



# COUNTY OF SAN DIEGO

## LAND USE AGENDA ITEM

### BOARD OF SUPERVISORS

GREG COX  
First District

DIANNE JACOB  
Second District

DAVE ROBERTS  
Third District

RON ROBERTS  
Fourth District

BILL HORN  
Fifth District

**DATE:** September 11, 2013 and September 25, 2013

**01**

**TO:** Board of Supervisors

**SUBJECT:** COMPREHENSIVE RENEWABLE ENERGY PLAN (DISTRICTS: ALL)

### Overview

On September 11, 2013 (4), the Board of Supervisors continued the item to September 25, 2013.

On April 10, 2013 (3), the Board of Supervisors directed the Chief Administrative Officer to research and develop options for a comprehensive renewable energy plan, prepare a work plan including time and cost estimates and return to the Board within 120 days. Today's Board Letter is in response to the Board's direction and details a work plan for a comprehensive renewable energy plan including time and cost estimates.

### Recommendation(s)

#### CHIEF ADMINISTRATIVE OFFICER

1. Receive presentation on options for a Comprehensive Renewable Energy Work Plan.
2. If the Board directs staff to commence Phase One of the Renewable Energy Work Plan:
  - a. Find that implementing the Renewable Energy Work Plan is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15262 of the State CEQA Guidelines because it is a project involving only planning studies for possible future actions that the Board has not approved, adopted or funded.
  - b. Direct the Chief Administrative Officer to initiate Phase One of the Renewable Energy Work Plan and return to the Board within 14 months of executing all required consultant service contracts.
  - c. Establish appropriations of \$370,000 in the Department of Planning & Development Services, services and supplies, to fund Phase One of the Renewable Energy Plan based on Fiscal Year 2012-13 General Fund fund balance available. **(4 VOTES)**
  - d. Direct the Director of Planning and Development Services to form a Renewable Energy Advisory Committee.

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- e. Provide direction to staff regarding the preparation of a “pipelining” provision for discretionary renewable energy projects under review and include a provision for the Board’s consideration when staff returns with the Phase One report.

**Fiscal Impact**

Funds for this request are not included in the Fiscal Year 2013-2014 Operational Plan. If approved, this request will result in total costs and revenue of \$370,000 in Fiscal Year 2013-14. The funding source is the General Fund fund balance. There will be no change in net General fund cost and additional staff years as a result of the recommended actions.

**Business Impact Statement**

The proposed project will further County, state and federal goals of utilizing alternative renewable energy resources. Facilitating renewable energy development provides alternatives for consumers, protects the environment and will help reduce the potential for energy shortages and outages which could negatively impact regional businesses.

**Advisory Board Statement**

N/A

**Background**

Southern California is faced with some of the highest energy costs in the state and nation. With the emergence of renewable energy and green-building technology, consumers are realizing a growing range of options to help reduce energy costs and move towards greater energy independence. While the County has undertaken efforts to expand renewable energy and green-building development, there is an opportunity for a more comprehensive approach to increase renewable energy opportunities, reduce costs for consumers and minimize impacts to the community and its resources.

In response to the Board’s direction to research and develop options for a comprehensive renewable energy plan (REP), Planning & Development Services (PDS) staff conducted preliminary research including the review of renewable energy planning efforts in other jurisdictions and meeting with several of the County’s internal and external renewable energy stakeholders (See Table 1). The initial research and input received, found a mix of various County programs and renewable energy efforts that may become more effective if integrated into a focused renewable energy planning effort. The research also revealed an extensive amount of local private sector efforts and initiatives related to renewable energy which may serve as a knowledge base and resource for the County’s REP efforts moving forward. As a result of the preliminary research staff has prepared a two phase work program for the Board’s consideration.

Table 1 - Stakeholders

Internal	External
General Services	East County Renewable Coalition
Air Pollution Control District	Center for Sustainable Energy
Department of Parks & Recreation	Clean TECH
Department of Public Works (DPW) - Recycling	SDG&E
DPW Landfills	SANDAG

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Planning & Development Services	University of California, San Diego
Office of Strategy & Intergovernmental Affairs	

**Renewable Energy Work Plan**

**Phase One**

The foundation of developing a meaningful REP is based on research and analysis. Fundamental questions and issues must be researched and analyzed to provide decision makers with the information needed to formulate policies that will yield significant results. Phase One of the proposed REP work program consist of the following:

1. Coordinate with the County’s Energy and Sustainability Team to analyze the County’s existing renewable energy programs and efforts, finding opportunities for efficiencies and bringing resources and knowledge together into a more focused program.
2. Work with private sectors stakeholders to understand the trends, issues and challenges facing renewable energy development in our region.
3. Conduct economic, feasibility and best management practices research with the assistance of outside consultants to address the report topic areas noted below.
  - a. Overview of existing renewable energy resources available within the unincorporated county - This overview will identify the type, location, quantity and quality of renewable energy resources available within the unincorporated area.
  - b. Cost analysis of different types of renewable energy (solar, wind, etc) - The cost to produce energy varies by the source. This analysis will break down the costs to develop and utilize the different types of renewable energy resources found in our region.
  - c. Cost analysis of energy delivery models - Various methods are used to deliver energy (distributed, utility scale); therefore, this analysis will provide the costs and benefits of the different delivery models.
  - d. Consumer choice alternatives - Provide an overview of alternative energy models, such as Community Choice Aggregation and “Direct Access” purchasing, that provides consumers with options beyond the traditional investor-owned utility model. The analysis will examine the viability and risks associated with implementing these alternative choice models and summarize the use of consumer choice alternatives throughout the state.
  - e. Discussion of incentives, policies and best management practices in other jurisdictions that promote sustainable renewable energy development - Analyze the incentives, policies and best management practices utilized in other jurisdictions and examine whether they produce desired effects.
  - f. Overview of the renewable energy industry in San Diego County (jobs, economic impact, etc.) and its potential for growth - Renewable Energy not only benefits the

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environment and consumer; it also supports a growing industry within San Diego County. Analyzing the regional impact of the renewable energy industry may help shape the County's REP.

4. Develop findings and recommendations for the Board's consideration through internal and external stakeholder participation. Anticipated recommendations from this research effort are as follow:
  - a. Develop a Board Policy that memorializes the County's commitment to support and encourage renewable energy development - The Board has adopted similar policies for other key industries such as agriculture (Board Policy I-133).
  - b. Develop a legislative strategy to support renewable energy development - Renewable energy is an emerging technology and, as a result, state and federal regulations continue to evolve. There is an opportunity for the County to play a role in advocating and advancing legislation that will benefit the consumer and industry as a whole.
  - c. Update existing plans, policies and incentives - A number of existing County plans, policies and incentives include components involving renewable energy. There are opportunities to thread and leverage these renewable energy components together to maximize benefits and efficiencies.
  - d. Identify new plans, policies, and incentives - Phase One will likely identify new plans, policies, and incentives to support renewable energy development. These new tools will be presented to the Board for consideration at the conclusion of Phase One and further developed in Phase Two upon direction from the Board.
  - e. Develop a marketing plan - The marketing plan will educate and inform consumers about the various renewable energy options and benefits available and provide a "road map" for consumers to tap into renewable energy incentives and programs. This effort will also provide consumers with permitting information for the various renewable technologies.
5. Form a Renewable Energy Advisory Committee comprised of stakeholders interested and/or involved in the promotion of renewable energy. This Ad Hoc Committee would consist of approximately 8-10 members selected by the Director of Planning & Development Services with backgrounds in developing, permitting and advocating for renewable technologies within our local region. Staff would conduct a series of meetings with the advisory group to discuss the findings and analysis of the Phase One research and solicit input to aide in the formulation of plan, policy and incentive recommendations to be included in the Phase One report.

Community and public input will be solicited during Phase One through a Planning Commission workshop and public review. A comprehensive report detailing all research and analysis would be presented to the Board at the completion of Phase One. The report will include recommendations presented in a format that will enable the Board to choose the specific plans,

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policies and incentives it deems appropriate prior to committing resources to their development in the next phase.

**Phase Two**

Phase Two consists of developing the recommendations approved by the Board at the completion of Phase One and completing any associated environmental analysis prior to their formal adoption. The specifics of Phase Two will remain unknown until all Phase One research and analysis has been completed and its associated recommendations have been identified and reviewed by the Board. The Phase Two work plan will be developed as an action item under Phase One and presented to the Board with the Phase One comprehensive report.

**Time and Costs**

Staff has prepared time and cost estimates for the two phase work plan described above. The time and cost estimates provided assume consultant services will be utilized in conjunction with staff time. Phase Two time and costs are estimates based on the anticipated recommendations and will be refined based upon the recommendations ultimately approved by the Board at the completion of Phase One.

<b>Time Cost Estimates</b>				
<b>Options</b>	<b>Time</b>	<b>Consultant Cost</b>	<b>Staff Cost</b>	<b>Total Cost</b>
Phase One	18 Months	\$260K	\$110K	\$370K
Phase Two	12 Months	\$25K	\$150K	\$175K
Total	30 Months	\$285K	\$260K	\$545K

**Policy Issue**

Pipelined Projects - Concerns are often raised that the development of new plans or policies may negatively impact projects currently under review. Determining the applicability of potential new policies and standards to applications and projects already underway may create delays or in some cases render a project infeasible. In order to alleviate concerns and provide certainty to applicants, the Board may wish to “pipeline” renewable energy projects currently under review and exempt them from any future policy changes or new requirements that may result from this REP development effort.

Upon direction from the Board, staff can prepare a “pipelining” provision for the Board’s consideration at the time staff returns to present the Phase One report.

**Environmental Statement**

Approving the recommended actions is categorically exempt from CEQA under Section 15262 of the State CEQA Guidelines because the recommended actions involve only planning studies for possible future actions which the Board has not approved, adopted, or funded. All recommendations identified under Phase Two of the work plan will be reviewed under CEQA and will be presented to this Board for consideration.

**Linkage to the County of San Diego Strategic Plan**

Today’s proposed actions supports the Sustainable Environments Initiative in the County of San Diego’s 2013-2018 Strategic Plan by creating a comprehensive renewable energy plan that threads the County’s planning efforts together to facilitate renewable energy development. The

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proposed action ensures that planning and infrastructure support the economy and a strong region.

Respectfully submitted,

A handwritten signature in cursive script that reads "Sarah Aghassi".

SARAH E. AGHASSI  
Deputy Chief Administrative Officer

ATTACHMENT(S)

Attachment A – Board of Supervisors Minute Order, April 10, 2013

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**AGENDA ITEM INFORMATION SHEET**

**REQUIRES FOUR VOTES:**       Yes     No

**WRITTEN DISCLOSURE PER COUNTY CHARTER SECTION 1000.1 REQUIRED**  
 Yes     No

**PREVIOUS RELEVANT BOARD ACTIONS:**  
April 10, 2013 (3), Comprehensive Renewable Energy Plan

**BOARD POLICIES APPLICABLE:**  
N/A

**BOARD POLICY STATEMENTS:**  
N/A

**MANDATORY COMPLIANCE:**  
N/A

**ORACLE AWARD NUMBER(S) AND CONTRACT AND/OR REQUISITION NUMBER(S):**  
N/A

**ORIGINATING DEPARTMENT:** Planning & Development Services

**OTHER CONCURRENCES(S):** N/A

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