

Butte County Department of Development Services
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ADMINISTRATION * BUILDING * PLANNING

BUTTE COUNTY PLANNING COMMISSION AGENDA

January 24, 2013

TIME: 9:00 am

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

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL – Commissioners Kennedy, Marin, Nelson, Wilson and Chair Becker.

III. SELECTION – Selection of Chair, Vice Chair and Second Vice Chair for 2013.

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

V. 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).

VI. 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. UP11-0002 Pristine Sun

Applicant: Pristine Sun

Project: This application is a request for a Conditional Use Permit by Pristine Sun to develop a 0.5 megawatt (MW) (500 kilowatt, kW) Solar Energy Generation Facility, for wholesale electrical production, composed of 2,016 pole-mounted, single axis

tracking photovoltaic modules to be situated on approximately 5.0 acres of the southeastern portion of the 40.91-acre site. Access to the site is immediately off of Cox lane, at the southeastern-most portion of the project parcel. The proposal includes development of a graveled access driveway along the east side of the project site with a hammerhead turn-around. The applicant believes that grading will not be required, as the site is relatively flat. Also, the solar unit trackers to be used are mounted into the ground with minimally-sized I-Beams.

Planner: Mark Michelena **APN:** 027-220-084

G.P.: AG (Agriculture)

Zoning: AG-20 (Agriculture 20 acre minimum)

Location: 943 Cox Lane, Palermo between Lone Tree Rd. and Arabian Way, southeast of Palermo

Staff Recommendation: Adopt the Resolution adopting a Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA) and approving Use Permit UP11-0002, subject to findings and conditions.

There is a 10-day appeal period on decision with the Clerk of the Board

B. 10:00 AM – Draft Butte County Noise Control Ordinance

Applicant: Initiated by Butte County

Project: The Butte County Planning Commission will consider making a recommendation to the Board of Supervisors concerning the adoption of a Draft Noise Control Ordinance. The purpose of the Draft Noise Control Ordinance is to assess complaints of noise alleged to exceed County standards as set forth by the Noise Element of the General Plan and the Draft Noise Control Ordinance and to address violations of these standards. The establishment of a Noise Control Ordinance is directed by Butte County General Plan 2030 Health and Safety Element Action HS-A1.1.

Planner: Dan Breedon

Location: Applicable to all of Unincorporated Butte County

Staff Recommendation: That the Planning Commission recommends to the Board of Supervisors the Adoption of the Draft Noise Control Ordinance as set forth.

C. 1:00 pm – Draft Environmental Impact Report for Whisper Ridge Golf Resort at Lake Oroville UP12-0006, REZ12-0001, LLA12-0010 & LLA12-0011

Applicant: Loafer Creek, LLC

Project: Use Permit, Rezone for Recreation Commercial Overlay and Lot Line Adjustments for the development of a golf course and hotel resort.

Planner: Pete Calarco, Assistant Director **APN:** 072-180-012, -014, -015, -016, -017, -029, -030, -053, -054, and 072-570-001

G.P.: Agriculture, Foothill Residential, Medium High Density Residential, Recreation Commercial; Deer Herd Migration Overlay; Stringtown Mountain Specific Plan (existing); Stringtown Mountain Specific Plan Overlay (future)

Zoning: Agriculture (AG-80); Foothill Residential (FR-40), Recreation Commercial (REC), Medium High Density Residential (MHDR).

Location: The project site approx. six miles east of the City of Oroville. The project site is located northeast of the intersection of State Route 162 and Forbestown Road on the south side of Lake Oroville.

Proposal: Review of Draft Environmental Impact Report (Draft EIR) for proposed project. The project includes grading and construction of a golf course including club

house, maintenance buildings and relate structures, nine golf cottages; a hotel complex with 82 rooms and a wellness center.

Staff Recommendation: Receive oral and written comments on the Draft EIR for the proposed project.

- VII. 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 Case Law Update
 - E. Planning Commission Concerns
- VIII. COMMUNICATIONS** - Communications received and referred. (Copies of all communications are available in the Planning Division Office.)
- IX. MINUTES** – August 23, 2012; September 13, 2012; October 11, 2012; November 8, 2012; December 13, 2012
- X. ADJOURNMENT**