

CCPDA Model SEF Ordinance - Solar Energy Facility Tiers – 2011-07-20 Edited at Working Group DRAFT

Tiers	Type of Permit or Entitlement – Ministerial, Admin, Minor Use Permit or Use Permit	Max Acres of ground mounted SEF	Williamson Act contracted land	Minimum Parcel Size	Prime Farm Land (PFL) or Farm Land of Statewide Importance (FLSI) or Unique Farm Land (UFL)	CEQA review required	Prime Farm Land or Farm Land of Statewide Importance or Unique Farm Land designation that IS contaminated or non productive OR Non PFL/FLSI/UFL	Primary Use, Accessory Use or Conditional Use	Agriculture Zone	Industrial, Commercial, Public Zones	Rural Residential or Foothill Residential Zone
Tier 1A	Building Permit	Roof Mounted	Yes or No	All parcel sizes	Yes	No	Yes	Accessory	Yes	Yes	Yes
Tier 1B	Building Permit	< 50% of the building envelope or 15-25% of the parcel if there is no lot coverage standard up to a maximum of ½ acre	Yes or No		Yes	No	Yes	Accessory	Yes	Yes	Yes
Tiers	Type of	Max Acres of	Williamson Act	Minimum	Prime Farm	CEQA	Prime Farm	Primary Use,	Agriculture	Industrial,	Rural

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	Permit or Entitlement – Ministerial, Admin, Minor Use Permit or Use Permit	ground mounted SEF	contracted land	Parcel Size	Land (PFL) or Farm Land of Statewide Importance (FLSI) or Unique Farm Land (UFL)	review required	Land or Farm Land of Statewide Importance or Unique Farm Land designation that IS <u>physically or chemically impaired (as determined by the Ag Commissioner or designated body)</u> or non productive OR Non PFL/FLSI/UFL	Accessory Use or Conditional Use	Zone	Commercial, Public Zones	Residential or Foothill Residential Zone
Tier 2B	Admin	15% of the parcel/parcels or 5 acres, whichever is less	Yes, if the Accessory Use is primarily related to Ag Use and consistent with local Ag Rules	10 acres	Yes	No	No	Accessory Use	Yes	No	No
<u>Tiers</u>	<u>Type of Permit or Entitlement – Ministerial, Admin, Minor Use Permit or Use Permit</u>	<u>Max Acres of ground mounted SEF</u>	<u>Williamson Act contracted land</u>	<u>Minimum Parcel Size</u>	<u>Prime Farm Land (PFL) or Farm Land of Statewide Importance (FLSI) or Unique Farm Land (UFL)</u>	<u>CEQA review required</u>	<u>Prime Farm Land or Farm Land of Statewide Importance or Unique Farm Land designation that IS <u>physically or chemically impaired (as determined by</u></u>	<u>Primary Use, Accessory Use or Conditional Use</u>	<u>Agriculture Zone</u>	<u>Industrial, Commercial, Public Zones</u>	<u>Rural Residential or Foothill Residential Zone</u>

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							<u>the Ag Commissioner or designated body) or non productive OR Non PFL/FLSI/UFL</u>				
Tier 2C	Admin	30% of the parcel/parcels or 10 acres, whichever is less	Yes, if the Accessory Use is primarily related to Ag Use and consistent with local Ag Rules		No	No	Yes	Accessory Use	Yes	No	No
Tier 2D	Admin	15% of the parcel/parcels or 5 acres, whichever is less	No		Yes	No	No	Accessory Use	Yes	No	No
Tier 2E	Admin	15 acres	No		No	No	N/A	Accessory Use	No	Yes	No
Tier 2F	Admin	30% of the parcel/parcels or 7 acres, whichever is less	No		No	No	N/A	Accessory Use	No	No	Yes
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							Non PFL/FLSI/UFL				
Tier 3A	Minor UP	30% of the parcel/parcels or 10 acres, whichever is less	Yes (must be deemed to be compatible or terminated)	10 acres	Yes	Yes	No	Conditional Use	Yes	No	No
Tier 3B	Minor UP	30% of the parcel/parcels or 20 acres, whichever is less	Yes (must be deemed to be compatible or terminated)		No	Yes	Yes	Conditional Use	Yes	No	No
Tier 3C	Minor UP	30% of the parcel/parcels or 10 acres, whichever is less	No		Yes	Yes	No	Conditional Use	Yes	No	No
Tier 3D	Minor UP	100 Up to 20 acres	No		No	Yes	Yes	Conditional Use	Yes	No	No
Tier 3E	Minor UP	30 acres	No		No	Yes	N/A	Conditional Use	No	Yes	No
Tier 3F	Minor UP	30% of the parcel/parcels or 15 acres, whichever is less	No		No	Yes	N/A	Conditional Use	No	No	Yes

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Tier 4A	Use Permit	>30% of the parcel/parcels	Yes (<u>must be deemed to be compatible or terminated</u>)	10 acres	Yes	Yes	No	Conditional Use	Yes	No	No
		> 50% of the									

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Tier 4B	Use Permit	parcel/parcels	Yes (<u>must be deemed to be compatible or terminated</u>)		No	Yes	Yes	Conditional Use	Yes	No	No
Tier 4C	Use Permit	> 50% of the parcel/parcels	No		Yes	Yes	No	Conditional Use	Yes	No	No
Tier 4D	Use Permit	> 50% of the parcel/parcels	No		No	Yes	Yes	Conditional Use	Yes	No	No
Tier 2E	Use Permit	> 30 acres (3 megawatts)	No		No	Yes	N/A	Conditional Use	No	Yes	No
Tier 2F	Use Permit	> 30% of the parcel/parcels	No		No	Yes	N/A	Conditional Use	No	No	Yes