



Protocol for Communication Tower Impacts and Fee Calculations

On December 17, 2008, a Protocol for Communication Tower Impacts and Fee Calculations was adopted. The protocol sets forth the procedures to be used for assessing impacts and calculating development fees for the unique case of communication towers in rural areas which participate in the HCP/NCCP for take coverage. The protocol is intended to provide incentives for project siting and design that avoid and minimize development impacts. On March 17, 2010 there were minor corrections to the Protocol in order to clarify ambiguous language.

The Protocol with minor correction's is as follows.

PROTOCOL:

- a. Full development fee will be charged for the base area of each permanent structure (including permanently disturbed areas around the base such as permanently disturbed paved or fenced areas and areas covered with gravel) plus a 100-ft buffer around each base area.
- b. Temporary impact fee will be charged for the area of each trench plus a 25-ft buffer on either side of the trench.
- c. Full development fee will be charged for the area of any new paved, all-purpose or gravel road plus a buffer on either side of the new road (50 ft for paved or all-purpose and 35 ft for gravel).
- d. Reduction of buffer to 25 ft on either side of the new road if road is designed to minimize impacts (i.e., a dirt road that does not provide a dark surface and/or hard surface that will attract snakes as a basking site).
- e. No permanent or temporary impact fee will be charged for use of an existing road despite a small increase in traffic. Construction of new road would remove natural land cover and, depending on the location, require extensive grading and/or create significant new edge effects. Use of existing roads is judged to be less significant than construction of new road and is therefore exempted.
- f. When a 100 foot buffer area around an existing structure overlaps with a buffer area of a proposed structure, overlapping buffered areas will be discounted by 50%. The actual footprint of the new structure will not be discounted.
- g. If a permanent impact buffer overlaps with a temporary impact buffer, the permanent impact fee will apply to area of the buffer.
- h. Temporary impact fees (1-2 years) will be charged for each replacement structure plus a 100-ft buffer around each structure. No credit will be given for overlapping buffered areas.

Example of Communication Tower Fee Calculations

