



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

SOLAR POWER PLANTS - SUPPLEMENTAL INFORMATION LIST

The following supplemental information shall be required for an application for a permit for a solar power plant and shall be submitted as an attachment to the Application for Land Use Project (Form 295-1010).

1. Complete and detailed description and explanation of proposed technology including the use and function of all components and structures.
2. Maximum rated generation capacity and estimated actual annual generation with detailed explanation of such estimate.
3. Is there an executed power purchase agreement? If so, identify the public utility and provide the date of the agreement and the agreement term (including allowed extensions). Provide the agreement or a detailed statement of the reasons for not providing the agreement.
4. What is the requested duration of the permit for the solar power plant? State the reasons for this requested permit duration.
5. Does the project propose use of County real property and require a real property interest agreement? If so, provide a detailed description of the proposed use and identification of the property including a legal description and map. [Please refer to Board of Supervisors Policy No. B-29.](#)
6. Does the project propose use of County right-of-way and require an encroachment permit and franchise agreement? If so, provide a detailed description of the proposed use and identification of the right of way including a legal description and map. [Please refer to Board of Supervisors Policy No. B-29.](#)
7. Does the project propose a development agreement? If so, [please refer to Board of Supervisors Policy No. B-29.](#) See also Riverside County Resolution No. 2012-047 for procedures and requirements for development agreements.
8. Final closure and site restoration plan. A detailed plan for closure and site restoration upon termination of the use of the site for a solar power plant including an explanation of the methodology used in developing the proposed plan and proposed provisions for financial security to ensure implementation of the plan.
9. A site plan drawn in sufficient detail to clearly describe the following:

A. Physical dimensions of the property;

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- B. Location of existing and proposed structures;
 - C. Existing topography;
 - D. Proposed area of disturbance including grading and removal of vegetation;
 - E. Setbacks;
 - F. Phasing, including a phasing plan description with depiction on a site phasing plan;
 - G. Construction staging or lay down area including all temporary facilities such as, but not limited to, sanitary facilities, construction trailers, housing, and fencing;
 - H. Primary and secondary ingress and egress identifying the location and distance to the nearest County maintained road including:
 - i. Typical Sections;
 - ii. Road surface material;
 - iii. Width and length of access route;
 - iv. Emergency access routes;
 - v. Easement information and permission for utilization of the property under the proposed primary and secondary access paths of travel;
 - I. Electrical transmission lines including:
 - i. Above and below ground distribution lines from the point of generation to tie-in;
 - ii. All easement information and permission for utilization of the property that the proposed transmission line paths of travel will cross;
 - iii. Any proposal for collocation;
 - J. Fully dimensioned plan and elevation details for all footings, proposed fencing, buildings and other structures, inverter pads, inverters, substations, photovoltaic panels, and distribution power poles or undergrounding details.
10. Business plan. The business plan shall provide the following information:
- A. Detailed information on the business organization, experience in developing and operating solar power plants and proposed project financing of the applicant or other proposed solar plant operator;
 - B. A grading and construction plan including grading processes, assembly and installation processes, cable installations, machinery to be used for construction, commencement and length of construction, number of full-time and part-time employees, and employee construction traffic;

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- C. A maintenance plan and schedule including information on number of full-time and part-time employees, typical annual maintenance schedule, quantity of water required for cleaning, and specifics on chemicals used for cleaning;
 - D. An operations plan including provisions for site security and fire and other emergency service. Information on the number of full-time and part-time operations employees;
 - E. Public utility information including electrical installations, commissioning and start up processes. Utility interconnection data and written notification to the public utility of the proposed interconnection.
11. Visual Impact Study. A visual impact study showing how the site including offsite access roads and transmission lines will appear to a person driving on local roads, highways, and other vantage points. Exhibits showing how the site looks with and without the facility in place.
12. Glare Study. The glare study shall show the impact of the site as it tracks the sun throughout the day. The study shall analyze potential glare impacts when viewed from aircraft and from ground level.
13. Water Use Report. A water use report shall be provided addressing estimated water usage during both construction and operation of the project and the proposed sources of such water. Retention of a third party certified professional hydrogeologist may be required by the Planning Department to provide independent input and comment. If required by Section 10910 et seq. of the Water Code, a water supply assessment prepared pursuant to those statutes shall be required.
14. All information and reports necessary to permit the County to make the determination required by Section 21080.1 of the Public Resources Code, i.e. the determination whether an environmental impact report, a negative declaration or a mitigated negative declaration shall be required for the project. Reports which may subsequently be required include, without limitation, the following:
- A. A geologic/geotechnical report shall be prepared by a California professional geologist or certified engineering geologist addressing soils, geologic characteristics and geologic hazards;
 - B. A paleontological resources assessment shall be prepared by a qualified paleontologist who is listed on the County's List of Paleontologists;
 - C. A biological report shall be prepared by a qualified biologist currently holding a Memorandum of Understanding with the County;
 - D. A cultural resource report shall be prepared by a County certified professional archaeologist who is listed on the County's List of Cultural Resources Consultants;
 - E. A traffic impact report shall be prepared by a traffic engineer approved by the County Transportation Director.