



ERIC GIBSON
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County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

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October 25, 2011

FINAL

Rugged Solar LLC
4250 Executive Square, Suite 770
La Jolla, CA 92037

RUGGED SOLAR PRE-APPLICATION SUMMARY LETTER; 3992-11-018 (MPA), KIVA# 11-0159228, 1.5 miles north of I-8 between Ribbonwood Road and McCain Valley Road, Boulevard, CA within the Mountain Empire Subregional Planning Area. APN's 611-110-01; 611-100-02 & 01; 611-090-04; 611-091-03; 611-090-02; 611-060-04; 611-091-091-09.

On October 22, 2011, the Department of Planning and Land Use (DPLU) held a Pre-application Meeting on the above listed APN's. This letter provides a summary of the major issues discussed at the conference, key decisions or determination, and guidance for project processing.

OVERVIEW

A. Attendees: The following County staff and applicant representatives attended the Pre-application Meeting: See attached sign in sheet and meeting notes.

B. Project Description:

Applicants Request: The project would be a Major Use Permit to authorize an unmanned 82.2-megawatt (MW) solar power plant on an approximately 700-acre project site in the community of Boulevard in the unincorporated County of San Diego. The project would include approximately 3,132 concentrating photovoltaic (CPV) trackers that would utilize a dual axis tracking and mounting system. Individual tracker dimensions would be approximately 25 feet tall and 48 feet wide. The proposed use is subject to Major Impact Utility regulations pursuant to Sections 1350 and 2926 of the County's Zoning Ordinance.

Point of Interconnection: Each building block would be made up of forty-eight dual axis trackers that would deliver energy underground to inverter/transformer stations. Inverter/transformer stations would then deliver the power underground to an on-site 34.5KV/69kV step-up substation. Finally, the Substation would rely

on an overhead 69kV distribution line to carry the energy to the new Boulevard substation.

Facilities and Improvements: There are no required frontage or road improvements. The project's onsite groundwater demand is approximately 1 acre-foot per year that would be used for periodic cleaning of the solar panels and reapplication of the soil-binding agent when necessary. The amount of imported water includes the amount of water used during project construction and decommissioning. Potable Water and septic improvements are not required because the facility will be unmanned. The amount of grading and excavation is undetermined at this time.

C. Land Use Designation and Zoning: The project is located on approximately 700-acres between McCain Valley Road and Ribbonwood Road, about 1.5 miles north of Interstate 8, within the Mountain Empire Subregional Planning Area. It is subject to the Rural Land (RL-80) General Plan Land Use Designation. The Zoning for the site is (A72) General Agriculture, and has a 40-acre minimum lot size.

D. DETERMINATIONS: The following decisions or determinations were made at the Pre-application Meeting:

- 1. Permit Path:** The project will require a Major Use Permit to authorize a Major Impact Utility Pursuant to Sections 1350 and 2926 of the Zoning Ordinance within the A72 zoned site. The A72 Zone allows Major Impact Services and Utilities upon issuance of a Major Use Permit.
- 2. Environmental Review:** The Department The Department of Planning and Land Use has completed its review of your major preapplication request and has determined that there may be substantial evidence that your project may have a significant adverse effect on the environment due to direct impacts to visual resources, biological resources, cultural resources. The project would also have potentially significant cumulative impacts to the Boulevard Community only for the same impact areas. The project will be subject to prepare and submit a draft Environmental Impact Report (EIR) to comply with the requirements of the California Environmental Quality Act (CEQA).

The County of San Diego's environmental review guidelines require that EIRs be prepared by a consultant from the County's List of Environmental Consultants. Furthermore, the guidelines require that environmental technical studies be prepared by a California Licensed professional (i.e., engineer, geologist) qualified to complete the study or a consultant from the County's List of Environmental Consultants. Consultant lists are available at the Department of Planning and Land Use – Zoning Counter.

MAJOR PROJECT ISSUES

The following project issues were identified during the project pre-application scoping and are further discussed in the attachments to this letter. These issues may require

substantial redesign of the proposed project or, if not resolved, would result in a recommendation for project denial by DPLU. These issues discussed below, were identified based upon information presently available to the County and are subject to change upon submittal of further information and studies:

1. **General Plan Consistency:** The General Plan Update was approved by the Board of Supervisors August 4, 2011. The newly adopted plan has several policies that may conflict with your project. General Plan conformance is one of the required Major Use Permit findings pursuant to ZO Section 7358. A General Plan Consistency Analysis is required to determine if the project would comply with the General Plan and the Boulevard Community Plan (See Attachment A letter C for the scope for analysis). It is recommended that the plan consistency analysis be performed early on in the process. If there are General Plan policy conflicts, they can be addressed with mitigation and/or site design. For example, Policy COS-11.1 addresses the protection of Scenic Highways. Old Highway 80 is a General Plan Designated Scenic Highway (Not State Designated), this policy may affect how the project is designed, and or what mitigation is proposed to comply with the policy. The following is a summary of some of the other plan policies you may be in conflict with, or could use extra attention when designing the project:

General Plan Policies: LU.6.6, LU-6.9, LU-10.2, LU-12.4, COS-11.1-3, COS 12.2, and S.3.2.

The Boulevard Community Plan has at least six policies that would prohibit or hinder the proposed project. These policies may be amended by the Board of Supervisors when the Zoning Ordinance update to the Wind regulations is adopted. The Wind Ordinance is on schedule to be heard by the Board of Supervisors the 1st quarter of 2012. The following is a summary of some of the other plan policies you may be in conflict with, or could use extra attention when designing the project:

Boulevard Community Plan Policies: Policy LU: 1.1.1, 1.2.2, 1.3.2, 6.1.2, 6.1.3, and 6.1.4.

2. **Major Use Permit Findings:** As currently designed, it does not appear that staff will be able to make the necessary Major Use Permit findings necessary for approval. In order to be granted a Major Use Permit, the location, size, design, and operating characteristics of the proposed use needs to be compatible with adjacent uses, residents, buildings, or structures¹. The project should be redesigned with special consideration given to making the following findings:
 1. Harmony in scale, bulk, coverage and density
 2. The availability of public facilities, services, and utilities
 3. The harmful effect, if any, upon the neighborhood character
 4. The generation of traffic and the capacity and physical character of the surrounding streets

¹ Please see section 7358 of the County's Zoning Ordinance.

5. The suitability of the site for the type and intensity of use or development which is proposed
 6. Any other relevant impact of the proposed use.
3. **Visual Impacts:** The initial review of your project has revealed that the project may adversely affect visual resources. There may be potentially adverse impacts to Visual Resources from introduction of the project to the viewshed. Views from scenic vistas, scenic highways and County Scenic Routes will need to be analyzed further to determine the extent of any adverse impacts. Visual resources can include narrow or expansive views, views from one site or from a series of sites as along a scenic highway (Interstate 8), and views from above, at eye level, or from below. A particular aspect that defines a community or a region's character and can also identify a scenic resource. The evaluation of visual resources should be combined with the General Plan Consistency Analysis because of the policies that protect scenic resources. A full Visual Analysis will be required to evaluate the significance of the visual impacts
4. **Fire Protection:** The project sites are located in a Very High Fire Severity Zone and the project design and mitigation measure should be evaluated as early on as possible, as well as consultation with the County Fire Authority (CFA). The projects will be required to annex into a Community Facilities District in order for the CFA to provide adequate fire service to the project. The costs and process for annexation into the CFD should be discussed with the CFA. Additionally, a full fire protection plan with technical report will be required.
5. **Cultural Resources:** All parcels identified with this project contain numerous previously recorded sites with cultural resources. This may hinder the design and ultimate full implementation of what was proposed in the project description. The project will be required to comply with the Resource Protection Ordinance (RPO) to avoid and or preserve these sites. The RPO significance of the sites are unknown, so further evaluation and consultation with the County should be made before proceeding with the project.
6. **Biological Resources:**
1. **Offsite Mitigation:** While the project description indicates that mitigation will be proposed onsite in the southeastern corner of the project site, it does not appear that this area will be large enough to account for all required mitigation. If offsite mitigation is required to meet habitat mitigation requirements, the applicant must identify in the Biological Resources Report where offsite mitigation is proposed. Staff is not aware of any mitigation banks in this area that could be used to fulfill the mitigation requirements of this project.
 2. **RPO:** The project site appears to contain large areas that qualify as wetlands in accordance with the Resource Protection Ordinance (RPO). In accordance with the RPO, all wetlands and a wetland buffer of 50 to 200-feet must be preserved. The Biological Resources Map must clearly

define all areas meeting the RPO definition of a wetland and must also show a wetland buffer of an appropriate width to preserve the wetlands. A limited building zone on 100-feet is also required from the edge of any open space easement to prevent future fire clearing from impacting the wetland.

ESTIMATE OF DISCRETIONARY PROCESSING COSTS AND SCHEDULE

An estimate of discretionary processing time and costs that includes several assumptions has been generated for your project and is included in Attachment B. It is estimated that \$229,077 of County fees and deposits will be required to get the project through to a hearing. The estimated hearing date for this project is March 2014. Please note that the estimated cost and hearing date is based on certain assumptions detailed in the Attachment and could be more or less than the estimate provided. If the cost and schedule assumptions prove to be incorrect, the estimate will be revised. The estimate includes only the costs to get your present application to hearing and does not include additional post discretionary processing costs such as an appeal or final map fees or building permit fees.

Should your application be approved, there will be additional processing costs in the future (e.g., Final Map processing costs, park fees, drainage fees, building permit fees). To obtain an estimate of future building permit and plan check fees, parks fees, and Traffic Impact Fees, see <http://www.sdcounty.ca.gov/dplu/bldgforms/index.html#fees>.

Please note that building permits are required to construct, enlarge, alter, repair, move, improve, remove, convert, or demolish a building or structure. Permits are also required for plumbing, electrical, and mechanical work. A permit must be obtained prior to construction and prior to occupancy. Failure to obtain a building permit is a violation of the County of San Diego Ordinances. The Department's goal is to help facilitate the efficient and timely processing of each application. If, however, a project becomes delayed due to excessive project inactivity or account deficit, Board Policy I-137 will apply; please refer to the Board Policy I-137 at http://www.sdcounty.ca.gov/dplu/docs/Inactive_Case_Board_Policy-11.3.09.pdf and the FAQ sheet at <http://www.sdcounty.ca.gov/dplu/docs/907.pdf> for the Processing of Inactive and Deficit Projects.

DEFENSE AND INDEMNIFICATION

Execution of a Defense and Indemnification Agreement will likely be required due to the risk to the County of potential litigation associated with this project. Securities may also be required. While the indemnification agreement is not executed until Board of Supervisors authorization, typically at the end of the discretionary review process, you should be aware of the obligations, costs and potential risks associated with the agreement and potential future litigation filed against the County. For Frequently Asked Questions about Defense and Indemnification Agreements, see [Defense and Indemnification FAQs](#)

DEPARTMENT RECOMMENDATION

Comments and information in this letter, or lack thereof, should not be construed as the Department implying an overall recommendation or decision on your project. The

Department of Planning and Land Use generally makes a final recommendation to approve or deny a project when the entire planning analysis and environmental documentation is complete and Sponsor Group input is received.

CONSULTANT LIST & MEMORANDUM OF UNDERSTANDING (MOU)

Certain technical studies must be prepared by a consultant from the County's CEQA Consultant List, which can be found on the County of San Diego's website at: <http://www.sdcdplu.org/dplu/Resource/docs/3~pdf/consList.pdf>. No list is maintained for hydrology and stormwater management planning. With the exception of minor stormwater management plans, only registered engineers registered in the State of California shall be permitted to submit hydrology/drainage studies and only registered engineers or Certified Professionals in Storm Water Quality certified by CPESC, Inc., or an equivalent entity approved by the Director of Public Works, shall be permitted to submit stormwater management plans.

Applicants are responsible for selecting and direct contracting with specific consultants from the County's list to prepare CEQA documents for private projects. Prior to the first submittal of a CEQA document prepared by a listed consultant for a private project, the applicant, consultant, consultant's firm (if applicable) and County shall execute the attached Memorandum(s) of Understanding (MOU). The responsibilities of all parties involved in the preparation of environmental documents for the County (i.e. applicant, individual CEQA consultants/sub-consultants, consulting/sub-consultant firms, and County) are clearly established in the MOU for each requested applicable study. The clear identification of roles and responsibilities for all parties is intended to contribute to improved environmental document quality. The MOU can be found on the Department's website at: <http://www.sdcountry.ca.gov/luegdocs/Templates /Boilerplate %20Templates/MOU.doc>.

GUIDELINES FOR DETERMINING SIGNIFICANCE & REPORT FORMAT AND CONTENT REQUIREMENTS

Technical studies must be prepared using the Guidelines for Determining Significance and Report Format & Content Requirements. The Guidelines and Report Format & Content Requirements can be found on the Department's website at <http://www.co.san-diego.ca.us/dplu/procguid.html> (listed in alphabetical order).

COMMUNITY SPONSOR GROUP COORDINATION

The Department of Planning and Land Use (DPLU) strongly recommends coordination with the applicable Community Sponsor Group prior to application submittal, as the Department will consider comments from applicable community groups in its decision making process. The following link is for the Sponsor Group chairperson and contact information: Sponsor Group: <http://www.sdcountry.ca.gov/dplu/docs/ plngchairs.pdf>.

RECORDATION OF PERMIT

Pursuant to the San Diego County Zoning Ordinance Section 7019, Permit Decisions for Administrative Permits, Density Bonus Permits, Site Plans, Use Permits, Variances, Reclamation Plans, or any modifications to these permits shall be recorded to provide

constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. The Recordation form, with Decision attached, will be provided immediately after the Decision determination for this project and must be signed, notarized and returned to DPLU at the initiation of the Condition Satisfaction Process, or as otherwise specified. Once received, DPLU staff shall have the document recorded at the County Recorder's Office.

PROJECT PROCESSING GUIDANCE

The Department of Planning and Land Use (DPLU) has reviewed your pre-application submittal for a Major Use Permit and is providing you with the attached package of information as a guide for further processing your application. A Project Issues Checklist for all issues, revisions or processing requirements has been prepared for your project and is included in this letter as **Attachment A**. This information shall be used by the County and the applicant as project issues that must be resolved and revisions that must be completed prior to public review under the California Environmental Quality Act (CEQA). In response to the Project Issues information, the applicant is expected to include a letter with every submittal made to the Department stating how each item number has been addressed.

SUBMITTAL REQUIREMENTS

To assure timely cost-effective processing of your project, all items must be submitted concurrently. The submittal must be made to the DPLU Zoning Counter at 5201 Ruffin Road, Suite B, San Diego, CA 92123-1666. For fastest service when submitting information requested in this letter, arrive at the DPLU Zoning Counter between 8:00 a.m. and 10:00 a.m. Please note that all Public Counters at the DPLU Ruffin Road Annex are closed daily from 11:45 a.m. through 12:30 p.m. Expect longer wait times before and after the lunchtime closure.

The submittal must include the following items:

1. Submit a copy of this letter.
2. **SUBMIT AN APPLICATION FOR A Major Use Permit** . Please contact the zoning counter at 858-694-2262 to verify your submittal requirements and schedule an appointment for the submittal of your application. Please make the appointment as soon as possible, as the wait time for appointments fluctuates.
3. **SUBMIT A SEPARATE LETTER ADDRESSING EACH ITEM IN THE ATTACHED PROJECT ISSUE INFORMATION (Attachment A), BY REFERENCE NUMBER.** This letter is required to detail how every unresolved item has been addressed in the resubmittal package.
4. The following information and/or document(s) with the requested number of copies as specified.

Information/Document	# of Copies	CD or Flash Drive with Word and PDF Doc	Document Distribution (For Admin Purposes Only)
<u>Project Issue Response Letter</u> (see #3 above)	2	PDF	Patrick Brown PM (1), Ed Sinsay (1), DPW Business Rule: Project Issue Checklist Response Letter
Title Report with Schedule "B" Attachments (See Attachment A- Letter A)	2	PDF	Patrick Brown PM (1), Ed Sinsay (1), DPW Business Rule: Title Report
Application for a Major Use Permit. (see #2 above) * Please refer to the Major Use Permit submittal requirements.	NA	PDF	PPS for Distribution
<u>Preliminary Grading Plan</u> (with Supporting Information) (See Attachment A-Letter-B)	6	PDF	Larry Hofreiter (1), DPW (2), DEH (1), Planning/ Sponsor Group (1) Business Rule: Grading Plan
<u>Amended Project Description</u> (See Attachment A-Letter-A.1)	4	Word & PDF	Larry Hofreiter (3) Ed Sinsay (1) Business Rule: Project Description
<u>Land Use/Community Character Analysis</u> (See Attachment A-Letter-C)	2	Word & PDF	Larry Hofreiter (2), Business Rule: Land Use Analysis
<u>Resource Protection Study: Wetlands, Cultural, and Steep slopes</u> (See Attachment A-Letter-K)	2	Word & PDF	Larry Hofreiter (1), Ed Sinsay (1) Business Rule: Resource-Protection-Study
<u>Visual Impact Analysis</u> (See Attachment A-Letter-E)	2	Word & PDF	Larry Hofreiter (2) Business Rule: Visual-Impact-Report
<u>Air Quality Information/Study</u> (See Attachment A-Letter-F)	2	Word & PDF	Larry Hofreiter (1), Air Quality Specialist (1) Business Rule: Air Quality Report
<u>Biological Resources Report</u> (See Attachment A-Letter-G)	2	Word & PDF	Larry Hofreiter (1), Ashley Gungle (1) Business Rule: Biological-Resource-Report
<u>Cultural Resource Report</u> (See Attachment A-Letter-H)	2	Word & PDF	Larry Hofreiter (1), Cultural Resources Specialist (1) Business Rule: Business Rule: Cultural-Resource-Report

Information/Document	# of Copies	CD or Flash Drive with Word and PDF Doc	Document Distribution (For Admin Purposes Only)
<u>Cultural Resource Report Confidential Appendix</u> (See Attachment A-Letter-H)	1	1 PDF	Cultural Resources Specialist (1) Business Rule: Arch Survey Confidential
<u>Geologic Reconnaissance Report</u> (See Attachment A-Letter-O)	2	Word & PDF	Larry Hofreiter (1), Groundwater Geologist (1) Business Rule: Geology Report
<u>Fire Protection Plan</u> (See Attachment A-Letter-I)	4	Word & PDF	Larry Hofreiter (1), DPW (1), Local Fire Protection District (1), DPLU Fire Marshal (1) Business Rule: Fire Protection Plan
<u>Minor Stormwater Management Plan</u> (See Attachment A-Letter-J)	2	Word & PDF	Larry Hofreiter (1)(Ed Sinsay), DPW (1) Business Rule: Minor SWMP or Major –SWMP
<u>Drainage/Flooding</u> (See Attachment A-Letter-L)	3	Word & PDF	Larry Hofreiter (1), DPW (2) Business Rule: Hydrology
<u>Noise Analysis</u> (See Attachment A-Letter-M)	2	1 PDF	Larry Hofreiter (1), Noise Specialist (1) Business Rule: Acoustical/Noise Report
<u>Memorandum(s) of Understanding according to Attachment</u> (See Attachment A-Letter-D)	All Subject Areas (1 Copy each)	PDF	Larry Hofreiter PM (1) Business Rule: MOU
The staff goal for review of the requested information/document is 30 days.			

4. Deposits:

DESCRIPTION	APPLICATION REQUIRED ADDITIONAL DEPOSITS
Estimate of Application Fees/Deposits. Actual intake amount will be calculated at application submittal based on current DPLU Fee Schedule http://www.sdcounty.ca.gov/dplu/docs/369.pdf	SEE FEE SCHEDULE
Additional DPLU Deposit	\$20,000
Additional DPW Deposit	\$5,000
TOTAL ADDITIONAL DEPOSITS*	\$25,000

* Refer to the attached "Estimate of Discretionary Processing Time and Cost" for a complete estimate of project costs through hearing /decision.

If you choose not to proceed with the project and you would like to request a refund of any remaining funds in your account, you may contact the Developer Deposit Hotline at 858-694-2320 or via e-mail at DeveloperDeposits_CustomerService@sdcounty.ca.gov. Please note that deposit funds may have been fully expended and a refund may not be processed until all work on the project is complete and the project file is closed.

PRE-APP EXPIRATION DATE

In order to maintain adequate progress in processing of your project, the DPLU requires that all of the revisions/information requested in this letter be submitted in conformance with the above submittal requirements by **January 25, 2012**. Please note that an extension of this date may be granted at the discretion of the Director of the DPLU, however changes in circumstance may occur that render the direction in this letter outdated, incomplete or incorrect. To request an extension, submit a written request, signed and dated by the project applicant. The request must include the proposed new submittal date and a brief reasoning for the extension request. If the revised documents are not received, or an approved extension request is not granted by the Director by the above date, the information requested in this letter will not be accepted and a new pre-application may be needed to provide current submittal requirements.

If you have any questions or need additional information, please contact me at (858) 694-3011, Patrick Brown or at Patrick.Brown@sdcounty.ca.gov.

Sincerely,

**Attachments:**

- A. Major Preapplication Issue Scoping
- B. Estimated Discretionary Processing Time and Costs for EIR
- C. DPW Preliminary Requirements
- D. Estimated Water Demand Assumption Example
- E. Meeting Sign-In Sheet

cc:

Mike Armstrong, Business Development Manager, Soitec, 4250 Executive Square Ste 770, La Jolla, CA 92037

email cc: David Sibbet, Planning Manager, Department of Planning and Land Use
Ed Sinsay, Team Leader, Department of Public Works

ATTACHMENT B

ESTIMATE OF DISCRETIONARY PROCESSING TIME AND COSTS				
Project Name:	Rugged Solar LLC			
Project Number:	3992-11-018 (MPA)			
Staff Completing Schedule:	Larry Hofreiter			
Decision-Making Body:	Planning Commission and Board of Supervisors			
Date Schedule Produced/Revised:	10/19/2011			
TASK/ACTIVITY	Estimated Duration (Days)	Estimated Completion Date	Actual Completion Date	
APPLICATION SUBMITTAL			2/4/2012	
DETERMINATION THAT AN EIR IS REQUIRED			2/4/2012	
DPLU reviews project application "completeness", attends DRT and completes planning and scoping of EIR	30	3/5/2012		
DPLU meets with applicant to discuss need for EIR, scope and schedule	14	3/19/2012		
Applicant submits documents for Public Review of Notice of Preparation (NOP)	7	3/26/2012		
DPLU completes advertises and distributes NOP	10	4/5/2012		
Public review of NOP	30	5/7/2012		
DPLU receives and distributes public comments on NOP to Applicant (180 period for resubmittal of DEIR begins here)	3	5/10/2012		
DPLU meets with County Counsel, holds Kick-off Meeting with applicant/consultant. Discuss project schedule	10	5/21/2012		
Applicant submits 1st Draft EIR and Planning Documentation	120	9/7/2012		
DPLU reviews 1st Draft EIR, holds county counsel briefing, attends DRT	45	10/22/2012		
Meeting with applicant	7	10/29/2012		
Applicant submits 2nd Draft EIR and Planning Documentation*	45	12/6/2012		
DPLU reviews 2nd Draft EIR, holds county counsel briefing*	30	1/7/2013		
Meeting with applicant	7	1/14/2013		
Applicant submits 3rd Draft EIR and Planning Documentation*	30	2/6/2013		
DPLU reviews 3rd Draft EIR, holds county counsel briefing*	30	3/8/2013		
Meeting with applicant	7	3/15/2013		
Applicant produces copies of documents, submits DEIR and copies of documents	10	3/18/2013		
DPLU completes distribution paperwork, advertises and distributes Draft EIR	14	4/1/2013		
Public Review of Draft EIR	45	5/16/2013		
DPLU transmits Public Comments to Applicant	3	5/20/2013		
DPLU holds meeting with applicant to discuss approach to address public comments, discuss project schedule	10	5/27/2013		
Applicant submits 1st Draft Responses to Public Comment (RTC) and EIR Errata	30	6/26/2013		
DPLU reviews 1st Draft Responses to Public Comments and EIR Errata	25	7/22/2013		
Applicant submits 2nd Draft RTC and EIR Errata*	21	8/12/2013		
DPLU reviews 2nd draft RTC & EIR Errata, meets with applicant / consultant to finalize responses for I-119 review*	14	8/26/2013		
DPLU attends DRT prior to initiating I-119 review	5	9/2/2013		
Applicant submits Draft RTC & EIR Errata for I-119 review & 1st draft EIR Findings for staff review	5	9/9/2013		
Board Policy I-119 Review of Responses to Comments and DEIR	40	10/14/2013		
DPLU reviews I-119 comments, meets with Counsel, transmit comments to applicant, set meeting with applicant	7	10/21/2013		
Applicant submits revised RTC, EIR Errata, and EIR Findings, meets with DPLU to review changes	14	11/4/2013		
DPLU reviews RTC, EIR Errata & Findings and sends to Counsel for review OR meet with Counsel if 2 nd I-119 review not necessary	14	11/18/2013		
Second Board Policy I-119 Review of RTC, EIR Errata and Findings*	30	12/4/2013		
DPLU meets with County Counsel to finalize RTC, EIR Errata, and Findings. Holds meeting with applicant / consultant*	10	12/16/2013		
Applicant makes final revisions, produces copies of FEIR, CEQA Findings and RTCs and pays Fish and Game Fees	7	12/23/2013		
DPLU attends Director briefing to make project recommendation	7	12/30/2013		
DPLU finalizes project resolution/decision, completes findings, conditions, draft staff report and begins preparation of Board Letter	30	1/15/2014		
DPLU management and County Counsel review staff report, obtain concurrences from other Departments	10	1/27/2014		
DPLU finalizes legal advertisement for hearing, newspaper advertises Planning Commission Hearing	7	2/3/2014		
Planning Commission Hearing	14	2/17/2014		
DPLU Finalizes draft Board Letter, include Planning Commission Recommendation	7	2/24/2014		
DPLU management and County Counsel review Board Letter, obtain concurrences from other Departments	10	3/6/2014		
DPLU finalizes legal advertisement for hearing, Board Hearing advertised in newspaper	7	3/13/2014		
Board of Supervisors Hearing	18	3/31/2014		
PROJECT SCHEDULE ASSUMPTIONS	COST ESTIMATE ASSUMPTIONS	COST ESTIMATE SUMMARY		
Project description remains consistent throughout process	Cost estimate includes DPLU costs & applicable DPW, DPR, & DEH costs	Total Discretionary Cost Estimate	\$229,077	
Applicant will submit information in accordance with schedule	Estimate is based on relative cost of projects of similar complexity	Deposits/Fees Paid to Date	\$13,345	
The project will not be continued by decision maker or appealed	Cost estimate does not include applicant's consultant/engineering costs	Account Balance	\$2,571	
DPW, DEH and DPR issues will be resolved concurrently.	Cost estimate does not include additional deposits to DPR and DEH accounts made after the project application intake	Estimated County Costs Remaining	\$215,732	
Bolded tasks are under the control of applicant/consultant.	Does not include County costs for post discretionary review (e.g. final map)	Fish and Game Fees	\$2,889	
Italicized tasks are completed concurrently with other tasks.	Costs assume project schedule assumptions are maintained	% Expended of Total Cost Estimate	4.70%	
* Task can be eliminated if earlier draft documents are adequate.	Costs will be paid at installments throughout the process			
Hearing date is subject to decision making body availability and schedule	If project is over budget, cost estimate will be revised			
Dates which fall on a holiday have an actual completion date the first business	The State of CA adjusts Fish and Game Fees annually for inflation			