



Department of Development Services

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BUTTE COUNTY PLANNING COMMISSION

June 27, 2024

Public comments will be accepted in-person at the meeting or may be submitted prior to the meeting. Use the following information to remotely view, or listen to, the Planning Commission meeting, including the Public Hearing portions online.

Link: <http://bcdds.net/PlanningCommission>

Event (Meeting) Number: 2558 416 3706

Event Password: Planning

You may also call in: 408-418-9388

TIME: 9:00 a.m.

PLACE: 25 County Center Drive, Suite 201, Oroville, CA

I. CALL TO ORDER

Pledge of Allegiance

II. ROLL CALL - Commissioners Flicker, Parrott, Schleiger, Roethler, and Chair Donati

III. DISCLOSURE OF EX PARTE COMMUNICATIONS

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 – This is an opportunity for any person to address the Planning Commission. Presentations will be limited to five minutes. The 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. Persons wishing to address the Planning Commission may sign up prior to the meeting by emailing PCClerk@buttecounty.net or by providing written comments via email or mail. 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. The hearing will then be closed to the public and discussion confined to the members of the Commission and staff. The Commission will then make a motion and vote on the item.

A. CONDITIONAL USE PERMIT (UP23-0005) – RPCA SOLAR 11, LLC. (continued from May 23, 2024)

Proposed La Porte Road Solar + Battery Energy Storage Use Permit Conditional Use Permit to construct and operate a 17-acre solar array facility and Battery Energy Storage System (BESS). The facility will generate up to 3 megawatts (MW) of alternating current solar energy using approximately 7,182 solar modules and 24 string inverters to convert the sun's energy. A single-axis tracking technology will allow the modules to track the sun efficiently throughout the day and maximize the efficiency of the solar collection. The facility will interconnect to PG&E's pre-existing electrical distribution system located on-site and be sold to PG&E through a long-term Power Purchase Agreement. The project site encompasses 17 acres of an 82-acre parcel zoned AG-20 (Agriculture, 20-acre minimum parcel size) at 5864 La Porte Road, immediately east of La Porte Road, in the community of Bangor, approximately 0.3 miles northeast of Oroville-Bangor Highway; APN: 028-240-061. (Rowland Hickel, AICP, Senior Planner)

AGENDA REPORT

POWERPOINT

B. GRADING PERMIT (PWGRD23-0001/CEQA23-0001) – GREGORY HOWELL

Proposed Grading Permit (PWGRD23-0001) under Butte County Code, Chapter 13, Article I. Proposed grading activities will level 1.66 acres and driveway access on a vacant 9.38-acre property to establish a future towing storage yard and office in the General Industrial (GI) zone, and the Airport Compatibility (-AC) and North Chico Specific Plan (-NCSP) Overlay Zones. Grading activities involve importing 3,000 cubic yards of soil and the excavation of 20 cubic yards of onsite soil, with all excavated spoils to be retained on the property. The project site is located on the east side of Hicks Lane, approximately 1 mile north of East Eaton Road, immediately north and west of the City of Chico city limits; APN: 007-010-054. (Rowland Hickel, AICP, Senior Planner)

AGENDA REPORT

POWERPOINT

C. CONDITIONAL USE PERMIT (UP23-0007) – ASSURANCE DEVELOPMENT (continued from April 25, 2024)

Request for Planning Commission approval of a Conditional Use Permit to construct a new 100' tall monopole (designed to appear as a pine tree) with ten 8-foot antennas, 6 remote radio units (RRUs), one microwave unit, and one GPS antenna attached on a 6.21-acre parcel (APN: 072-140-058) located at 4825 Foothill Boulevard, Oroville CA 95966, approximately 4.8 miles southeast of the City of Oroville. The zoning designation of the

parcel is: RR-5 (Rural Residential, 5-acre minimum) with a general plan designation of RR (Rural Residential).

An Initial Study and Negative Declaration (ND) were prepared for the Project in accordance with the California Environmental Quality Act (CEQA) (CEQA SCH# 2023120579). The ND concludes that the Project will not result in any significant adverse effects on the environment. (Austin Forde, Assistant Planner)

AGENDA REPORT

POWERPOINT

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. Planning Manager's Report
- B. Planning Commission Concerns

VIII. MINUTES

- A. May 23, 2024

IX. ADJOURNMENT