

# Pima County Commercial Solar Farm Fees and Site Development Plan and Permitting Guidelines

Last Revision: November, 2011

Pima County Development Services has prepared the following for developers of solar generating stations (solar farms) for initial budget estimates of fees and timelines relating to the site development plan process and the permitting process. Fees and timelines will vary depending on the size, complexity and location of the proposed solar farm.

In general, the **fees for a Site Development Plan (SDP) are \$6,255** for the Initial Submittal (includes a base fee of \$203 and a 2<sup>nd</sup> submittal, if applicable). Additional fees, some of which are site specific, are calculated as follows:

3 <sup>rd</sup> and Subsequent Submittals (percent of Initial Submittal fee).....	15%
PDF Submittals/Quality Assurance (per submittal).....	\$273
Landscape Plan/Native Plant Preservation Plan:	
Initial Submittal (includes 2 <sup>nd</sup> submittal)	
Base Fee	\$485
Per Sheet Fee	\$131
3 <sup>rd</sup> & Subsequent Submittals (percent of Initial Submittal fee)	15%
Improvement Plans & Grading Permits:	
Initial Submittal (includes 2 <sup>nd</sup> submittal)	
Base Fee	\$150
Per Sheet Fee (includes all sheets)	\$114
3 <sup>rd</sup> & Subsequent Submittals (percent of Initial Submittal fee)	15%
Type II Grading Permit Fee (500 cubic yards or less)	
Base Fee	\$40
Plus Per Cubic Yard	\$0.27
Type II Grading Permit Fee (greater than 500 cubic yards)	
Base Fee	\$175
Plus Per Cubic Yard	\$0.07
Technical Reports/Documents, if applicable:	
Traffic Impact Study (includes 1 <sup>st</sup> & 2 <sup>nd</sup> submittal)	\$400
Archeology Report (includes 1 <sup>st</sup> & 2 <sup>nd</sup> submittal)	\$120
Geotechnical/Soils Report (includes 1 <sup>st</sup> & 2 <sup>nd</sup> submittal)	\$160
3 <sup>rd</sup> & Subsequent Submittal Technical Report Fee	15%
Other Technical Reports/Documents (includes 1 <sup>st</sup> & 2 <sup>nd</sup> submittal)	\$160

Additional fees may apply depending on the size, complexity and location of the proposed solar farm.

Building permit fees are contingent on the type of equipment and construction system used. Site walls/fences and accessory buildings are feed separately per the [Development Services Fee Schedule](#) effective July 1, 2011. A typical solar installation employing a pylon foundation system includes a minimum fee of \$77 for all permits requiring an inspection and would be feed at \$1,466 for major electrical work and \$1,173 for major mechanical/plumbing work. Systems employing slab foundation systems could incur much larger fees. Fee estimates may be obtained by submitting a project design draft to Building Safety.

In general, plan on a total timeline of less than one month for projects that do not require a conditional use permit. The reviews for the Site Development Plan and building plans can be performed concurrently, and there is a 10 working day review period. For projects that require conditional use permits, plan on a timeline of up to four months. These timelines are based on the assumption that submittal documents have addressed all of the requirements for submittal and significant revision and re-review cycles will not occur.

Development Services is committed to working with solar farm developers to expedite these processes. Your first step in developing your solar farm is to contact our solar concierge at the number at the bottom of the page. We will provide you with initial guidance and set up a preliminary review meeting on your project. The Pima County GIS system has extensive information on parcels, see <http://www.dot.pima.gov/gis/maps/mapguide/>.

The following table outlines requirements and is generally in the process order. Many elements will be reviewed concurrently in an integrated process resulting in the over all timelines mentioned above.

	Permit/ Authorization	Issuing Agency	Estimated Timeline	Notes
<b>Step 1 Site Development Plan (SDP)</b>	Zoning Approval	Pima County Development Services	2 weeks to 4 months	Type 2 conditional use in rural zones (IR, RH, GR-1, SR, SR-2, SH); permitted use in CB-2, CI-1, CI-2 and CI-3. See “Site Development Plan” at the web site <a href="http://www.pimaxpress.com/SubDivision">www.pimaxpress.com/SubDivision</a> for additional information. The following agency reviews are included in the integrated SDP process: Flood Plain, Archaeology, NPPP, and Transportation.
	Type II Grading Permit (Improvement Plan)			
	Right-of-way Permit			
<b>Step 2 Building Permitting</b>	Building Permit	Pima County Development Services	<1 month	Plans by a registered architect or engineer with: Structural - Foundation design, towers, structures; Electrical - single line and three line with grounding, conductor and conduit sizing
	Flood Plain use Permit	PC Regional Flood Control District	<1 month	If site is located in regulatory floodplain, erosion hazard area, and/or regulated riparian habitat (determined in the SDP in Step 1).
<b>Step 3 Construction Permits</b>	AZPDES Storm Water Construction General Permit	Arizona Department of Environmental Quality	<1 month	Coverage obtained through ADEQ Smart NOI process. SWPPP must be developed and implemented before construction begins <a href="https://az.gov/app/noi/(S(zg5ahvrpjb35uo45fkblo02s))/Default.aspx">https://az.gov/app/noi/(S(zg5ahvrpjb35uo45fkblo02s))/Default.aspx</a>
	Activity Permit	Pima County Department of Air Quality	< 1 month	Address dust control during construction. See <a href="http://www.deq.pima.gov/air/FugitiveDustProgram.htm">http://www.deq.pima.gov/air/FugitiveDustProgram.htm</a> for requirements and Fee Schedule

For further information contact: Betty Stamper, Pima County Regional Solar Coordinator, at 520-740-6463, or [betty.stamper@dsd.pima.gov](mailto:betty.stamper@dsd.pima.gov).

The Federal and State requirements on the following page may apply.

## **FEDERAL:**

1. The Hazard Communication Act, CFR 1910-1200- handling hazardous materials
2. Resource Conservation and Recovery Act, 42 USC 6901 et. Seq.-Hazardous waste disposal
3. 36 CFR 800 - Protection of Historical and Cultural Properties
4. National Historic Preservation Act of 1996
5. 23 CFR 771 – Environmental Impact and Related Procedures
6. Americans with Disabilities Act (ADA), PL 101-336
7. Section 49(f) of the Department of Transportation Act
8. Executive Order 11988 (Flood Plain Management)
9. FHPM 7-7-3 – Procedures for Abatement of Highway Traffic Noise and Construction Noise
10. FHPM 7-7-9 – Air Quality Guidelines
11. National Environment Policy Act of 1969, 1973 and supplements
12. Executive Order 11990 (Protection of Wetlands)
13. Wild and Scenic Rivers Act of 1968
14. Section 404 of the Clean Water Act of 1977
15. Federal Farmlands Act of 1981
16. FHWA Technical Advisory T6640.8m, “Guidance Material for the Preparation of Environmental Documents”
17. Section 1424 (e) of the Safe Drinking Water Act (Sole Source Aquifer Review)
18. 36 CFR 60 – Determinations of Eligibility for Inclusion in the National Register of Historic Places
19. Public Law – 91-646 - Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970
20. Wilderness Act of 1964, Public Law 88-577
21. Arizona Deserts Wilderness Act of 1990, Public Law 101-628
22. Resource Conservation and Recovery (RCRA)
23. Comprehensive Environmental Response, Compensation and Recovery Act of 1980 (CERCLA)
24. Superfund Amendments and Reauthorization Act (SARA)
25. United States Forest Service, Integrated Resource Management (3<sup>rd</sup> Edition), August 1990
26. Endangered Species Act
27. Other Authorities : OSHA, Occupational Safety & Healthy Administration
28. Other governmental authorities having jurisdiction over the design or implementation of the Project.

## **STATE:**

1. ARS Title 41 Section 41-844 – Findings of subsurface archeological remains
2. ARS Title 34 Section 34-401 - Designing for the physically disabled
3. Arizona Native Plant Law - ARS 3-904-Notice of Intent to Clear Land;  
<http://www.azda.gov/ESD/clearland.pdf>
4. Arizona Historic Preservation Law
5. State Water Quality Law (See attached guidance from ADWR)
6. ADOT Action Plan
7. ADOT Highways Division Policy and Implementation Memorandum 89-05, “Preservation of Arizona’s Wetlands,” August 1, 1989
8. Noise Abatement Policy for State Funded Projects
9. Arizona Environmental Quality Act (EQA)
10. Hazardous Waste Management Act (HWMA)
11. Underground Storage Tank Act of 1986