



State of California – Natural Resources Agency
 DEPARTMENT OF FISH AND WILDLIFE
 Central Region
 1234 East Shaw Avenue
 Fresno, California 93710
 (559) 243-4005
www.wildlife.ca.gov

EDMUND G. BROWN JR., Governor
 CHARLTON H. BONHAM, Director



PLANNING COMMISSION

January 15, 2015

AGENDA ITEM: 5
 DATE: 1/22/15

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James Caruso
 San Luis Obispo County
 Department of Planning and Building
 976 Osos Street, Room 200
 San Luis Obispo, California 93408-2040
jcaruso@co.slo.ca.us

**Subject: Draft Programmatic Environmental Impact Report (PEIR)
 San Luis Obispo County Renewable Energy Streamlining Program (ED13-196)
 SCH No. 2014041090**

Dear Mr. Caruso:

The California Department of Fish and Wildlife (CDFW) has reviewed the Draft PEIR for the San Luis Obispo County Renewable Energy Streamlining Program (ED13-196) (RESP). The RESP would create a new Renewable Energy (RE) Combining Designation in the Land Use Ordinance (LUO) to provide ministerial approval for a range of solar and wind energy facilities. Discretionary review may be triggered by larger projects that require additional standards or conditions of approval. The Program will require revisions to the inland LUO (Title 22) for the development of distributed renewable energy resources, and wind energy and biomass conversion facilities that are either connected to the electric grid or serve on-site uses in stand-alone applications.

Although this comment letter is being sent after the end of the official comment deadline period, responses to which would need to be addressed in the Final PEIR, our comments are within the time frame which allows for their consideration by the County in their approval process, and may affect the streamlining program as it relates to the County's responsibilities to the CDFW as Responsible Agency. CDFW respectfully requests the County consider our comments in preparation of the Final PEIR and prior to PEIR approval. Our goal is to assist the County in their streamlining program by identifying classes of projects for which no additional permits would be required. Additionally, it is our intent to help protect project proponents from engaging in unknowing violations of other statutory and regulatory requirements if they participate in the County's streamlining process.

The RE Combining Designation, in providing only ministerial approval for certain classes of projects in certain locations, will result in a number of projects having no further environmental review per the California Environmental Quality Act (CEQA). The designation of areas and types of projects for which no further environmental review is necessary is part of the Project being reviewed in the PEIR. The PEIR would not be programmatic for those projects that would become ministerial because there would be no further review of those projects; therefore, the effects of those projects to become ministerial should be evaluated not at a programmatic level, but at a level sufficient to disclose the impacts of implementing the full range of hypothetical projects that would become ministerial as a result of the County proposed action. Evaluation of

the environmental effects of reclassifying areas and classes of projects as ministerial will need to rely on a level of detail sufficient to accurately identify the direct, indirect, and cumulative effects of streamlining the approval of such projects; and for identification of appropriate mitigation measures, including avoidance and minimization measures. Additionally, CDFW recommends that standards and criteria for all new projects include a "pre-screening" process, including sufficient survey information, which would support the qualification of specific projects as appropriate for ministerial approval, and provide the basis for subsequent environmental review of those projects which would not qualify for ministerial approval. Except for small solar rooftop projects that involve no ground disturbing activities, CDFW recommends the RESP require that a qualified biologist conduct biological studies to determine the potential for each individual project to impact species listed under the California Endangered Species Act (CESA), species listed under the federal Endangered Species Act (ESA), species included on other special-status lists, or impact sensitive habitat features (e.g., wetlands). If the biological studies determine that potential exists for special-status species or sensitive habitat features to occur on or near the project site, CDFW recommends that the project be excluded from ministerial consideration because of the potential for significant impacts. Additional species-specific surveys may be warranted and if species listed under CESA or ESA have the potential to occupy a site, consultation with CDFW and the United States Fish and Wildlife Service (USFWS), which administers ESA, would be necessary to determine avoidance measures or if a State or federal incidental take permit is necessary to comply with CESA and ESA, respectively.

Page ES-2 of the Draft PEIR states that implementation of the RESP may result in impacts to aesthetics and visual resources, agricultural resources, and land use planning that are considered significant, unavoidable, and adverse. However, statements of overriding consideration were not included in the PEIR.

Pages ES-2 and ES-3 of the Draft PEIR state that small solar energy facilities (SEFs) would not be required to participate in the conservation effort to preserve agricultural resources because it would be costly and limit the streamlining effort undertaken through implementation of the RESP. Choosing not to attempt to mitigate for the loss of agricultural resources does not make the impact unavoidable, only significant and adverse. CDFW recommends that projects with significant impacts be excluded from ministerial consideration.

The Draft PEIR identifies all RESP-related impacts to Biological Resources to be less than significant with incorporation of development standards. CDFW does not agree that implementation of the development standards as proposed would reduce significant impacts to less than significant levels. The RE Combining Designation in the Carrizo Plain area bisects identified natural landscape blocks and a wildlife movement corridor for pronghorn, San Joaquin kit fox (*Vulpes macrotis mutica*), a species listed as threatened pursuant to CESA, and birds. The only development standard is to keep fencing to a height of no greater than 42 inches. To help make the development standard more effective for pronghorn and other land animals, CDFW recommends the County include language that wildlife friendly fencing be constructed where the bottom of the fence is raised 18 inches from the ground with a smooth bottom wire and no greater than 42 inches in height. Please note that the fencing standard may help movement of adult pronghorn and other terrestrial wildlife through an RE facility, it does not improve chances for migrating birds or bats to navigate around wind turbines and these impacts may be significant. The RESP also requires a contribution to a conservation effort for San

Joaquin kit fox when the project is located in a San Joaquin Kit Fox Habitat Area as identified by the County. While this effort is commendable and encouraged, it does not provide sufficient avoidance and minimization measures necessary to reduce potential impact and does not necessarily meet the requirements of CDFW or the USFWS for permitting purposes. Without avoidance, minimization, or if necessary, take authorization, the projects could result in significant impacts to the State and federally listed San Joaquin kit fox. Additionally, this approach may lead project proponents into a violation of the state and federal Endangered Species Acts if take of listed species occurs without the appropriate take authorization. CDFW recommends the County remove the San Joaquin kit fox language from the LUO and other documents as a path to a ministerial determination.

Pages 1.0-1 and 1.0-2 of the Draft PEIR includes a list of responsible agencies as defined in CEQA guidelines. CDFW is a responsible agency for purposes of issuing Lake and Streambed Alteration Agreements pursuant to Fish and Game Code sections 1600 et seq. and Incidental Take Permits pursuant to Fish and Game Code section 2081. CDFW requests that the County add us, as identified in the trustee agency list, to the list of responsible agencies in the Final PEIR.

The Draft PEIR indicates that all subsequent individual RE projects being proposed will be evaluated at the time of their proposal to determine if they are eligible for streamlined (ministerial) approval or if subsequent environmental review under CEQA is required. However, there does not appear to be any requirement for conducting studies to determine the potential for impacts to biological resources for individual projects. Page 2.0-9 of the Draft PEIR states that the RE Combining Designation will require additional biological studies where sensitive species may be present. If a proposed project will involve ground-mounted facilities, other ground disturbing activities, or use of wind turbines, the project has the potential to impact wildlife species and sensitive wildlife habitat such as riparian or vernal pool. Additionally, there is language in the Draft PEIR and the LUO that allows the Director to waive the need to submit information that will help determine eligibility for ministerial approval at the request of the applicant. The Department recommends that the option to waive a biological study be removed, because the potential for significant impacts to biological resources can not be determined without these studies. As mentioned above, CDFW recommends the County include a requirement in the Final PEIR and in the LUO and other affected documents for biological studies to be included in the submittal of any project, except for small, roof-mounted solar that does not involve ground-disturbing activities, for screening for ministerial or discretionary approval.

Table 3.4-1 in the Draft PEIR includes standards that need to be incorporated into RE projects, but most only specifically address those projects needing discretionary action and not ministerial projects. CDFW recommends that local policies be changed to include ministerial projects as well.

Pages 3.4-36 and 3.4-37 of the Draft PEIR indicate that Tier 1 wind energy conversion systems (WECSs) will be limited in height and therefore impacts to biological resources would be considered less than significant. Although Tier 1 WECS are defined as having a certain height limit depending on location and land use designation, it does not limit the number of WECs that can be installed. Even one wind turbine can cause a significant impact on bird or bat species if it is located in or near migratory paths, riparian areas, or stopover locations, and also has the

potential to result in take of a listed species. Bird and bat impacts cannot be evaluated without site specific information and analysis. CDFW recommends the County make this a requirement for all WECS installations, including single, roof mounted WECSs.

The third sentence in the last paragraph on Page 3.4-43 of the Draft PEIR states that discretionary approval would be needed for proposed projects needing additional environmental approvals, but then precludes streambed alteration agreements and wetland fill permits. CDFW recommends this third sentence be changed to read, "This would **include** streambed alteration permits and wetland fill permits."

Figure 3.11-2 is a map showing impaired surface waters within the County. Many of these flow through RESP areas. These and other surface waters may require greater setbacks for adequate protection of water quality, aquatic species, and riparian habitat beyond the design standard of 50 feet.

LUO 22.14.10.F.3. requires the wildlife friendly fencing to allow wildlife movement through RE projects. CDFW recommends this language include a requirement to maintain an 18-inch gap between the bottom of the fencing and the surface and include a smooth wire as the bottom strand.

LUO 22.14.10.F.5. requires a 500-foot buffer around certain features, including those occupied by special-status species. CDFW recommends that this be specifically extended to all seasonal or perennial streams, wetlands, drainages, vernal pools or other jurisdictional features when they are occupied, potentially occupied, or provide habitat for special-status species.

LUO 22.14.10.F.6. requires a 50-foot setback from any seasonal or perennial wetland, drainage, vernal pool, or other jurisdictional features. Even without the presence or potential presence of species, this setback requirement may not be sufficient to protect the integrity of the water feature. For example, allowing construction of a WECS that requires a six-foot deep concrete foundation 51 feet from a vernal pool may compromise the impermeable layer that makes up the vernal pool habitat. If the hydrology cannot be maintained, the vernal pool's ability to function as before is compromised and prohibits its use by special-status species. In this example, vernal pool habitat is a sensitive habitat that if not appropriately protected would result in significant impacts. CDFW recommends the County increase the required setback distance to 250 feet from the top of banks or the outer edges of riparian habitat, whichever is greater to maintain hydrology, water quality, and associated riparian habitat.

LUO 22.14.10.F.8. provides for revegetation requirements for vegetation defined as sensitive or that may support special-status wildlife species. However, F.8.a. and F.8.b provide "offset ratios" and it is unclear to CDFW what exactly is required from these subsections of the LUO. CDFW recommends that if sensitive habitat or vegetation that may support special-status species is to be removed, that those impacts be mitigated through conservation of like vegetation/habitat at an off-site location to be protected and managed in perpetuity, with management funded through an endowment. If species listed as threatened or endangered pursuant to CESA or ESA may be impacted through habitat modification or vegetation removal (or other ground-disturbing activities), acquisition of an incidental take permit from CDFW and/or USFWS, respectively, may be warranted.

CDFW also has regulatory authority with regard to activities occurring in streams and/or lakes that could adversely affect any fish or wildlife resource, pursuant to Fish and Game Code Section 1600 *et seq.* If Project activities are proposed that will involve work within the bed, bank, or channel of any watercourse, a Lake or Streambed Alteration Agreement may be necessary. The Project proponent should submit a Lake or Streambed Alteration Notification to CDFW for the Project. CDFW is required to comply with CEQA in the issuance or the renewal of a Lake or Streambed Alteration Agreement. Therefore, for efficiency in environmental compliance, we recommend that any stream disturbance be described, and mitigation for the disturbance be developed as part of the environmental review process. This will reduce the need for CDFW to require extensive additional environmental review for a Lake or Streambed Alteration Agreement for this Project in the future.

Fully protected species: CDFW has jurisdiction over fully protected species of birds, mammals, amphibians and reptiles, and fish pursuant to Fish and Game Code sections 3511, 4700, 5050, and 5515. Take of any fully protected species is prohibited and CDFW cannot authorize their take. If fully protected species have the potential to be impacted through implementation of any project, fully address the species and provide appropriate avoidance measures in the environmental documents prepared for each project. Fully protected species in the study area include, but are not limited to, peregrine falcon (*Falco peregrinus*), bald eagle (*Haliaeetus leucocephalus*), golden eagle (*Aquila chrysaetos*), blunt-nosed leopard lizard (*Gambelia sila*), and California condor (*Gymnogyps californianus*).

Bird protection: CDFW has jurisdiction over actions which may result in the disturbance or destruction of active nest sites or the unauthorized take of birds. Sections of the Fish and Game Code that protect birds, their eggs and nests include Sections 3503 (regarding unlawful take, possession or needless destruction of the nest or eggs of any bird), 3503.5 (regarding the take, possession or destruction of any birds-of-prey or their nests or eggs), and 3513 (regarding unlawful take of any migratory nongame bird).

If activities associated with individual projects will occur during the bird breeding season defined as January 1 through September 15, CDFW recommends surveys for active nests be conducted by a qualified wildlife biologist no more than 10 days prior to the start of the of the Project commencing and that the surveys be conducted in a sufficient area around the work site to identify any nests that are present and to determine their status. A sufficient area means any nest within an area that could potentially be affected by the Project. In addition to direct impacts, such as nest destruction, nests might be affected by noise, vibration, odors, and movement of workers or equipment. We recommend that identified nests be continuously surveyed for the first 24 hours prior to any construction related activities to establish a behavioral baseline. Once work commences, CDFW recommends all nests be continuously monitored to detect any behavioral changes as a result of the Project. If behavioral changes are observed, we recommend the work causing that change cease and CDFW consulted for additional avoidance and minimization measures.

If continuous monitoring of identified nests by a qualified wildlife biologist is not feasible, CDFW recommends a minimum no disturbance buffer of 250 feet around active nests of non-listed bird species and a 500 foot no-disturbance buffer around the nests of unlisted raptors until the breeding season has ended, or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival. Variance from

James Caruso
Department of Planning and Building
January 15, 2015
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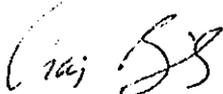
these no disturbance buffers may be implemented when there is compelling biological or ecological reason to do so, such as when the Project area would be concealed from a nest site by topography. Any variance from these buffers is advised to be supported by a qualified wildlife biologist and it is recommended CDFW be notified in advance of implementation of a no disturbance buffer variance.

We note that one of the proposed tiers for wind energy development is for turbines less than 100 feet tall. Turbines of similar height in the Altamont Pass region of California were the first at which high avian fatality rates were identified as a result of wind turbine operations. We would like to discuss further with you the specifications of wind turbines that the County may propose classifying as ministerial projects.

CDFW may have additional species-specific recommendations based on the results of the biological studies conducted for each Program project.

Thank you for the opportunity to provide input on this Draft PEIR for the RESP. If you have any questions regarding these comments, please contact Lisa Gymer, Senior Environmental Scientist (Specialist), at the address provided on this letterhead, by telephone at (559) 243-4014 extension 238 or by email at Lisa.Gymer@wildlife.ca.gov.

Sincerely,


for Jeffrey R. Single, Ph.D.
Regional Manager

cc: Christopher Diel, United States Fish and Wildlife Service
Christopher_Diel@fws.gov

Julie Vance, California Department of Fish and Wildlife
Lisa Gymer, California Department of Fish and Wildlife

We will recognize success when...

- *Restoration of important habitats such as streams, wetlands, woodlands, and corridors is underway.*
- *The acreage and integrity of sensitive habitat such as oak woodlands, wetlands and streams and riparian vegetation is maintained or increased.*
- *A network of major ecosystems has been established and is being managed.*
- *A diversity of wildlife flourishes in the county's woodlands, streams, wetlands, and other habitats.*

organizations, have responsibilities to do their part to preserve and protect the county's biological resources. On the other, federal, state, regional, the County, and the incorporated cities have roles to regulate and encourage conservation and resource protection.

Relationship to Other Elements, Plans, and Programs

This Element contains biological resource-specific policies. However, it and all the elements of the General Plan work together to form a cohesive set of goals, objectives, and policies that cumulatively preserve, enhance, and protect biological resources for generations to come.

The goals, policies, and implementation strategies in this chapter are designed to be consistent with the Agriculture Element, which is intended to balance protection of open space and biological resources with the needs of production agriculture and to minimize the impacts to ongoing production agriculture.

Many of the sensitive and scenic areas identified in this plan are already identified in the Land Use Element (LUE) by existing Sensitive Resource Area (SRA) combining designations. (Refer to Title 22, County Land Use Ordinance.) In those areas, standards in the LUE and Land Use Ordinance (LUO) protect sensitive resources and mitigate the effects of development. However, there are also other important sensitive and scenic areas and features that are currently not designated in the LUE, such as major ecosystems, key wildlife corridors, sensitive natural communities identified by the California Department of Fish and Game, oak woodlands identified by the California Department of Forestry, watersheds supporting native steelhead fisheries, and County Natural Area Preserves. The policies in this Element are intended to protect these important biological and ecological resources in vulnerable areas.

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Major Issues

- 1) Integrated management approach. Increasing risk of degradation and/or elimination of natural resources requires coordinated and integrated management of the county's biological resources by public, private, nonprofit, and agricultural organizations at ecosystem and site-specific levels.
- 2) Land use conversion. Changing land uses, particularly conversion of agricultural and rural lands to residential and urban uses, adversely impact species and their habitats.
- 3) Wildlife protection. Changing land uses impact wildlife movement corridors and displaces wildlife.
- 4) Oak woodlands. Areas of oak woodlands and native trees are diminishing due to tree cutting, urban land conversion and displacement by exotic/non native species.
- 5) Wetland habitats. Changing land uses impact wetlands, steams, and riparian habitats.
- 6) Fisheries. Marine resources and fisheries are increasingly vulnerable to degraded habitat, polluted runoff, and sedimentation from urban development.

Goals, Policies, and Implementation Strategies

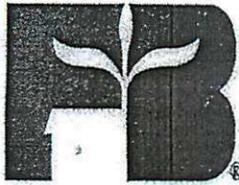
The intent of the following goals, policies, and implementation strategies is to identify and protect biological resources that are a critical component of the county's environmental, social, and economic well-being. Biological resources include major ecosystems; threatened, rare, and endangered species and their habitats; native trees and vegetation; creeks and riparian areas; wetlands; fisheries; and marine resources. Individual species, habitat areas, ecosystems and migration patterns must be considered together in order to sustain biological resources.



**TABLE BR-1
GOALS FOR BIOLOGICAL RESOURCES**

Goal BR 1	Native habitat and biodiversity will be protected, restored, and enhanced.
Goal BR 2	Threatened, rare, endangered, and sensitive species will be protected.
Goal BR 3	Maintain the acreage of native woodlands, forests, and trees at 2008 levels.
Goal BR 4	The natural structure and function of streams and riparian habitat will be protected and restored.
Goal BR 5	Wetlands will be preserved, enhanced, and restored.
Goal BR 6	The County's fisheries and aquatic habitats will be preserved and improved.
Goal BR 7	Significant marine resources will be protected.





SAN LUIS OBISPO COUNTY FARM BUREAU

4875 Morabito Place, San Luis Obispo, CA 93401
Phone (805) 543-3654 FAX (805) 543-3697

January 22, 2015

PLANNING COMMISSION

Commissioners
San Luis Obispo County Planning Commission
976 Osos St.
Suite 200
San Luis Obispo, CA 93408

AGENDA ITEM: 5
DATE: 1/22/15

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Re: Agenda Item 5, Renewable Energy Streamlining Program

Dear Commissioners:

Representing the San Luis Obispo County Farm Bureau I thank you for this opportunity to address the proposed Renewable Energy Streamlining Program (RESP). There are a number of positive proposals in the RESP but I have some questions regarding clarification for some of the terms and what the sections will actually do.

A basic question is how does the RESP improve the permitting process over what is in place today?

More specifically we are asking if a small ground mounted solar project to pump water to fill a stock trough or lighting for a corral is considered "accessory" or not as only "accessory" projects can have over-the-counter permit (zoning clearance) approval.

Page 19, "accessory" SEF:

Page 19, Attachment 4 – Identifies Zoning Clearance requirements (over-the-counter approval) for accessory renewable energy facilities. These facilities, primarily small-scale roof and ground-mounted solar facilities, are incidental to the principal use of a site and produce energy to support the principal use of the site.

- o Provides energy for on-site use only
- o Not in Flood Hazard or Sensitive Resource Area combining designations
- o If ground mounted, no larger than 1/2-acre (staff is now recommending that the previously proposed 1/2-acre limitation be increased to 3.0 acres)
- o Not located within 100 feet of a public road
- o Is not on Class I or II soils
- o Not subject to environmental permits

In the current fee schedule a zoning clearance would cost about \$280.

If the small solar project, using 1 to 3 solar panels is not considered accessory than the current proposal places the project in Tier 1 and a site plan appears to be the only option.

Tier 1 solar energy facilities (SEFs) are defined as:

- Under 20 acres, either inside or outside a renewal energy zone (RE),
- Not located within a Sensitive Resource Area for visual resources,
- Not subject to a conservation easement prohibiting energy generating facilities,
- Not located in a recreation or open space land use category and
- Not located in the airport review area combining designation.

As stated in the 2015 fee schedule Tier 1 projects site plan fees would be:

- Site Plan with an exemption (the least expensive) \$2,158
- Agricultural Commissioner's review \$520
- CalFire Review \$386

For a Total cost of \$3,064 Tier 1 SEF fees.

Thus, it appears that in the currently proposed RESP a rancher, needing a ground mounted solar system to pump water for a trough or light a corral, must get a site plan (LUO, page 11, Attachment 4: LRP2014-00015:D) which would apparently cost over \$3,000.

If this is true, then we are asking for a more equitable solution for those in agriculture that need a minimal watt, ground mounted, solar electric project which utilizes far less than 1 acre or 40,000 square feet.

Thank you,



JOY FITZHUGH
Legislative Analyst

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Land Use Permit Fees

See Footnotes 1, 3, 4, 5, 7, 36, 37 and specific notes cited for individual items

Fee Code	Fee Description	Base Fee	Public Works	Env Health	Cal Fire	AG Comm	Footnotes and Comments
	Oil Projects - Offshore	Processing Costs					See Footnotes 1, 38
S22A	Parcel Map/Tract Map with Conditional Use Permit / Development Plan with Categorical Exemption or General Rule Exemption or Previously Issued Environmental Document	\$ 5,678	\$1,037 per parcel	See Env Health	\$ 753	\$ 2,803	See Footnote 9. See Footnote 31 when application includes concurrent TDC receiver site determination.
S21	Parcel Map with Conditional Use Permit / Development Plan with Initial Study	\$ 9,198	\$1,037 per parcel	See Env Health	\$ 753	\$ 2,803	See Footnote 9. See Footnote 31 when application includes concurrent TDC receiver site determination.
S18A	Parcel Map with Categorical Exemption or General Rule Exemption or Previously Issued Environmental Document	\$ 4,659	\$1,037 per parcel	See Env Health	\$ 753	\$ 703	See Footnote 9. See Footnote 31 when application includes concurrent TDC receiver site determination.
S20	Parcel Map with Initial Study	\$ 7,924	\$1,037 per parcel	See Env Health	\$ 753	\$ 703	See Footnote 9. See Footnote 31 when application includes concurrent TDC receiver site determination.
T30A	Parcel or Tract Map - Final Map Evaluations for Compliance - Major	\$ 1,213					
T30	Parcel or Tract Map - Final Map Evaluations for Compliance - Minor	\$ 703					
L11	Plot Plan Adjustment Requests	\$ 16					
L04	Plot Plan with Building Permit / Zoning Clearance - First Structure	\$ 279					
L05	Plot Plan with Mechanical, Plumbing, Electrical or Other Building Permit / Over-the-Counter Permits	\$ 35					
L06	Plot Plan with Zoning Clearance for Additional Structures	\$ 111					
L52	Pre - Application Meeting	\$ 500		\$ 540		\$ 252	See Footnote 9
L53	Pre - Application Meeting with Site Visit	\$ 1,269		\$ 540		\$ 252	See Footnote 9
S62	Public Lot Request	\$ 2,805					
L60	Reclamation Plan	\$ 7,706					
	Request for Review of Proposed Negative Declaration	\$ 850					
X18/19A	Resource Conservation District (RCD) - Large Projects	\$ 375					See Footnote 25
X08/9A	Resource Conservation District (RCD) - Small Projects	\$ 275					See Footnote 25
T39 L80	Revised Plans Submitted - Substantial Conformity for All Land Use Applications	\$ 506					
R22	Road Name Request - Parcel Map / Tract Map / Lotline Adjustment	\$ 811					Per Road
R21 R25	Road Name Request Requiring a Public Hearing	\$ 1,491					Per Road
L20A	Site Plan with Categorical Exemption or General Rule Exemption or Previously Issued Environmental Document	\$ 2,156			\$ 386	\$ 520	See Footnote 7
L21	Site Plan with Initial Study	\$ 3,839			\$ 386	\$ 520	
J03	Specific Plan - New or Amend with Initial Study	\$16,500 deposit + processing cost		\$ 534		\$ 1,501	See Footnotes 1, 9
S60	Subdivision Ordinance Exceptions Request Concurrent with Map	\$ 1,415					
S61	Subdivision Ordinance Exceptions Request Not Concurrent with Map	\$ 4,161					
L65A	Surface Mine / Annual Inspection Fee (Tier I)	\$ 1,006					See Footnote 35
L65	Surface Mine / Annual Inspection Fee (Tier II)	\$ 2,315					See Footnote 35

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DATE: 11/27/14

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Item No.	Item Description	Staff Recommendation	Commission Action
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Land Use Permit Fees

See Footnotes 1, 3, 4, 5, 7, 36, 37 and
specific notes cited for individual items

Fee Code	Fee Description	Base Fee	Public Works	Env Health	Cal Fire	AG Comm	Footnotes and Comments
	Oil Projects - Offshore	Processing Costs					See Footnotes 1, 38
S22A	Parcel Map/Tract Map with Conditional Use Permit / Development Plan with Categorical Exemption or General Rule Exemption or Previously Issued Environmental Document	\$ 5,678	\$1,037 per parcel	See Env Health	\$ 753	\$ 2,803	See Footnote 9. See Footnote 31 when application includes concurrent TDC receiver site determination.
S21	Parcel Map with Conditional Use Permit / Development Plan with Initial Study	\$ 9,198	\$1,037 per parcel	See Env Health	\$ 753	\$ 2,803	See Footnote 9. See Footnote 31 when application includes concurrent TDC receiver site determination.
S18A	Parcel Map with Categorical Exemption or General Rule Exemption or Previously Issued Environmental Document	\$ 4,659	\$1,037 per parcel	See Env Health	\$ 753	\$ 703	See Footnote 9. See Footnote 31 when application includes concurrent TDC receiver site determination.
S20	Parcel Map with Initial Study	\$ 7,924	\$1,037 per parcel	See Env Health	\$ 753	\$ 703	See Footnote 9. See Footnote 31 when application includes concurrent TDC receiver site determination.
T30A	Parcel or Tract Map - Final Map Evaluations for Compliance - Major	\$ 1,213					
T30	Parcel or Tract Map - Final Map Evaluations for Compliance - Minor	\$ 703					
L11	Plot Plan Adjustment Requests	\$ 16					
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L05	Plot Plan with Mechanical, Plumbing, Electrical or Other Building Permit / Over-the-Counter Permits	\$ 35					
L06	Plot Plan with Zoning Clearance for Additional Structures	\$ 111					
L52	Pre - Application Meeting	\$ 500		\$ 540		\$ 252	See Footnote 9
L53	Pre - Application Meeting with Site Visit	\$ 1,269		\$ 540		\$ 252	See Footnote 9
S62	Public Lot Request	\$ 2,805					
L60	Reclamation Plan	\$ 7,706					
	Request for Review of Proposed Negative Declaration	\$ 850					
X18/19A	Resource Conservation District (RCD) - Large Projects	\$ 375					See Footnote 25
X08/9A	Resource Conservation District (RCD) - Small Projects	\$ 275					See Footnote 25
T39 L80	Revised Plans Submitted - Substantial Conformity for All Land Use Applications	\$ 506					
R22	Road Name Request - Parcel Map / Tract Map / Lotline Adjustment	\$ 811					Per Road
R21 R25	Road Name Request Requiring a Public Hearing	\$ 1,491					Per Road
L20A	Site Plan with Categorical Exemption or General Rule Exemption or Previously Issued Environmental Document	\$ 2,156			\$ 386	\$ 520	See Footnote 7
L21	Site Plan with Initial Study	\$ 3,839			\$ 386	\$ 520	
J03	Specific Plan - New or Amend with Initial Study	\$16,500 deposit + processing cost		\$ 534		\$ 1,501	See Footnotes 1, 9
S60	Subdivision Ordinance Exceptions Request Concurrent with Map	\$ 1,415					
S61	Subdivision Ordinance Exceptions Request Not Concurrent with Map	\$ 4,161					
L65A	Surface Mine / Annual Inspection Fee (Tier I)	\$ 1,006					See Footnote 35
L65	Surface Mine / Annual Inspection Fee (Tier II)	\$ 2,315					See Footnote 35