timberland Conversion. Timberland Conversion for surface mining activities - Must meet the requirements of the Forest Practices Act.	* <i>Not within HAR's perview, defer to experts in this field</i>	No Com ment
Proposed Standard Alternatives						
A	B			MR-S3. Mineral Resource Combining Zone. <i>Shall</i> establish a Mineral Resource (-MR) combining zone to facilitate implementation of the County's regulations for surface mining, conservation and reclamation. <i>County shall create criteria for Mineral Resource (MR) Zoning.</i>		M
A	B			MR-S4. Permitted Land Use Designations. Mining operations and subsequent reclamation activities shall be conditionally permitted in all land use designations and implementing zoning districts.	<i>Contradictory Language</i>	D

Plan Alternatives Comparison Chart

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Table 16-1 Plan Alternatives Comparison Chart

Plan Alternative				Policy, Standard or Implementation Measure	Staff Remarks	Vote: R, D, M
A				MR-S5. Hard Rock Extraction Ceiling. Amounts of hard rock (versus instream sand and gravel) permitted for extraction annually shall not exceed 200,000 tons (total of open pit plus quarry) until a California Geological Survey of mineral materials is completed for Humboldt County.	<i>Doesn't state what standards are now and puts a ceiling.</i>	D
A	B			MR-S6. Borrow Pits. The operation of borrow pits on Resource Production Lands (timber, agriculture) for non-commercial purposes is considered a principle use necessary to maintain the primary use of the land. *	This was a policy that is actually a standard and is P12 in Alternatives C and D <i>Not within HAR's perview, defer to experts in this field</i>	No Com ment
A	B			MR-S7. Subdivision. The subdivision to create parcels which are for the primary purpose of providing road and construction materials shall be consistent with this plan. *	This was a policy that is actually a standard and is P13 in Alternatives C and D <i>Not within HAR's perview, defer to experts in this field</i>	No Com ment
IMPLEMENTATION MEASURE ALTERNATIVES						
Existing Framework Implementation Measure Alternatives						
A	B	C	D	MR-IM1. Permit and Ordinance. The County will maintain the conditional use permit requirement for mineral, oil and gas production operations and utilize the County Surface Mining and Reclamation Ordinance.	* Redundant with existing regulations. <i>Not within HAR's perview, defer to experts in this field</i>	No Com ment

Plan Alternatives Comparison Chart

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Table 16-1 Plan Alternatives Comparison Chart

Plan Alternative				Policy, Standard or Implementation Measure	Staff Remarks	Vote: R, D, M
A	B	C	D	<p>MR-IM2. Mapping. The Planning Department shall utilize the mapping in Policy 2533.1 when reviewing permit applications to:</p> <p>A. Prevent development which would preclude utilization of those deposits.</p> <p>B. Prevent the disruption of adjacent development by siting and planning for mineral resource extraction operations ensuring the elimination or reduction of nuisances and hazards in regards to noise, dust, traffic and public health and safety. (FRWK 5-2530.2)</p> <p><i>County shall create criteria for Mineral Resource (MR) Zoning.</i></p>	<p>* Policy 2533.1 refers to the mineral deposits map which is to be maintained and updated in the General Plan Data Base. Issues are addressed in S-3.</p>	M
A	B	C	D	<p>MR-IM3. Hearing Notification. Notification for use permit hearings is provided to landowners within 300 feet of a project's boundaries. For mining operations the Planning Department should provide expanded notice for landowners affected by the mining operation and hauling routes.</p>	<p>* Addressed in existing noticing requirements of the County Surface Mining Ordinance.</p>	R
A	B	C	D	<p>MR-IM4. Development Consultant. The County should hire a consulting firm qualified in surface mining and reclamation practices to advise the County when large surface mineral deposits are proposed for development. This should include but is not limited to: EIR preparation, mitigation measures and reclamation plans. The consultant's fees should be paid via reimbursements from the mine developers.</p>	<p>* <i>Not within HAR's perview, defer to experts in this field</i></p>	<p>No Com ment</p>
Proposed Implementation Measure Alternatives						

Plan Alternatives Comparison Chart

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Table 16-1 Plan Alternatives Comparison Chart

Plan Alternative			Policy, Standard or Implementation Measure	Staff Remarks	Vote: R, D, M
A	B		<p>MR-IM5. Combining Zone. Develop and utilize Mineral Resources Combining Zone to facilitate implementation of the County's regulations for surface mining, conservation and reclamation. <i>County shall create criteria for Mineral Resource (MR) Zoning.</i></p>	Implements S3.	M
A			<p>MR-IM6. Revise County Surface Mining Regulations. The County Surface Mining Regulations shall be revised along with this Plan Update to establish clear performance standards for mining operations, reclamation activities, and environmental protection. The revisions shall, at a minimum, include performance standards for hours of operation, noise levels, traffic routes and levels, road maintenance and funding, visual buffers, minimum setbacks from property lines and incompatible land uses, management of hazardous materials, air and water quality standards, setbacks from sensitive habitats, and sediment control.</p>	<p>These issues are dealt with by numerous existing policies, standards and Co., State and Federal regulations and additionally on a project by project basis. Any remaining issues are often so specific that general standards would not be useful. Existing policies, regulations (and their standards) that deal with these issues include: noise (see Noise Element), hazardous materials (State standards), sensitive habitats (Biological Resources Element and existing state and federal regulations), sediment control (Grading Ordinance and Reclamation Plan requirements), road maintenance and funding (Circulation Element), air quality (Air Quality Element and NCUAQMD regulations) and water quality (Water Resource Element and existing State regulations-RWQCB).</p>	D

Plan Alternatives Comparison Chart

The "Vote" column is provided for the user to indicate a policy preference. Enter a Retain, Delete or Modify.

<i>Table 17-1. Plan Alternatives Comparison Chart: Policies, Standards and Implementation Measures</i>					
<i>Plan Alternative</i>		<i>Policies</i>		<i>Staff Remarks</i>	<i>Vote: R, D, M</i>
POLICY ALTERNATIVES					
Strategic Energy Planning Policy Alternatives					
A	B		E-P1. Regional Energy Authority. Recognize the RCEA as the use of a Regional Energy Authority to foster, coordinate, and facilitate countywide strategic energy planning and education, and administer a Comprehensive Action Plan for Energy. in an advisory role only.		M
			E-P2. Regional Energy Forum. The Regional Energy Authority shall serve as the primary forum for countywide energy issues and to provide an open public review process for development proposals relating to energy facilities.	CAPE* *(placed in the Comprehensive Action Plan for Energy)	D
			E-P3. Coordinated Regional Energy Planning. The Regional Energy Authority shall coordinate energy planning and strategic planning with Humboldt County, the cities within Humboldt, tribal governments, colleges and school districts, and other local agencies.	CAPE	D
			E-P4. Regional Energy Funding. The Regional Energy Authority shall provide support to the County and act as the fiscal agent and funding clearinghouse for countywide energy programs.	CAPE	D
Emergency Preparedness Planning Policy Alternatives					
			E-P5. Minimize Energy Interruptions. The Regional Energy Authority shall work with the County and local utility providers to minimize the likelihood and impact of weather-, disaster-, terrorism-, and market-related power outages.	CAPE	D
			E-P6. Energy Facility Emergency Planning. Ensure preparation and periodic update of state-mandated emergency plans and coordinate such plans with the Humboldt County Office of Emergency Services.	CAPE	D
Energy-Related Research and Economic Development Policy Alternatives					
A			E-P7. Energy-related Research and Economic Development. Provide economic incentives and opportunities for		D

Table 17-1. Plan Alternatives Comparison Chart: Policies, Standards and Implementation Measures					
<i>Plan Alternative</i>			<i>Policies</i>	<i>Staff Remarks</i>	<i>Vote: R, D, M</i>
			energy research and development to generate and retain energy revenues locally.		
A	B		E-P8. Development Incentives. Provide incentives for energy conserving projects (such as expedited permit processing for zoning and permit request) to and encourage the generation of local renewable energy that could be offered for sale at competitive prices.		M
			E-P9. Emerging Energy Technologies. Support emerging energy technology from local sources, such as Humboldt State University's Industrial Technology Department and the Schatz Energy Research Center, local innovators and inventors, as well as from non-local sources.	CAPE	D
Plan Active and Health Communities Policy Alternatives					
A	B		E-P10. Land use and development review. The energy-efficiency of proposed new development shall be considered when land use and development review decisions are made.	Title 24 already exists	D
			E-P11. Development planning to reduce automobile miles traveled. Adopt land use patterns which reduce the need to travel outside the local community for basic services.	Incorporate into Circulation and Land Use Elements. Addressed in other elements that need reviewing.	
			E-P12. Transportation linkages. Regulate development patterns to provide clear, safe, and convenient linkages between all modes of travel, including access to transit stations and stops, and bicycle and pedestrian path connections between work, home, school, and commercial services.	Addressed in Circulation Element. Addressed in other elements that need reviewing.	
Rehabilitation and Development Policy Alternatives					
A	B		E-P13. Revitalization and reinvestment in existing resources. Support revitalization of and reinvestment in existing core areas (commercial, business, employment, and civic centers).	Was a part of the Redevelopment Plan; which was not adopted by the Board. Violation of Private Property Rights- No Economic Basis - Requesting CAPE be deleted.	D
Transportation-Related Energy Conservation Policy Alternatives					
			E-P14. Balanced access to transportation modes. Make decisions on land use,	Addressed in Land Use and Circulation Elements.	

Table 17-1. Plan Alternatives Comparison Chart: Policies, Standards and Implementation Measures					
<i>Plan Alternative</i>			<i>Policies</i>	<i>Staff Remarks</i>	<i>Vote: R, D, M</i>
			energy, and transportation planning to facilitate and provide balanced access to alternative modes of travel, and to reduce single-occupancy automobile travel.	Addressed in other elements that need reviewing.	
A			E-P15. Transportation management plans. Major commercial, business, industrial, or mixed-use facility developments shall be required to submit a transportation management plan that addresses energy conservation measures such as connectivity to alternative transportation modes; preferential parking for carpools, vanpools, motorcycles, mopeds, and bicycles; shuttle services; alternative fueling stations; transit passes; bike lockers; and locker room facilities.	Vague; Requires clarification of "major" and whether or not requirement applies only to discretionary projects. Need threshold for numbers of employees, units, etc.	D
			E-P16. Rail Service. The County supports rail service modernization that would provide improved energy conservation and safety in freight and passenger service.	Addressed in Circulation Element. Addressed in other elements that need reviewing.	
			E-P17. Bicycle and pedestrian connectivity. Provide new and improved bicycle and pedestrian links to important destinations including transit, schools, colleges, commercial/shopping and employment centers, residential neighborhoods, civic destinations, nature trails, and other recreation opportunities.	Considered in trails planning. Addressed in other elements that need reviewing.	
			E-P18. Inclusion of Bicycle Facilities. Bicycle support facilities shall be encouraged, and required when appropriate, in private and public uses. Local businesses shall be encouraged to provide indoor bicycle parking for their employees as well as secure bicycle parking for their customers.	Addressed in Circulation Element. Addressed in other elements that need reviewing.	
			E-P19. Community design planning. Provide for bicycle and pedestrian circulation system links between residential neighborhoods, major employment, commercial and civic centers, and transit services.	Considered in trails planning. Addressed in other elements that need reviewing.	
			E-P20. Transit-oriented development. Apply land use patterns that provide favorable access, to local transit, provide appropriate multimodal transit facilities along public transit routes, and facilitate the provision of regional transit routes.	Incorporated into Land Use and Circulation Elements. Addressed in other elements that need reviewing.	

Table 17-1. Plan Alternatives Comparison Chart: Policies, Standards and Implementation Measures					
<i>Plan Alternative</i>		<i>Policies</i>		<i>Staff Remarks</i>	<i>Vote: R, D, M</i>
			E-P21. Energy conservation efforts in transit. Participate in the energy management and conservation efforts of the Regional Transportation Authority, HCAOG, and encourage transit system improvements which enhance overall energy conservation, such as alternative fuel fleets, bike racks on buses, bike racks at major bus stops, and multimodal transit stations.	CAPE	D
			E-P22. Telecommunication systems. The reduction of automobile trips through telecommuting shall be encouraged by allowing home occupation businesses, and by encouraging broad-band telecommunication systems that connect outlying residents and businesses with services in core (urban) areas.	CAPE	D
Countywide Design Standards Policy Alternatives					
A			E-P23. County Site Design Standards Conform site design standards for County buildings to the US Green Building Council's LEED (Leadership in Energy and Environmental Design) energy efficiency standards.	Need further assessment of costs, staffing, and analysis effort. Need details on incentives.	D
			E-P24. Compact Planned Development. Encourage clustering, zoning densities and mixed-uses for compact development that exceeds current energy efficient design requirements and minimizes the need for motorized transportation.	Incorporated into Housing Element. Addressed in other elements that need reviewing.	
			E-P25. Solar access. Require energy efficient site planning and design with adequate solar access in all planned unit development and subdivisions. Lots and buildings in subdivisions and new development shall be oriented and designed to maximize and protect solar exposure.	Incorporated into Housing Element. Addressed in other elements that need reviewing.	
			E-P26. Natural heating and cooling. Encourage site design to maximize natural heating and cooling factors such as cooling breezes, natural ventilation, solar access and to utilize landscaping to aid in passive cooling and wind protection.	Incorporated into Housing Element. Addressed in other elements that need reviewing.	
			E-P27. Street layout and connectivity. Promote design guidelines for energy efficient site and street layout design,	Incorporated into Community Design.	

Table 17-1. Plan Alternatives Comparison Chart: Policies, Standards and Implementation Measures						
<i>Plan Alternative</i>				<i>Policies</i>	<i>Staff Remarks</i>	<i>Vote: R, D, M</i>
				disabled-accessible neighborhoods, and circulation patterns that emphasize maximum solar access such as east/west alignment for local streets, bike, pedestrian and trail connectivity and links to residences, neighborhoods, transit stops and services. Cul-de-sacs should be avoided where possible.	Addressed in other elements that need reviewing.	
				E-P28. Private Site Design Standards. Promote site design standard conformance, consistent with the US Green Building Council's LEED energy efficiency standards for private construction.	CAPE	D
A				E-P29. Energy-Efficient Landscape Design. Require energy-efficient landscape design in development projects, subdivisions, and in new and existing streets and parking areas in order to reduce impervious surfaces, heat and glare, control soil erosion, conserve water, and to promote pedestrian safety and vehicular traffic calming measures.	Requires standards to be implemented by ordinance. No standards are yet drafted. Could be reworded to pursue development of standards.	D
Energy Education and Policy Dissemination Policy Alternatives						
				E-P30. Energy Efficiency Education and Training. Support the Regional Energy Authority in its effort to provide community education on energy issues, including the benefits of reduced energy consumption, and increased energy efficiency.	CAPE	D
				E-P31. Education on Balanced Modes of Travel. Educate the public on the need to reduce automobile travel, and encourage energy-efficient, health-promoting modes of travel such as walking, bicycling, and public transit.	CAPE	D
				E-P32. Education on Renewable Energy and Distributed Generation. Provide educational and promotional programs that encourage and demonstrate the use of renewable energy and environmentally-preferable distributed energy generation and cogeneration systems.	CAPE	D
				E-P33. Energy Policies and Plans. Encourage other jurisdictions and entities to adopt and implement sound energy plans and policies, including encouraging Humboldt County cities to include energy	CAPE	D

<i>Table 17-1. Plan Alternatives Comparison Chart: Policies, Standards and Implementation Measures</i>				
<i>Plan Alternative</i>		<i>Policies</i>	<i>Staff Remarks</i>	<i>Vote: R, D, M</i>
			elements and/or energy policies in their General Plans and ordinances.	
Energy Conservation and Efficiency Policy Alternatives				
A	B		E-P34. Municipal Purchasing and Procurement. Encourage the purchase and use of administrative supplies and building materials made from recycled materials and renewable resources whenever cost-effective (considering life-cycle costs).	R
			E-P35. Access to Alternative Transportation. Locate public facilities, events and activities in areas easily served by transit and other forms of alternative transportation.	Addressed in Public Facilities Element. Addressed other elements that need reviewing.
			E-P36. New, Renovated, and Leased Facilities. Consider energy efficiency and potential energy cost reductions when prioritizing County facility renovation, construction, and procurement of leased space.	Addressed in Public Facilities Element. Addressed other elements that need reviewing.
			E-P37. Landscaping of County Facilities. Plant native and non-invasive drought-tolerant landscaping, and install efficient irrigation systems at County parks and grounds.	Addressed in Public Facilities Element. Addressed other elements that need reviewing.
			E-P38. Lighting of County Facilities. Install or upgrade to energy efficient street and exterior lighting on County roadways and at County facilities.	Addressed in Public Facilities Element. Addressed other elements that need reviewing.
			E-P39. Energy Efficient Construction. Encourage County facilities to use of the most energy-efficient design, construction technologies, equipment, appliances, building materials and operations.	Addressed in Public Facilities Element. Addressed other elements that need reviewing.
			E-P40. Waste Management in Construction. Continue to support construction waste reduction and recycling programs and the use of recycled-content building materials wherever possible.	Addressed in Waste Management Element Addressed other elements that need reviewing.
			E-P41. Energy Audits and Retrofits. To encourage full knowledge of the costs and benefits of energy-efficiency retrofitting in all structures, support programs that encourage and facilitate energy audits for all existing buildings and developments.	CAPE D
			E-P42. Retrofitting for Energy Efficiency. Promote Retrofit of existing buildings to	CAPE D

Table 17-1. Plan Alternatives Comparison Chart: Policies, Standards and Implementation Measures						
<i>Plan Alternative</i>				<i>Policies</i>	<i>Staff Remarks</i>	<i>Vote: R, D, M</i>
				meet or exceed current energy efficiency standards.		
A	B			E-P43. Water Conservation Saves Energy. Commit to Recognize the principle that water conservation is also energy conservation given the significant energy required for water pumping, water treatment, and wastewater pumping and treatment.		M
A				E-P44. Water Efficiency. Promote the efficient use of water in residences, businesses, industries, and agriculture by requiring water-saving plumbing and landscaping devices in new developments, plumbing-related remodels, or upon change of ownership.	Requires ordinance revisions and development of standards. No standards are proposed. Could reword to specify development of standards.	D
				E-P45. Material Waste Reduction. Continue to support the County's established Integrated Waste Management programs, and continue to cooperate with the Humboldt Waste Management Authority, and with cities, tribes, and other jurisdictions, to reduce energy consumption of raw materials through waste reduction and elimination; reuse and recycling; composting and soil remediation; decreased landfill transport; and reclamation of waste and sewage.	Addressed in Waste Management Element. Addressed in other elements that need reviewing.	
Renewable Energy, Distribution, Generation and Cogeneration Policy Alternatives						
				E-P46. Renewable Energy Resources as First Choice. Consistent with the California Energy Action Plan, the RCEA will promote policies that seek to meet new generation needs first with renewable energy resources, distributed generation, and cogeneration.	CAPE	D
				E-P47. County Operations and Facilities. Develop renewable energy and distributed energy resources for County operations and facilities where feasible, environmentally preferable, and cost effective based on life-cycle cost.	Addressed in Public Facilities Element. Addressed in other elements that will need reviewing	
				E-P48. Energy Facilities Siting. Allow the appropriate and safe siting of renewable and distributed energy facilities.	Addressed by existing policies. Where & what is existing policy? – Not in Narrative	
A				E-P49. Incentives for Using Alternative Energy. Provide incentives to encourage the use of renewable energy and environmentally preferable distributed	Need further details on "incentives", costs, and sources of funding.	D

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				energy generation systems in the county.		
				E-P50. Resource Development and General Plan Consistency. RCEA to encourage energy generators to develop renewable energy and environmentally-preferable distributed energy generation systems in the county, while ensuring that such development is done in a manner consistent with overall General Plan goals and policies.	CAPE	D
Local Management of Energy Supplies Policy Alternatives						
				E-P51. Diversity in local sources. Pursue development of a diverse, locally-produced energy supply, with an emphasis on renewable resources, that is price-competitive in the California market and that can be generated in a way that minimizes adverse environmental impacts.	CAPE	D
				E-P52. Transmission assessments and monitoring. Continue to work with PG&E to develop long-term transmission assessments and, if necessary, electrical and natural gas transmission grid expansion plans.	CAPE	D
A				E-P53. Looped Electrical Distribution. Require main electric distribution lines to be interconnected (looped) wherever feasible to facilitate the reliable electricity delivery and export from the county.	Questionable if County has authority to "require." Could change to "encourage."	D
				E-P54. Public Utility Management. Identify or adapt to the best energy delivery mechanism for local energy management.	CAPE	D
				E-P55. Intermittent Renewable Resource Development. Pursue local intermittent renewable resources that could significantly contribute to the county's electrical generation.	CAPE	D
STANDARDS ALTERNATIVES						
Proposed Standards Alternatives						
				E-S1. Site design standards and incentives. In accordance with LEED standards, site design for County buildings shall maximize energy efficiency by considering natural factors such as maximum solar access, water availability, slope, and air flow and prevailing wind directions (for cooling breezes or wind protection) to reduce	Addressed in the Public Facilities element. Addressed in other elements that need reviewing.	

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				energy demand.		
A				E-S2. Solar access protection – Proposed structures and landscaping shall be designed and located to avoid blocking views and solar access from other properties to the maximum extent feasible.	Equivalent to E-IM21.	D
				E-S3. Street layout and design. Within subdivisions and planned development, street layouts shall make the best use of the natural terrain contours to jointly minimize grading and maximize solar access to the maximum extent feasible.	Addressed in Community Design Element No Comment	
				E-S4. Bicycle facilities in developments. New commercial, business, industrial, and residential development and redevelopment shall be required to provide on-site bicycle parking and/or secure bike storage.	Addressed in Circulation Element. No Comment	
				E-S5. Energy-conserving landscaping. Landscape plans where required shall demonstrate energy-efficient landscape design practices including the use of appropriate native and water-conserving trees and plants; the use of groundcovers or mulch; minimal, water-permeable paving materials; and retention of on-site water run-off for irrigation.	Addressed in IM-18	D
A				E-S6. Energy-Efficient Performance Standards. For County buildings, apply 'performance standards' (based on LEED Silver rating) for on-site energy efficiency in buildings.	Need assessment of cost and implementation procedures.	D
A	B	C	D	E-S7. Oil and Gas. A. Development associated with onshore oil and gas wells shall be permitted by conditional use permit in agricultural, timber, rural lands, industrial general and resource related industrial land use classifications. B. A permit will be required for each drill site and a separate permit will be required for production facilities. Additional wells proposed for an approved drill site may be administratively approved provided that they can be accomplished within the limitations and conditions of the original use permit for the drill site.*	No Comment	
A	B	C	D	E-S8. Application and Initial Study Information Requirements for Energy	No Comment	

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				Exploration or Extraction (Oil and Gas Development) Projects.		
IMPLEMENTATION ALTERNATIVES						
Regional Energy Authority						
				E-IM1. REA. The Redwood Coast Energy Authority shall serve as the Regional Energy Authority for Humboldt County.	CAPE	D
				E-IM2. Energy Element Review. Encourage new /renewable/ energy production. Periodically review and update, as necessary, the Energy Element to reflect changing production and transmission facility developments and encourage new energy production and transmission facilities.	CAPE	D
Emergency Preparedness Planning						
				E-IM3. Energy Emergency Response Procedures. Prepare energy emergency response procedures for the Humboldt County Emergency Response Plan.	CAPE	D
				E-IM4. Energy Supply and Transmission/Distribution Report. Prepare a regional energy supply and transmission/distribution report that is updated every five years or sooner, as required.	CAPE	D
				E-IM5. Energy Facility Emergency and Contingency Planning. Develop an ordinance requiring emergency plans for energy facilities. Prepare an energy system contingency plan that is updated every five years.	CAPE	D
				E-IM6. Energy Resource Center. Establish an energy resource center. The center shall be open to the public and provide energy conservation, energy planning, renewable energy, and energy efficient building design and retrofit information.	CAPE	D
Energy-related Research & Economic Development						
				E-IM7. Development of Distributed Generation. Conduct a study to identify key facilities in the county that would benefit from distributed generation and cogeneration energy systems.	CAPE	D
				E-IM8. Small-Scale Biomass Generation Sites. Monitor feasibility of smaller and/or mobile biomass electric generators fed with wood waste and very small diameter logs (e.g. from thinning for fire safety and	CAPE	D

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			timber harvest slash in National Forest areas).		
			E-IM9. Development Incentives. The REA will collaborate with the County Economic Development Division to identify opportunities for developing jobs in the field of energy conservation, efficiency and renewable sources.	CAPE	D
Plan Active and Healthy Communities					
A	B		E-IM10. Energy Conservation in GP Elements. Incorporate energy conservation objectives and policies in applicable General Plan elements, including but not limited to the Circulation, Land Use, Growth Management, Design, Water Resources, and Waste Management Elements.	Too Vague – No definition of Terms.	D
			E-IM11. Energy-Efficient Award Program. Initiate award program for high-performing energy-efficient land use and community designs that reflect the goals and objectives of the Comprehensive Action Plan for Energy and GP Energy Element.	CAPE	D
			E-IM12. Alternative Transportation Infrastructure. Encourage, and certain cases require, facilities and infrastructure supporting alternative transportation modes.	Redundant with Circulation policies.	D
A			E-IM13. Alternative Transportation Programs. Promote alternatives to automobile travel, including but not limited to vanpooling and carpooling programs; comprehensive support facilities for bicycling; expanded and coordinated local and regional transit; and multi-modal linkages and facilities.	Needs cost analysis and funding source.	D
A			E-IM14. Alternative Transportation Incentives. Offer incentives that encourage the private sector to incorporate alternative and multimodal transportation facilities and connections in all land uses: commercial, residential, industrial, and mixed use.	Needs cost analysis and funding source.	D
A			E-IM15. Encourage Bicycle Parking. Encourage local businesses to provide indoor bicycle parking for their employees as well as secure bicycle parking for their customers.	Needs cost analysis and funding source.	D
			E-IM16. Commuting. Encourage alternatives to employee commuting by individual drivers through such means as	Addressed in Circulation Element.	

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				parking space allocation, ridesharing coordination, and bus and car-pool incentives.	No Comment	
				E-IM17. Circulation System Links. Provide guidelines for bicycle and pedestrian circulation system links between residential neighborhoods, major employment, commercial and civic centers, and transit services.	CAPE	D
Countywide Building Codes and Standards						
A	B			E-IM18. Energy-conserving landscaping. Develop a water-conserving landscape ordinance, for use of natural and drought-resistant planting materials and efficient irrigation systems in new development. Provide information handouts and education to residents on tree selection and preferred siting of trees to reduce energy demand.	Energy Authority set up to advise on this.	D
				E-IM19. LEED Green Building Information. Develop and promote programs detailing LEED "Green Building" certification standards and rating categories in addition to Title 24 requirements for the County as a resource for the wider community.	CAPE	D
A				E-IM20. Energy Efficiency Standards. Develop and implement energy efficiency standards for subdivision, mixed use, infill and planned unit development that shall incorporate LEED Green Building standards, which may include compliance incentives such as tax credits, fee reductions or faster-track permitting for silver rating or higher compliance with LEED standards.		D
A				E-IM21. Solar Access Ordinance. Review, and where appropriate revise the County Solar Access Ordinance for solar energy use and guaranteed solar access that set higher standard limits on permitted shading from new construction and development siting. Solar access protection is defined by a hypothetical "solar fence" on the property lines of the protected building and protects access for a 4-hour period on December 21.	Creates conflicts with Housing Element.	D
				E-IM22. Energy Efficiency-Based Utility Allowance. Encourage use of Energy Efficiency-Based Utility Allowance schedule in all affordable housing.	CAPE	D

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A	B		E-IM23. Alternative Energy Use. Develop regulations that eliminate obstacles to alternative energy use.	Too restrictive for private property rights – Voting matrix insufficient.	D
Energy Education & Policy Dissemination					
			E-IM24. Educational Program. Develop educational displays for the first few renewable energy systems, cogeneration systems, and distributed energy systems installed in County facilities.	CAPE	D
			E-IM25. Energy Guidelines. Develop energy-efficient guidelines and information handouts and make them available to applicants in the process of obtaining development and land use permits.	CAPE	D
			E-IM26. Water Conservation Education Program. Initiate a water conservation education program for citizens with incentive programs that encourage efficiency and water conservation.	CAPE	D
			E-IM27. Energy Elements. Disseminate/encourage the adoption of Energy Elements in other jurisdictions.	CAPE	D
Energy Efficiency In Public Services, Facilities, & Operations					
A	B		E-IM28. Government Energy Consumption Reduction. Develop a comprehensive program to reduce government energy consumption in operations including: public buildings and facilities; street lighting; vehicle fleet management; equipment procurement; employee energy awareness program.	Not part of General Plan	D
A			E-IM29. County Facility Efficiency Fund. Establish a "County facility efficiency" fund as a source of funds to support implementation of this Energy Element.		D
Energy Efficiency In Buildings					
			E-IM30. On-site Waste Management. Promote use of source separation recycling storage areas for all multiple-unit residential developments, and commercial developments.	CAPE	D
			E-IM31. Energy Efficient Equipment. Encourage the use of the most energy-efficient equipment for space and water heating, ventilation, lighting, refrigeration, and air conditioning in all new buildings and developments, including residential and commercial facilities.	CAPE	D
			E-IM32. Solar Equipment. Encourage new construction and renovations/remodeling	CAPE	D

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				of appropriate scale to incorporate solar-friendly, "no-regrets" construction features.		
				E-IM33. Energy Efficient Retrofits. Investigate energy-efficient retrofitting in the renovation and remodeling of existing buildings and/or at the time of sale or transfer of ownership.	CAPE	D
A				E-IM34. Energy Audit Program. Program energy audits (i.e., energy efficiency analysis/home energy rating) for planning and building projects that require County approval.	Make optional at applicants expense.	D
				E-IM35. Shared Energy Facilities. Support State revisions and amendment of Building Codes as necessary to eliminate barriers that may inhibit major commercial, industrial, and public uses from installing and/or using shared energy facilities, such as district heating/cooling systems, solar water heating, photovoltaic grids, and cogeneration systems.	CAPE	D
A				E-IM36(p). Retrofits in Existing Buildings. Provide incentives to property owners to upgrade their homes, businesses, or other properties for improved energy conservation and energy efficiency techniques (i.e. energy efficiency retrofits). County incentives may be clear permitting procedures and fee reductions for projects that either exceed title 24 by 20%, install a renewable energy system that meets 75% of building's needs, or complies with LEED checklist.	Language Unclear – Does not match narrative	
				E-IM37. Energy Audits at Time of Sale/Transfer of Ownership. Investigate options for combining energy audits with existing inspections, financing, and data collection activities.	CAPE	D
A				E-IM38. Develop Incentives for Private Sector. Develop incentives to encourage the installation of cost effective energy efficiency measures in all new construction and building retrofits.	Who takes the lead, how much staff time and program costs are there?	R
Water, Wastewater, & Solid Waste Management						
A				E-IM39. Water Efficiency. Apply appropriate permitting conditions on new development and reconstruction/rehabilitation projects in order to maximize conservation and efficient water use in new and existing development.		D

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			E-IM40. Wastewater and Reclaimed Water Efficiency. Solicit cooperation from water suppliers, industry, golf courses, landscapers, and agriculture to conserve water through the use of properly treated reclaimed water and wastewater.	CAPE	D
			E-IM41. Water Conservation. Encourage local water providers to enforce water conservation measures cooperatively, using state-mandated powers, to reduce energy consumption at water facilities, associated with various phases of pumping, distribution, treatment, and reclamation.	CAPE	D
			E-IM42. Conservation Management Plan. Promote the implementation a County-wide water conservation management plan, which is based on conservation of energy and water resources to maintain and promote water conservation and water recycling programs as a means of conserving energy.	CAPE	D
Countywide Renewable Energy, Distributed Generation, & Cogeneration					
			E-IM43. Prepare County Facility Energy Study. For County facilities, prepare a report that examines the economic feasibility of using renewable energy systems (including solar electric and solar hot water), cogeneration systems, distributed energy systems, and district heating systems.	CAPE	D
A	B		E-IM44. Develop County Facility Guidelines. For County facilities, establish guidelines for designing and installing renewable energy, cogeneration, distributed energy, and/or district heating systems in existing, new and acquired County facilities.	Not part of General Plan	D
A	B		E-IM45. Install County Systems. Pursue the installation of cost-effective renewable energy systems, cogeneration systems, distributed energy systems, and district heating systems in County facilities.	Not part of General Plan	D
A			E-IM46. Assess Existing Regulations. Assess the existing subdivision, zoning, and building code implications associated with the potential development of renewable energy and distributed energy generation facilities and related electrical transmission lines.		R

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A			E-IM47. Fair Regulations. Develop a clear permitting process to provide for the installation of renewable energy and distributed energy generation systems.	We do some of this already.	R
A			E-IM48. Preserve Resource Options. Update the Project Independence Report to identify the land use issues that could prohibit or facilitate the development of renewable energy and distributed energy generation facilities.	No Comment -- Project Independence Report should be provided	
A			E-IM49. Develop Incentives for Private Sector. Develop incentives to encourage the installation of cost effective cogeneration, distributed generation, district heating systems, solar electric and solar heating systems in the private sector.		R
			E-IM50. Use of Waste Biomass for Energy Production. Promote forest fuel-reduction programs that provide sustainable forest practices, fire safety, and the use of forest biomass as an energy source.	CAPE	D
			E-IM51. Biogas Development. Encourage development of the use of biogas at the Cummings Road Landfill. Develop and publicize dairy biogas demonstration sites.	CAPE	D
			E-IM52. Support Wave and Tidal Energy Demonstration Projects. Promote and support local wave and tidal energy systems research and development.	CAPE	D
A	B		E-IM53. Wind Energy Development. Develop wind-permitting guidelines for residential and small commercial scale wind energy systems.		R
			E-IM54. Large-Scale Wind Energy. Provide information about cost-effective commercial scale wind farms in the county and in off-shore areas adjacent to the county.	CAPE	D
			E-IM55. Natural Gas Development. Support efforts to develop local natural gas resources. Develop an updated assessment of onshore natural gas resources in the county.	CAPE	D
A	B		E-IM56(p). Small Hydroelectric Development. Support local efforts to develop cost-effective, environmentally-sensitive, small-scale, run-of-the-river hydroelectric facilities in the county.	Note: numerical error – duplicate numbering	R
			E-IM56(p). Small Hydroelectric Development. Conduct an updated	CAPE	D

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				assessment of small hydroelectric resources potential in the county.		
				E-IM57. Solar Energy Development. Support local efforts to develop solar electric systems and solar hot water systems in the county.	CAPE	D
				E-IM58. Biodiesel Development from Waste. Utilize waste oils and other biomass wastes for biodiesel production. Assess available waste resources for biodiesel production.	CAPE	D
				E-IM59. Energy Grid Connection. Promote appropriate small-scale energy generation where cost-effective connections to the distribution system are available or planned.	CAPE	D
				E-IM60. Vehicle-to-Grid Connection. Evaluate long-term integration of motor vehicles with the electric grid, including battery electric vehicles, fuel cell vehicles, plug-in hybrid electric vehicles, and solar-electric vehicles.	CAPE	D
New Energy Production and Transmission Facilities						
				E-IM61. Energy Feasibility Study. Examine feasibility of wind, solar and hydro-power as short term intermittent sources, and also emerging technologies such as wave energy as longer term possibilities.	CAPE	D
Local Utility Management and Development Options						
				E-IM62. Investor-Owned Utility System. Examine the capital and operating costs for any proposed new utility, factoring in various power supply alternatives, then estimate property value (determining the general condition of the facilities to be acquired) and the cost of separating the new system's facilities from the remaining part of the Investor-Owned Utility system.	CAPE	D
				E-IM63. Municipal Utility Feasibility. Conduct a preliminary feasibility study to examine the viability of establishing a Municipal utility.	CAPE	D
				E-IM64. Community Choice Aggregation. Explore the feasibility of becoming community-choice aggregators, using funding from the CEC and the U.S. DoE, and with the technical assistance of Navigant Consulting, Inc.	CAPE	D
				E-IM65. Renewable Energy Portfolio Standard. Review compatible energy resource development projects that would	CAPE	D

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				assist the State of California in meeting Renewable Portfolio Standard goals.		
				E-IM66. Pursue Feasibility Studies for Utility Resource Portfolio. Conduct studies to focus on fuel diversity, environmental concerns, and market uncertainties that are increasingly important in electric utility resource planning and to identify renewable energy technologies that are becoming significant components in utility resource portfolios.	CAPE	D
				E-IM67. Interconnected (Looped) Electrical Grid. Work with PG&E to evaluate an interconnected (looped) electrical grid for the county.	CAPE	D
Existing Framework Policy Alternatives						
		C	D	E-P57: Maximize local energy opportunities from the renewable resources found in the County (FRWK 2330.11).	Addressed in Housing Element and Policies E-P46 to E-P50.	R
		C	D	E-P58: The County shall encourage the use of low-cost, energy efficient, low-consumptive housing designs, materials and construction methods that reduce costs. (FRWK 2430.5.4).	Addressed in Policies E-P46 to P-50. etc.	R
		C	D	E-P59: The County shall encourage the use of alternative energy resources such as solar and wind power, with consideration for solar and wind rights in residential developments (FRWK 2430.6.4).	Addressed in Housing Element and Policies E-P46 to P-50. etc.	R
		C	D	E-P60: The County shall consider house solar orientation and energy effective landscaping during the review process (FRWK 2430.6.5).	Addressed in Housing Element and Policies P-25 to P-27.	R
		C	D	E-P61: The County shall support active experimentation with water-conserving waste disposal systems, energy systems, dwelling designs, and uses of recycled materials for building (FRWK 2430.6.6).	Addressed in Housing Element and Policies P-34 to P-45.	R
		C	D	E-P62: The County encourages future development based on energy efficient travel patterns and the location of existing services (FRWK 2430.6.7).	Addressed in Housing Element and Policies P-14 to P-22.	R
		C	D	E-P63: The County, recognizing the need of tenants for energy efficient housing, shall encourage the weatherization of rental units (FRWK 2430.6.8).	Addressed in Housing Element and Policies P-39 to P-42.	R

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A	B	C	D	<p>E-P56 Oil and Gas Development. Oil and gas development shall be permitted consistent with the following:</p> <p>A. The development is performed safely and consistent with the geologic conditions of the well site.</p> <p>B. New or expanded facilities related to such development are consolidated, to the maximum extent feasible and legally permissible, unless consolidation will have adverse environmental consequences and will not significantly reduce the number of producing wells, support facilities, or sites required to produce the reservoir economically and with minimal environmental impacts.</p> <p>C. Such development will not cause or contribute to subsidence hazards unless it is determined that adequate measures will be undertaken to prevent damage from such subsidence. (FRMK 2533.14).</p>	No Comment	