



COUNTY OF LAKE
 COMMUNITY DEVELOPMENT DEPARTMENT
 Planning Division
 Courthouse - 255 N. Forbes Street
 Lakeport, California 95453
 Telephone 707/263-2221 FAX 707/263-2225

RECEIVED

NOV 04 2016

LAKE COUNTY COMMUNITY
 DEVELOPMENT DEPT.

APPEAL TO BOARD OF SUPERVISORS

Date: November 4, 2016

Project Name (if applicable): La Monica Signs Use Permit 16-01

Appellant's Name: Trudy LaMonica

Appellant's Mailing Address: c/o Ewing & Associates 995 S. Main St, Lakeport, CA

Phone #: (707) 263-6400

Appellant's Representative Andre M. Ross, Esq. [CSBN 176126]

Phone #: 707-263-6400

Location of Project: 131 Soda Bay Road, Lakeport

Assessor's Parcel Number: 008-019-69

Previous Action Taken: Major Use Permit granted subject to new annual fee for monitoring billboard and additional new conditions of use re ingress, egress and maintenance. Date: October 27, 2016

Reason for Appeal: (Attach extra sheets if necessary)

Renewed Major Use Permit now incorporates new annual fees and conditions of use unsupported by facts or law. New fees were imposed by Planning Department in relation to issues that have not yet arisen, e.g. future maintenance of existing signage, and new conditions of use have been imposed regarding site access and property owners' agreement to waive legal protections against nonconsensual entry onto private property.

Please schedule hearing on appeal after January 1, 2017 due to calendaring conflicts.
Thank you
Trudy LaMonica
 Signature of Appellant/s
Andre M. Ross

FOR OFFICE USE ONLY	
Appeal Number: <u>AB 16-06</u>	Related File#: <u>UP 16-01</u>
Fee: <u>\$509</u>	Receipt #: <u>PL16000273</u>
Date Received: _____	Received By: _____

RECEIPT

RECEIPT NUMBER: PL16000274

OWNER: UNRUH PETER J & MICHELLE A
C/O EWING ASSOC.
995 SOUTH MAIN ST.,

TYPE: Planning Activity
PROJECT #: AB 16-07
OTHER PROJECT #'S:

SITE ADDRESS: 255 SODA BAY RD LKPT
PARCELS: 008-019-64

DESCRIPTION: appeal to the BOS for UP 16-06

TRANSACTION DATE: 11/07/2016 TOTAL PAYMENT: 509.00

TRANSACTION LIST:

Type	Method	Description	Amount
Payment	Check	517	509.00
TOTAL:			509.00

ACCOUNT ITEM LIST:

Description	Account Code	Current Pmts
AB	001-2702-461.66-	509.00
TOTAL:		509.00

BALANCE DUE: \$0.00

RECEIVED FROM: LaMonica Signs
RECEIPT ISSUED BY: COUNTER
ENTERED DATE: 11/07/2016

INITIALS: TS
TIME: 10:31 AM

LAW OFFICES OF:
EWING & ASSOCIATES

MIKE EWING
ISABELLE BROWN
ANDRE M. ROSS

POST OFFICE BOX 400
995 SOUTH MAIN STREET
LAKEPORT, CALIFORNIA 95453-0400

TELEPHONE (707) 263-6400
FACSIMILE (707) 263-7047

www.lakeportlawyers.com

October 26, 2016

Via E-Mail Transmission To: Danae.Bowen@lakecountyca.gov
Original to Follow Hand Delivery

County of Lake Planning Commission
Attn: Ms. Danae Bowen, Office Assistant
255 N. Forbes Street
Lakeport, California 95453

Re: Applicant: Trudy LaMonica d/b/a LaMonica Outdoor Advertising
Matters: Use Permit Renewals UP16-01, UP 16-05 and UP-16-06
Hearing Date: Thursday, September 27, 2016 at 9:05 a.m.

To the Honorable Members of the Lake County Planning Commission:

This letter brief is being submitted with respect to each of the three (3) pending applications for permit renewal identified above, i.e. UP 16-01, 16-065 and 16-06, (hereinafter collectively the "Applications"). This letter also incorporates by reference all pertinent arguments and exhibits previously submitted to the Planning Commission in my brief dated August 9, 2016.

On or about October 17, 2016, my office did receive timely notice of three (3) redacted/revised Staff Reports submitted by Planning Division to the Lake County Planning Commission with respect to the Applications. Each of those Staff Reports incorporate, among other things, a proposed form of major use permit prepared for each of the three billboard locations/renewal applications now pending before the Commission. Each of the proposed forms prepared by Planning Division Staff include new, additional terms recently proposed by Planning Staff as conditions for each of the requested renewals. For the reasons explained below, the Applicant respectfully objects to the new, additional conditions of approval identified below.

Specifically, both of the major use permit forms proposed for UP 16-01 and UP 16-06 contain a new Par. 6 which states, in pertinent part, as follows: "Within ninety (90) days from the date the site maintenance plan is approved, the permit holder shall submit an annual mitigation monitoring fee of \$ 157.00 (per 2016 fee schedule, approved by Board of Supervisors) This fee shall be renewed every subsequent year, on or before April 25th, for the life of the billboard." For those reasons discussed hereinbelow, and in much greater detail at the upcoming hearing, the Applicant objects to this new condition of permit renewal because there does not appear to be any legal authority authorizing the Planning Division to impose any new fees or assessments in the absence of either an ordinance or a resolution by the Board of Supervisors specifically authorizing the Planning Division's imposition of a new "annual mitigation monitoring fee" for billboard advertising installed within the County of Lake.

Similarly, both UP 16-01 and UP 16-06 each contain, in a new Par. 4, additional language imposing a requirement that Applicant prepare and supply a "sign maintenance plan" that will establish certain facts and circumstances deemed by Planning Division to be desirable and necessary for continued operation of each of the subject billboards. In addition, each of the proposed permit forms requires, in new Pars. 4 and 5, the

County of Lake Planning Commission

Re: Use Permit Renewals UP16-01, UP 16-04 and UP 16-05

October 26, 2016

Page 2 of 2

preparation of an "ingress and egress plan" (an undefined term) with respect to privately owned and operated billboard advertising installed entirely on private property. Indeed, the proposed form of UP 16-06 appears to require the engagement of a "qualified biologist" who, presumably for a fee, will be asked to develop a wetlands plan or report which may, or which may not, be satisfactory to the Planning Division.

The burdens, both financial and otherwise, to be imposed by the Planning Division under the proposed forms of use permit will very likely be substantial, whereas the public purpose and benefit of such new requirements remains uncertain. More importantly, none of the newly imposed conditions of approval for renewed use permits are mentioned anywhere in the County of Lake's Zoning Ordinance Article 45 "Regulations for Signs." Thus, it would appear as though the Planning Division is seeking to legislate, on its own, and impose upon the Applicant's business operations multiple, new conditions of approval which are completely unsupported by local ordinances.

Attached hereto as Exhibit "D" is a true and correct photocopy of County of Lake Ordinance No. 2646 (enacted 05.20.2003) establishing the Planning Division's schedule of fees which may be lawfully imposed under the Board of Supervisors' legislative authority. Attached hereto as Exhibit "E" is a true and correct photocopy of County of Lake Ordinance No. 3040 (passed 04.05.2016) which reflects certain amendments made to Ordinance No. 2646 by the Board of Supervisors. Attached hereto as Exhibit "F" is a true and correct photocopy of the County of Lake's current schedule of "Planning Division Fees" which can ordinarily be obtained from Staff at the Planning Division's front counter. Attached hereto as Exhibit "G" is a true and correct photocopy of Lake County Code of Ordinances Sec. 2-72 which species the Planning Division's functions and duties under the local laws currently in effect in Lake County.

Under the local laws currently in effect in the County of Lake, and in the absence of a special resolution by the Board of Supervisors authorizing the Planning Division's creation and imposition of a new "annual mitigation monitoring fee" for billboard signage installed in the County of Lake, there simply does not appear to be any legal authority supporting the Planning Division's spontaneous creation and imposition of new fees, taxes and/or assessments in relation to existing billboard advertising located in Lake County.

Applicant looks forward to having an opportunity to address all of the Planning Commission's remaining questions and concerns regarding her pending renewal applications at the October 27, 2016 hearing.

Thank you.

Sincerely,


Andre M. Ross for
EWING & ASSOCIATES

cc: Applicant
Ms. Shanda Harry, Deputy County Counsel
Ms. Tricia Shortridge, Associate Planner

Encl: Exhibit D - Lake County Code Ordinance No. 2646 (11 Pages)
Exhibit E - Lake County Code Ordinance No. 3040 (11 Pages)
Exhibit F - Lake County Schedule of "Planning Division Fees" 2016
Exhibit G - Lake County Code Sec. 2-72 Functions and Duties of Planning Dept.

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BOARD OF SUPERVISORS, COUNTY OF LAKE, STATE OF CALIFORNIA

ORDINANCE NO. 2646

AN ORDINANCE ESTABLISHING PLANNING DIVISION FEES AND SUPPORT SERVICES.

THE BOARD OF SUPERVISORS OF THE COUNTY OF LAKE, STATE OF CALIFORNIA, ORDAINS AS FOLLOWS:

Section 1: The amounts set forth below are hereby established as the fees for services performed for planning permits, appeals, and other services. Unless otherwise specified, the Planning Division shall collect the fees set forth below before accepting any application for planning permits or appeals. No application for a permit or appeal shall be deemed filed until said fees are received. All fees shall be non-refundable, unless expressly authorized by the Community Development Director.

A. General Plan

General Plan Amendment:

Map \$1792

Fee Distribution:

Planning \$1735
Public Works 35
Environmental Health 22

Text \$1735

B. Zoning

Any zone change: \$1512

Fee Distribution:

Planning \$1390
Public Works 100
Environmental Health 22

1	General Plan of Development:		\$1827
2	Fee Distribution:		
	Planning		\$1735
3	Public Works		70
4	Environmental Health		22
5	C. <u>Permits</u>		
6	Zoning Clearance:		
	Single Family		\$60
7	Multi-Family and Commercial		\$115
8	Zoning Permit:		\$60
9			
10	Development & Design Review Permits:		\$362
11	Fee Distribution:		
	Planning	\$ 230	
12	Public Works	115	
	Environmental Health	17	
13	Minor Use Permit (simple):		\$430 - for simple projects not needing review by DPW (Examples may include setback reduction, building or fence height increase, collector's permit, hardship guest house, farm labor quarters and similar uses)
14			
15	Fee Distribution:		
16	Planning	\$ 413	
	Environmental Health	17	
17			
18	Minor Use Permit (complex):		\$593 - for complex projects needing review by DPW (Examples may include commercial projects, road building, import/export of fill, increased fence height on corner lots, day care, wineries, and similar uses)
19			
20			
21	Fee Distribution:		
	Planning	\$ 413	
22	Public Works	163	
	Environmental Health	17	
23			
24	Major Use Permit:		\$1667
25	Fee Distribution:		
	Planning	\$1390	
26	Public Works	233	
	Environmental Health	44	
27			
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1	Variance:		\$752
2	Fee Distribution:		
	Planning	\$ 700	
3	Public Works	35	
4	Environmental Health	17	
5	Lakebed Variance:		\$807
6	Fee Distribution:		
	Planning	\$ 700	
7	Public Works	90	
8	Environmental Health	17	
9	D. <u>Subdivisions</u>		
10	Certificate of Compliance:		
11	Regular		\$ 255 per lot
12	Fee Distribution:		
	Planning	\$ 230	
13	Public Works	25	
14	Conditional		\$467 per lot
15	Fee Distribution:		
	Planning	\$ 345	
16	Public Works	100	
17	Environmental Health	22	
18	Deviation:		
	With Map		\$ 682
19	Without Map		\$1267
20	Fee Distribution:		
	Planning		
21	With Map	\$ 575	
	Without Map	\$1160	
22	Public Works	107	
23	Lot Line Adjustment:		\$678
24	Fee Distribution:		
25	Planning	\$ 345	
	Assessor	55	
26	Public Works	250	
27	Environmental Health	28	
28			

1	Tentative Parcel Map/Merger and Resubdivision (4 parcels or less):		\$1572
2	Fee Distribution:		
3	Planning	\$1145	
	Assessor	6	
4	County Counsel	13	
	Public Works	343	
5	Environmental Health	44	
	Special Districts	21	
6			
7	Final Parcel Map (Collected by DPW):		\$ 808
8	Fee Distribution:		
	Planning	100	
9	Assessor	88	
	Public Works	620	
10			
11	Parcel Map Extension of Time:		\$ 288
12	<u>Subdivisions</u> (or parcel maps and merger and resubdivisions with five or more parcels):		
13	Tentative Subdivision Map:		\$2351 plus \$65 per lot
14	Fee Distribution:		
15	Planning	\$1735 + \$65 per lot	
	Assessor	7	
16	County Counsel	45	
	Public Works	498	
17	Environmental Health	44	
	Special Districts	22	
18			
19	Final Subdivision Map:		\$1865 plus \$43 per lot
20	Fee Distribution:		
	Planning	\$ 460 + \$35 per lot	
21	Assessor	110 + \$8 per lot	
	County Counsel	39	
22	Public Works	1250	
23			
24	Subdivision Map Extension of Time:		\$ 413
25			
26			
27			
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1	Reversion to Acreage:		\$ 513 parcel map \$ 899 subdivision map
2	Fee Distribution:		
3	Planning	\$ 230 parcel map \$ 516 subdivision map	
4	Public Works	200 parcel map 300 subdivision map	
5	Assessor	66	
6	Environmental Health	17	
7	Voluntary Merger:		\$ 262
8	Fee Distribution:		
9	Planning	\$ 161	
10	Assessor	66	
11	Public Works	35	
12	Waiver:		\$2142
13	Fee Distribution:		
14	Planning	\$1735	
15	Assessor	94	
16	County Counsel	13	
17	Public Works	250	
18	Environmental Health	39	
19	Special Districts	11	
20	E. <u>CEQA</u>		
21	Categorical Exemption:	\$65	Would also apply to review of previously approved negative declarations.
22	Basic Initial Study:	\$250	Would also apply to review of previously approved environmental impact reports.
23	Special Initial Studies (traffic, noise, hydrology, etc.):		15% of contract with \$230 non-refundable deposit.
24			
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1	Environmental Impact Reports Prepared by Staff:	\$ 46/hr. with \$2000 non- refundable deposit (time permitting).
2		
3		
4	Prepared by Outside Consultant:	\$15% of the contract with \$2000 non- refundable deposit.
5		
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7		
8	<u>Environmental Mitigation Monitoring</u>	
9	Geothermal Well:	\$253 per constructed well per year.
10	Power Plant:	\$2530 per constructed power plant per year.
11		
12	<u>Mining; SMARA:</u>	
13	Aggregate Extraction Inspection:	\$634 per year
14		
15	Gold Mill or Similar Processing:	\$2530 per constructed gold mill or similar processing plant per year.
16		
17		
18	Other Current Planning Projects:	\$127 per project per year until mitigations are completed.
19		
20	Major Projects:	Major projects requiring extensive monitoring may also be subject to higher fee per use permit conditions and a separate agreement.
21		
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1 F. Resource Projects

2 Agricultural Preserve or Timber
3 Preserve or cancellations (including APZ zoning): \$1390

4 Administrative Gravel Extraction: \$ 378

5 Fee Distribution:
6 Planning \$ 298
7 Public Works 90

8 Use Permit to Mine: \$1435 out of channel
9 \$1660 in channel

10 Fee Distribution:
11 Planning \$1390
12 Public Works-out of channel 45
13 Public Works-in channel 270

14 Reclamation Plan: \$1530

15 Fee Distribution:
16 Planning \$1390
17 Public Works 140

18 Geothermal Temperature Gradient Permit: \$ 634

19 Fee Distribution:
20 Planning \$ 579
21 Public Works 33
22 Environmental Health 22

23 Geothermal Exploration Use Permit: \$2515

24 Fee Distribution:
25 Planning \$2350
26 Public Works 121
27 Environmental Health 44

28 Geothermal Field Development Use Permit: \$5037

Fee Distribution:
Planning \$4817
Public Works 176
Environmental Health 44

1	Groundwater Extraction/Exportation Permit:		\$2087
2	Fee Distribution:		
	Planning	\$1390	
3	Public Works	680	
4	Environmental Health	17	
5	Power Plant Use Permit:		\$5021
6	Fee Distribution:		
	Planning	\$4691	
7	Public Works	286	
8	Environmental Health	44	
9	G. <u>Appeals</u>		
10	Administrative Appeal to the		
11	Planning Commission:		\$298
12	Enforcement Appeal to the		
13	Planning Commission:		\$355
14	Appeal to the Board of Supervisors:		\$ 407 plus actual cost
15	(with Court Reporter)		of court reporter,
			with \$150 deposit.
16	Fee Distribution:		
	Planning	\$355	
17	Public Works	52	
18	Administrative Appeal of Shoreline		
19	Ordinance Encroachment Permits to		
	Planning Commission:		\$ 245
20	Fee Distribution:		
	Planning	\$ 200	
21	Public Works	45	
22	H. <u>Other</u>		
23	Preapplication Site Visit:		\$ 250 for projects
24			requiring permits.
25			Fee will be credited
26			towards application
27			fee if submitted
28			within 6 months of the
			site visit.

1	Private Research Request:		No charge for up to 1/2 staff hour; \$46 per additional staff hour billed in 1/2 hour increments (time permitting).
2			
3			
4	Planning Commission Tape Transfer:		\$46 per tape (does not include cassette(s)).
5			
6	Subdivision Development Agreement:		\$ 633
7	Yearly review fee		\$ 253
8	Late Permit Investigation Fee:		Double applicable fee requirements for projects initiated without authorization.
9			
10	Minor Modification to Approved:		\$ 230
11	Permit		
12	Minor Modification to Approved Map:		\$280
13	Fee Distribution:		
14	Planning	\$ 230	
15	Public Works	50	
16	Renewal of Expired Permits/Maps:		50% of applicable fee if submitted within one (1) year of date of expiration.
17			
18	Planning Commission Hearings:		No charge for up to two (2) scheduled hearings; \$500 per additional hearing.
19			
20			
21	Special Planning Commission Meeting Requested by Applicant:		\$1150
22	Planning Commission Agendas:		\$86 per year.
23	Archaeological Review (actual cost charged by Sonoma State):		\$60
24	General photocopying (up to 8 1/2 x 14):		25 cents per page
25	Over 8 1/2 x 14:		50 cents per page
26	Photocopying of Planning Division Publications:		5 cents per page (for entire document)
27			
28			

1	GIS maps, simple or existing (less than ¼ hour staff time)	1 st map per person per day
2	Letter/legal size:	free, each additional map \$1
	11" X 17"	\$2
3	18" X 26"	\$3
	24" X 36"	\$10
4	36" X 48"	\$20
5	* Maps printed on vellum: double the above fee	
	* Maps printed on mylar: triple the above fee	
6	Large 2-piece General Plan/Zoning map	\$60
7	Odd or oversized	\$1.00 per square foot
	Complex maps/custom GIS work	\$46 per hour (1/2 hr min.)
8	Mailing Fee	\$1 per map
	GIS Data Fee (media fee + staff time only)	
9	Data on CD-R	\$5 (+\$1 mailing fee)
	Customer-supplied CD-R	\$3 (+\$1 mailing fee)
10	Large Format Copying	Same as printing fees above
	Large Format Scanning	\$3 per map + CD-R fee

12 Section 2: The above fees include \$50.00 (where appropriate) to cover the cost of legally
13 advertising projects that require public hearings. Should noticing of an individual project require
14 advertising, postage and photocopying that exceed \$50.00, the applicant shall pay the actual costs of
15 advertising, postage, and photocopying that exceed \$50.00.

17 Section 3: Development projects that have potential to substantially add to the employment
18 base or otherwise contribute to the county's economic development may qualify for fee waivers by the
19 Board of Supervisors on a case-by-case basis.

21 Section 4: All ordinances or parts of ordinances, or resolutions or parts of resolutions in
22 conflict herewith are hereby repealed to the extent of such conflict and no other.

24 Section 5: This ordinance shall take effect on the 3rd day of July, 2003,
25 and before the expiration of fifteen (15) days after its passage, it shall be published at least once in a
26 newspaper of general circulation printed and published in the County of Lake.

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The foregoing ordinance was introduced before the Board of Supervisors on the 20th day of May, 2003, and passed by the following vote on the 3rd day of June, 2003.

AYES: Supervisors Robey, Smith, Farrington, Brown and Lewis

NOES: None

ABSENT OR NOT VOTING: None

ATTEST: KELLY F. COX

Clerk of the Board of Supervisors

By: [Signature]
Deputy

[Signature]
Chairman, Board of Supervisors

APPROVED AS TO FORM:
CAMERON L. REEVES
County Counsel

[Signature]



**BOARD OF SUPERVISORS, COUNTY OF LAKE, STATE OF CALIFORNIA
ORDINANCE NO. 3040**

**AN ORDINANCE AMENDING ORDINANCE NO. 2646 TO REVISE THE FEE
SCHEDULE FOR THE PLANNING DIVISION AND SUPPORT SERVICES.**

THE BOARD OF SUPERVISORS OF THE COUNTY OF LAKE, STATE OF CALIFORNIA, ORDAINS AS FOLLOWS:

Section 1: Section 1 of Ordinance No. 2646 is hereby amended to read as follows:

“The amounts set forth below are hereby established as the fees for services performed for planning permits, appeals, and other services. Unless otherwise specified, the Planning Division shall collect the fees set forth below before accepting any application for planning permits or appeals. No application for a permit or appeal shall be deemed filed until said fees are received. All fees shall be non-refundable, unless expressly authorized by the Community Development Director.”

A. General Plan

General Plan Amendment:

Map		\$2241
	<u>Fee Distribution:</u>	
	Planning	\$2169
	Public Works	\$44
	Environmental Health	\$28
Text		\$2169

B. Zoning

Any zone change: \$1891

	<u>Fee Distribution:</u>	
	Planning	\$1737
	Public Works	\$125
	Environmental Health	\$28

General Plan of Development: \$2285

	<u>Fee Distribution:</u>	
	Planning	\$2169
	Public Works	\$88
	Environmental Health	\$28

C. Permits

Zoning Clearance:

Single Family	\$75
Multi-Family and Commercial	\$144

EXHIBIT E
PAGE 1 OF 11

**ORDINANCE NO. 3040 - AN ORDINANCE AMENDING ORDINANCE NO. 2646 TO REVISE
FEE SCHEDULE FOR THE PLANNING DIVISION AND SUPPORT SERVICES.**

Zoning Permit:		\$75	
Development & Design Review Permits:		\$453	
<u>Fee Distribution:</u>			
Planning	\$288		
Public Works	\$144		
Environmental Health	\$21		
Minor Use Permit (simple):			\$597 - for simple projects not needing review by DPW (Examples may include setback reduction, building or fence height increase, collector's permit, hardship guest house, farm labor quarters and similar uses)
<u>Fee Distribution:</u>			
Planning	\$516		
Environmental Health	\$21		
Minor Use Permit (complex):			\$741 - for complex projects needing review by DPW (Examples may include commercial projects, road building, import/export of fill, increased fence height on corner lots, day care, wineries, and similar uses)
<u>Fee Distribution:</u>			
Planning	\$516		
Public Works	\$204		
Environmental Health	\$21		
Major Use Permit:		\$2084	
<u>Fee Distribution:</u>			
Planning	\$1738		
Public Works	\$291		
Environmental Health	\$55		
Variance:		\$940	
<u>Fee Distribution:</u>			
Planning	\$875		
Public Works	\$44		
Environmental Health	\$21		

**ORDINANCE NO. 3040 - AN ORDINANCE AMENDING ORDINANCE NO. 2646 TO REVISE
FEE SCHEDULE FOR THE PLANNING DIVISION AND SUPPORT SERVICES.**

Lakebed Variance:		\$1009
<u>Fee Distribution:</u>		
Planning	\$875	
Public Works	\$113	
Environmental Health	\$21	

D. Subdivisions

Certificate of Compliance:

Regular \$319 per lot

<u>Fee Distribution:</u>	
Planning	\$288
Public Works	\$31

Conditional \$584 per lot

<u>Fee Distribution:</u>	
Planning	\$431
Public Works	\$125
Environmental Health	\$28

Deviation:

With Map	\$853
Without Map	\$1584

<u>Fee Distribution:</u>	
Planning	
With Map	\$719
Without Map	\$1450
Public Works	134

Lot Line Adjustment: \$848

<u>Fee Distribution:</u>	
Planning	\$431
Assessor	\$69
Public Works	\$313
Environmental Health	\$35

Tentative Parcel Map/Merger and
Resubdivision (4 parcels or less): \$1965

<u>Fee Distribution:</u>	
Planning	\$1431
Assessor	

EXHIBIT E
PAGE 3 OF 11

**ORDINANCE NO. 3040 - AN ORDINANCE AMENDING ORDINANCE NO. 2646 TO REVISE
FEE SCHEDULE FOR THE PLANNING DIVISION AND SUPPORT SERVICES.**

County Counsel	\$16
Public Works	\$429
Environmental Health	\$55
Special Districts	\$26
Final Parcel Map (Collected by DPW):	\$1010
<u>Fee Distribution:</u>	
Planning	\$125
Assessor	\$110
Public Works	\$775
Parcel Map Extension of Time:	\$360
Subdivisions (or parcel maps and merger and resubdivisions with five or more parcels):	
Tentative Subdivision Map:	\$2940 plus \$81 per lot
<u>Fee Distribution:</u>	
Planning	\$2169 + \$81 per lot
Assessor	\$9
County Counsel	\$56
Public Works	\$623
Environmental Health	\$55
Special Districts	\$28
Final Subdivision Map:	\$2325 plus \$54 per lot
<u>Fee Distribution:</u>	
Planning	\$575 + \$44 per lot
Assessor	\$138 + \$10 per lot
County Counsel	\$49
Public Works	\$1563
Subdivision Map Extension of Time:	\$516
Reversion to Acreage:	\$641 parcel map \$1124 subdivision map
<u>Fee Distribution:</u>	
Planning	\$286 parcel map \$645 subdivision map
Public Works	\$250 parcel map \$375 subdivision map
Assessor	\$83
Environmental Health	\$21

EXHIBIT E

PAGE 4 OF 11

**ORDINANCE NO. 3040 - AN ORDINANCE AMENDING ORDINANCE NO. 2646 TO REVISE
FEE SCHEDULE FOR THE PLANNING DIVISION AND SUPPORT SERVICES.**

Voluntary Merger: \$328

Fee Distribution:

Planning	\$201
Assessor	\$83
Public Works	\$44

Waiver: \$2679

Fee Distribution:

Planning	\$2169
Assessor	\$118
County Counsel	\$16
Public Works	\$313
Environmental Health	\$49
Special Districts	\$14

E. CEQA

Categorical Exemption:	\$81	Would also apply to review of previously approved negative declarations.
------------------------	------	--

Basic Initial Study:	\$500	Would also apply to review of previously approved environmental impact reports.
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Special Initial Studies (traffic, noise, hydrology, etc.):		15% of contract with \$288 non-refundable deposit.
--	--	--

Environmental Impact Reports Prepared by Staff:		\$58/hr. with \$2500 non-refundable deposit (time permitting).
---	--	--

Prepared by Outside Consultant:		\$15% of the contract with \$2500 non-refundable deposit.
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EXHIBIT

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ORDINANCE NO. 3040 - AN ORDINANCE AMENDING ORDINANCE NO. 2646 TO REVISE FEE SCHEDULE FOR THE PLANNING DIVISION AND SUPPORT SERVICES.

Environmental Mitigation Monitoring

Geothermal Well:	\$316 per constructed well per year.
Power Plant:	\$3163 per constructed power plant per year.
Mining; SMARA:	
Aggregate Extraction Inspection:	\$793 per year
Gold Mill or Similar Processing:	\$3163 per constructed gold mill or similar processing plant per year.
Other Current Planning Projects:	\$159 per project per year until mitigations are completed.
Major Projects:	Major projects requiring extensive monitoring may also be subject to higher fee per use permit conditions and a separate agreement.

F. Resource Projects

Agricultural Preserve or Timber Preserve or cancellations (including APZ zoning):	\$1738
Administrative Gravel Extraction:	\$ 486
<u>Fee Distribution:</u>	
Planning	\$373
Public Works	\$113

EXHIBIT E
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**ORDINANCE NO. 3040 - AN ORDINANCE AMENDING ORDINANCE NO. 2646 TO REVISE
FEE SCHEDULE FOR THE PLANNING DIVISION AND SUPPORT SERVICES.**

Use Permit to Mine:		\$1794 out of channel \$2076 in channel
<u>Fee Distribution:</u>		
Planning	\$1738	
Public Works-out of channel	\$56	
Public Works-in channel	\$338	
Reclamation Plan:		\$1913
<u>Fee Distribution:</u>		
Planning	\$1738	
Public Works	175	
Geothermal Temperature Gradient Permit:		\$792
<u>Fee Distribution:</u>		
Planning	\$724	
Public Works	\$41	
Environmental Health	\$27	
Geothermal Exploration Use Permit:		\$3144
<u>Fee Distribution:</u>		
Planning	\$2938	
Public Works	\$151	
Environmental Health	\$55	
Geothermal Field Development Use Permit:		\$6296
<u>Fee Distribution:</u>		
Planning	\$6021	
Public Works	\$220	
Environmental Health	\$55	
Groundwater Extraction/Exportation Permit:		\$2609
<u>Fee Distribution:</u>		
Planning	\$1738	
Public Works	\$850	
Environmental Health	\$21	
Power Plant Use Permit:		\$6277
<u>Fee Distribution:</u>		
Planning	\$5864	
Public Works	\$358	
Environmental Health	\$55	

EXHIBIT E

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**ORDINANCE NO. 3040 - AN ORDINANCE AMENDING ORDINANCE NO. 2646 TO REVISE
FEE SCHEDULE FOR THE PLANNING DIVISION AND SUPPORT SERVICES.**

G. Appeals

Administrative Appeal to the Planning Commission:	\$373
Enforcement Appeal to the Planning Commission:	\$444
Appeal to the Board of Supervisors: (with Court Reporter)	\$509 plus actual cost of court reporter, with \$188 deposit.
<u>Fee Distribution:</u>	
Planning	\$444
Public Works	\$65

Administrative Appeal of Shoreline Ordinance Encroachment Permits to Planning Commission:	\$307
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<u>Fee Distribution:</u>	
Planning	\$250
Public Works	\$56

H. Other

Preapplication Site Visit:	\$313 for projects requiring permits. Fee will be credited towards application fee if submitted within 6 months of the site visit.
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Private Research Request:	No charge for up to ½ staff hour; \$58 per additional staff hour billed in ½ hour increments (time permitting).
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Planning Commission Tape Transfer:	\$58 per tape (does not include cassette(s)).
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EXHIBIT E
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