



Department of Development Services

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BUTTE COUNTY PLANNING COMMISSION

May 23, 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 April 25, 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)

MEMORANDUM

POWERPOINT

B. TENTATIVE PARCEL MAP (TPM22-0010) – ELIZABETH JOHNSON

An appeal of the Zoning Administrator's March 15, 2023 approval of certain street and storm drainage improvement conditions related to the Elizabeth Johnson Tentative Parcel Map, which is a proposal to subdivide a 5-acre parcel into four new lots of 1.5-acre (Lot 1), 1.5-acre (Lot 2), 1-acre (Lot 3), and 1-acre (Lot 4). The project site is at 3003 and 3031 Nord Avenue, 3500 feet northwest of W. East Avenue, northwest of the City of Chico; APN: 042-050-073. (Rowland Hickel, AICP, Senior Planner)

AGENDA REPORT

POWERPOINT

C. 10:30 A.M. TIMED ITEM – DRAFT ENVIRONMENTAL IMPACT REPORT PUBLIC REVIEW (PUD21-0001/TSM21-0002/MUP21-0002) FOR TUSCAN RIDGE PLANNED DEVELOPMENT / TUSCAN RIDGE ASSOCIATES, LLC

This public hearing is taking place during the required 45-day public review period provided for the Draft Environmental Impact Report (DEIR), completed under the California Environmental Quality Act (CEQA). This hearing provides the opportunity for the public to comment on the DEIR. No recommendation or action will take place on the project or the DEIR at this hearing. (Mark Michelena, Principal Planner)

Project Description Summary (refer to DEIR for full Project Description): The proposed project would include development of 165 single-family residences across approximately 36.9 acres, and would consist of lots ranging from 3,000 sf to 20,000 sf. The

proposed project would also include six commercial lots totaling approximately 15.9 acres, 4.1 acres of landscaped open space, 36.7 acres of recreational open space, 20.5 acres of roadway, and 49 acres of special utility district associated with the on-site water and sewer systems. Various associated improvements would be included in the development of the proposed project, including, but not limited to, trails, landscaping, and utility installation. Vehicle site access would be provided by a main entry and a secondary entry off Skyway.

Project Location: The project site consists of 163.12 acres of what was formerly the Tuscan Ridge Golf Course, located on the southeast side of Skyway, at 3100 Skyway, in unincorporated Butte County, between Chico and Paradise, California, and is identified by eight Assessor's Parcel Numbers (APNs) 040-520-104 through -111.

Public Hearing and Comment: This Planning Commission hearing is taking place during the required 45-day public review/comment period that commenced on Monday, May 6, 2024, and will conclude on Thursday, June 20, 2024. Any written comments (via email or letter) on the Draft EIR must be submitted no later than 4 p.m. on Thursday, June 20, 2024. Written comments may be mailed to Mark Michelena, Principal Planner, Butte County Planning Division, 7 County Center Drive, Oroville, CA 95965. Email comments can be sent to mmichelena@buttecounty.net.

You may also comment by providing testimony at this public hearing. The Planning Commission will preside over the meeting; however, the Planning Commission will not take any action on the Draft EIR or project. Staff will note general themes of verbal comments made and will address them in the Final EIR. Members of the public are encouraged to submit written comments to ensure that their specific comments are represented in the project record and addressed in the Final EIR.

Document Availability: A digital copy of the DEIR may be reviewed at the Butte County Development Services Department; 7 County Center Drive, Oroville, CA 95965, between the hours of 8:00 am and 4:00 pm, Monday through Friday, except 8:00 am to 3:00 pm on Wednesday.

The DEIR is available online at <https://www.buttecounty.net/389/Notable-Projects>.

If you challenge this environmental document in court, you may be limited to raising only those issues raised by you or others in written correspondence or in hearings on the proposed project.

DRAFT EIR (Website)

MEMORANDUM

POWERPOINT

D. ENCODE PLUS GENERAL PLAN 2040 WEB PORTAL: INFORMATIONAL PRESENTATION (Mark Michelena, Principal Planner)

Butte County Development Services Planning Division's General Plan 2040 web-portal provides the public with an interactive way to use variety of important resources concerning land use, zoning and the County's General Plan. The website is designed to make

searching for information on a variety of planning resources more accessible to the public, while providing for more functionality in navigating and using these resources.

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. April 25, 2024

IX. ADJOURNMENT