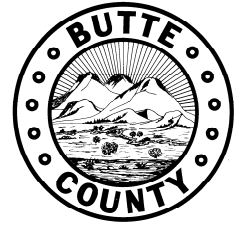


Butte County Department of Development Services
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ADMINISTRATION * BUILDING * PLANNING

BUTTE COUNTY PLANNING COMMISSION AGENDA

February 28, 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 Donati, Grossberger, Nelson, Wilson 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. [UP11-0002 Pristine Sun \(Continued from 1/24/13\)](#)

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. [UP13-0002 Verizon](#)

Applicant: Verizon (c/o Alan Heine)

Project: A Conditional Use Permit for a 130-foot tall monopole wireless communication tower, with 9 antennae and one microwave dish, prefabricated Equipment Shelter (192 SF), a 506-gallon back-up diesel generator on a 6-foot x 13-foot concrete pad. The facility footprint will be 1,400 SF. A 15-foot wide access easement is proposed out to West Sacramento Ave.

Planner: Mark Michelena **APN:** 039-610-029

G.P.: AG (Agriculture)

Planner: AG-80 (Agriculture 800-acre minimum)

Location: The parcel is located on the southwest corner of West Sacramento Avenue and Meridian Road, at 11635 Meridian Road, west of Chico.

Staff Recommendation: Adopt the Resolution adopting a Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA), and approving Use Permit UP13-0002 with findings and conditions.

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** – [July 26, 2012](#) & [January 24, 2013](#)
- X. **ADJOURNMENT**