

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

752A



FROM: TLMA - Planning Department

SUBMITTAL DATE:
July 29, 2010

SUBJECT: Order to Initiate an Amendment to Riverside County Ordinance No. 348 to amend all non-residential and commercial office zoning classifications to allow solar energy systems and solar power plants.

RECOMMENDED MOTION:

1. Pursuant to Board Policy A-67, order the initiation of an amendment to Riverside County Ordinance No. 348 to amend all non-residential and commercial office zoning classifications to allow solar energy systems and solar power plants.
2. Direct the Planning Department and County Counsel to prepare and process the amendment to Ordinance No. 348.

Ron Goldman
Planning Director

Departmental Concurrence

Initials:
RG:ar
(initials)

(Continued on Attached Page)

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 10,000	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 10,000	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	10/11
SOURCE OF FUNDS: General Fund budget allocation for Planning Department General Plan update (100%)				Positions To Be Deleted Per A-30 <input type="checkbox"/>
				Requires 4/5 Vote <input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

BY:
Tina Grande

County Executive Office Signature

Consent
 Policy
 Consent
 Policy
 Dept's Recomm.:
 Per Exec. Ofc.:

Prev. Agn. Ref.

District: ALL

Agenda Number:

3.68

The Honorable Board of Supervisors

RE: Order to Initiate an Amendment to Riverside County Ordinance No. 348 to amend all non-residential and commercial office zoning classifications to allow solar energy systems and solar power plants.

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BACKGROUND:

Section 65850.5 of the Government Code and 7959.1 of the Health and Safety Code were amended to promote the implementation of consistent statewide standards to achieve the timely and cost-effective installation of solar energy systems. The State of California determined that the use of solar energy systems is not a municipal affair, as that term is used in Section 5 of Article XI of the California Constitution, but is instead a matter of statewide concern.

The intent of this ordinance amendment is to provide for the implementation of section 65850.5 of the Government Code and section 17959.1 of the Health and Safety Code by complying with the mandatory provisions of those state statutes and to advance the state policy of encouraging the installation of solar energy systems by removing obstacles to, and minimizing costs of, permitting such systems.

In conjunction with the local implementation of these consistent state standards for solar energy systems, the Planning Department continues to receive applications for solar power plants. Ordinance No. 348 does not provide appropriate development standards for County staff to review, condition, and permit these facilities in an efficient manner that recognizes the state mandate for solar power generation.

Ordinance No. 348.4705 is a proposal to amend Ordinance No. 348 to allow alternative energy facilities under two new classifications, "solar energy systems" and "solar power plants". Under the proposed ordinance amendment, a solar energy system is an allowed accessory use in all zones and is administratively reviewed by the Director of Building & Safety. A "solar energy system" is defined as an accessory use that is used to reduce onsite utility usage. A solar power plant is a facility used to generate electricity where the power plant is connected to the power grid and the electricity will primarily be used offsite. The initiation of this amendment will update Ordinance No. 348 to allow solar power plants in all non-residential and commercial office zoning classifications with the appropriate development standards.