



TOWN OF APPLE VALLEY TOWN COUNCIL STAFF REPORT

To: Honorable Mayor and Town Council

Date: July 9, 2013

From: Lori Lamson
Community Development Director
Community Development Department

Item No: 14

Subject: REPORT ON COMMERCIAL SCALE PHOTOVOLTAIC PROJECTS

T.M. Approval: _____

Budgeted Item: Yes No N/A

RECOMMENDED ACTION:

Move to receive and file the report.

SUMMARY:

At the June 11, 2013 meeting, Council Member Stanton asked that the issue of solar farms be placed on an agenda for review and discussion as it pertains to commercial development to ensure there are no issues as the demand for solar farm development increases.

In 2010, the Town Council adopted a Development Code Amendment and Specific Plan Amendment to the North Apple Valley Industrial Specific Plan (NAVISP) that established location and development standards for commercial photovoltaic solar farm development within the Town. These Codes are very specific as to the geographical areas a solar project is allowed to be located as shown in the attached exhibit.

DEVELOPMENT STANDARDS:

In accordance with the Development Code, solar farm development is allowed within the Apple Valley Dry Lake.

Process:

- Special Use Permit for projects ten (10) acres or less
- Conditional Use Permit for projects greater than ten (10) acres and less than 400 acres.

Development Standards:

- Fencing - Chain link or wrought iron fencing a maximum height of ten (10) feet. Barbed wire and outdoor lighting is prohibited.

- Height- Maximum height of thirty-five (35) feet. Moveable portion of the solar panel, which rotates with the sun, shall not exceed fifty (50) feet in height.
- Setbacks-
 - 25 feet from a major or secondary roadway
 - 5 feet from a local road.
 - 0 from interior property lines.
 - 25 feet from existing single-family residences.
- Street improvements –
Street improvements required when property is adjacent to secondary and major roadways.

Local roadways may be improved with all weather materials as required by the Town Engineer and maintained in a dust-free manner.

- Parking- There is no requirement for off-street parking.

In accordance with the North Apple Valley Industrial Specific Plan, solar farm development is allowed as follows:

Process:

- Site Plan Review for projects ten (10) acres or less
- Conditional Use Permit for projects greater than ten (10) acres and less than 400 acres and must be located east of Navajo Road.

Development Standards:

- Fencing- Chain link or wrought iron fencing a maximum height of ten (10) feet. Barbed wire and outdoor lighting is prohibited.
- Height- Maximum height of thirty-five (35) feet. Moveable portion of the solar panel, which rotates with the sun, shall not exceed fifty (50) feet in height.
- Street improvements-
All adjacent roadways are required to be improved.
- Parking- There is no requirement for off-street parking.
- Setbacks-
In accordance with the NAVISP.

PROJECTS:

To date, five (5) applications for solar development have been received by the Town. Locations have been identified on the attached exhibit.

Approved

- CUP No. 2010-011 - 1.5 MW facility on twenty (20) acres located on the northwest corner of Otoe and Navajo Roads. Planning Commission approved 6/1/11. Approved with maximum height of fifty (50) feet. Staff approved modification with maximum height of fifteen (15) feet.
- SPR No. 2013-02 – 1 MW facility on ten (10) acres located on the southeast corner of Navajo and Papago Roads. Administratively approved 5/5/13. The maximum height with the panel tilted is approximately eight (8) feet.
- CUP No. 2013-04 – 1.9 MW facility on twenty (20) acres located on the southwest corner of South and Navajo Roads. Planning Commission approved 6/6/13. At maximum tilt the panel/modules the maximum height is nine (9) feet.

Pending

- CUP No. 2013-03 – 1 MW facility on twenty (20) acres located on the northeast corner of Central and Cahuilla. Deemed incomplete. Proposed height of eight (8) feet.
- CUP No. 2013-05 – 3 MW facility located on twenty (20) acres located on the north side of Zuni Road, 635 feet east of Central Road. Scheduled for the July 17, 2013 Planning Commission meeting. Proposed height of nine (9) feet.

FISCAL IMPACT:

Not Applicable

ATTACHMENT:

Solar Farm Area Map

Solar Farm Area Map

