



7 County Center Drive
Oroville, California 95965

T: 530.538.7601
F: 530.538.7785

buttecounty.net/dds

BUTTE COUNTY PLANNING COMMISSION AGENDA

November 10, 2016

TIME: 9:00 a.m.

PLACE: Board of Supervisors' Room
County Administration Center
25 County Center Drive
Oroville, CA 95965

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL – Commissioners Chase, Donati, Grundmann, John and Chair Kennedy.

III. ACCEPTANCE OF AGENDA – Commission members and staff may request additions, deletions or changes in the Agenda order.

IV. BUSINESS FROM THE FLOOR ON ITEMS NOT ALREADY ON THE AGENDA (Presentations will be limited to five minutes. The Planning Commission is prohibited by State Law from taking action on any item presented if it is not listed on the Agenda).

V. PUBLIC HEARINGS AND OTHER MATTERS FOR DISCUSSION – The Chair will call for a presentation of the report of staff. The hearing will then be opened to the public for proponents, opponents, comments, and rebuttals. The hearing will be then be closed to the public and discussion confined to the members of the Planning Commission and staff. The Commission will then make a motion and vote on the item. It is requested that individual public comments be addressed to the Chair and limited to a maximum of 5 minutes so that all interested parties will have an opportunity to address the Commission. Following your presentation, please print your name and address on the speakers sheet so that the record will be accurate.

[A. PowerButte Solar Overlay Zone Draft Recommended Approach \(Continued from September 22, 2016\)](#)

Planner: Dan Breedon

Location: Countywide

Project: The Butte County Planning Commission will hold a continued public hearing regarding the recommended approach for the PowerButte Solar Overlay Zone program. PowerButte is a grant funded Butte County initiative to encourage large scale solar energy development in suitable locations in unincorporated Butte County. Large scale solar energy facilities are defined as facilities ranging in size from ten to potentially several hundred acres that provide power directly to a utility. This hearing will continue an ongoing community discussion about the future of

large scale solar energy development in the unincorporated area of Butte County. This public hearing is open to the public who are encouraged to attend and provide comment. Additional information regarding the PowerButte Solar Overlay Zone project is available at the following website: power.buttecounty.net.

Staff Recommendation:

Recommend to the Board of Supervisors:

1. Direct staff to amend the project and grant work program to remove the development of a Solar Overlay Zone and related amendments to the Zoning Ordinance, Zoning Map, including permit processes and development standards; and,
2. Direct staff and consultant to develop the *PowerButte Guide to Utility-Scale Solar in Butte County* and related *Mapping Tool* based upon completed and planned work under a revised work program as an alternative to the Solar Overlay Zone.

Staff Report

B. Conditional Use Permit UP15-0005 and UP14-0002 – Status Report on Compliance with Conditions of Approval.

Applicant: Old Durham Wood, Inc.

Planner: Rowland Hickel **APN:** 040-120-033

General Plan: Agriculture

Zoning: AG-40 (Agriculture – 40-acre minimum parcel size)

Location: 1156 Oroville-Chico Highway, approximately five miles southeast of Chico, westerly of Highway 99 and 1.8 miles north of the Durham-Pentz Road exit to Highway 99.

Request: At the February 25, 2016 meeting, the Planning Commission approved Conditional Use Permit UP15-0005 for Old Durham Wood, Inc. amending Conditional Use Permit UP14-0002 to establish a security employee unit; permit temporary use of a recreational vehicle during construction; construct permanent sanitation facilities; and relocate the hazardous materials depot. In approving UP15-0005, the Planning Commission reviewed the applicant's progress in complying with conditions of approval for Conditional Use Permit UP14-0002. On June 30, 2016 and October 27, 2016, DDS staff reported to the Planning Commission on the status of the applicant's progress towards compliance with the conditions of approval.

CEQA Determination: No action is being considered by the Planning Commission, and therefore this item is not considered a project for the purposes of the California Environmental Quality Act, pursuant to CEQA Guidelines §15060(c).

Staff Recommendation: Receive the report of staff on the current status of the Old Durham Wood facility and their compliance with Conditional Use Permit UP14-0002, and the UP15-0005 amendment, and provide direction to staff.

Staff Memorandum

VI. GENERAL BUSINESS - This section of the agenda is to be utilized by the Planning Commission and Director of Development Services on items of interest, general discussion, or items for which staff have been directed to do research and bring back to the Commission. Items may not always be addressed at every hearing, but will always be listed as part of the agenda.

A. Directors' Report

[B. General Plan Follow-up and Implementation Program](#)

C. Update on Recent Board of Supervisors' Actions

D. Legislative and Case Law Update

E. Planning Commission Concerns

[F. Adoption of 2017 Butte County Planning Commission Meeting Calendar](#)

VII. COMMUNICATIONS - Communications received and referred. (Copies of all communications are available in the Planning Division Office.)

VIII. MINUTES: None

IX. ADJOURNMENT