2005 LRDP Amendment 3

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Campus Infrastructure Overlay
Land Use Designation

September 2013

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## Introduction

The West Campus Solar Farm Project will provide sustainable and renewable energy to serve the UCR campus. The siting and development of a photovoltaic (PV) system requires a Long Range Development Plan (LRDP) amendment for the proposed land use on the West Campus, see Figure 13A: Land Use Plan Amendment 3. The proposed Land Use, *Campus Infrastructure Overlay*, is a temporary, 20-year, land use designation on an approximately 12-acre site on the West Campus to allow use for siting and development of a Solar Farm, including an existing utility easement.

The overlay land use would preserve the underlying existing LRDP Land Use designations on the defined site (*Academic, Parking, Open Space, Campus Support*). The West Campus Solar Farm Project will be a 20-year lease to a 3rd party provider until such time the land is needed by the University for the permanent LRDP land uses designated in Figure 13B: Land Use Plan. The *Campus Infrastructure Overlay* land use would preserve the underlying existing LRDP Land Use designations on the defined site. The breakdown of acreage in the underlying land uses are as follows: *Academic* 5.93-acres, *Parking* 3.74-acres, *Open Space* 1.78-acres, *Campus Support* 0.74-acres.

The campus is amending the 2005 Long Range Development Plan to designate an overlay land use on the West Campus for the duration of the agreements with the PV system provider. The overlay land use designation would enable the installation of a PV array which would support the campus Sustainability Action Plan to meet or exceed the emissions reduction targets by reaching 2000 levels by year 2014 and 1990 levels by year 2020.

### Site Location

The West Campus Solar Farm Project site is surrounded on the north by Caltrans property, to the west by the Gage Canal, to the south by campus uses (agricultural operations and surface parking) and University electrical substation (City of Riverside easement), and to the east by Interstate 215 (I-215)/State Route 60 (SR-60). This is the preferred campus site adjacent to the existing 12kV electrical substation. The site is a relatively flat, previously disturbed area that is currently unutilized land previously used for agricultural teaching and research. The project would necessitate removal of abandoned groves, groundcover, and shrubs to clear the site for installation of the equipment. The site area is adequate to support the proposed West Campus Solar Farm Project with secured access available to the site.

The West Campus Solar Farm Project is on an approximately 11-acre

site on the West Campus, excluding an existing utility easement, located directly west of I-215/SR-60 just north of the electrical substation between the freeway and the Gage Canal. The proposed PV system will be installed on two parcels, divided by the existing easement: west area is 4.84 acres and east area is 6.08 acres. The existing approximately 40-foot wide utility easement, running down the middle of the site, contains above-ground, high voltage transmission lines that lead to the adjacent electrical substation. This easement will be retained and may be used for vehicular access to operate and maintain the PV system. The total acreage for the Power Purchase Agreement (PPA) and License Agreement is 10.92 acres, since it excludes the utility easement acreage.

The site is adjacent to the campus electrical sub-station making this an efficient location for the solar array. Line loss will be minimal increasing the efficiency of the system. The site is currently unutilized land previously used for agricultural teaching and research.

# Land Use Overlay Title, Definition, and Permitted Uses

## Campus Infrastructure Overlay

The proposed *Campus Infrastructure Overlay* land use designation is a temporary (20-year) designation on an approximately 12-acre

site, including an existing utility easement, on the West Campus to allow use as a Solar Farm. Located directly west of I-215/SR-60 just north of the electrical substation between the freeway and the Gage Canal, the West Campus Solar Farm Project will provide sustainable and renewable energy to serve the campus. The West Campus Solar Farm will be a ground-mounted, tracking PV system to be owned, operated, and maintained by a PV system provider until such time the land is needed by the University for the permanent LRDP land uses designated in Figure 13B: Land Use Plan. The overlay applies to a specific geographic area on the West Campus and allows for the following permitted uses: ground-mounted solar arrays, power inverters, utility connections to the existing electrical substation, circulation, and other support uses required for the maintenance and operation of the solar farm.

#### Discontinue Use of the Solar Farm

The Purchase Power Agreement and Site License Agreement will stipulate that should the temporary use of the site as a Solar Farm need to be discontinued due to the need for the long-range, permanent land use as designated in the 2005 LRDP, as amended, (e.g. *Parking, Academic, Campus Support, Open Space*) there will be an early termination clause.



