

CCPDA & Renewable Energy

April 12, 2012

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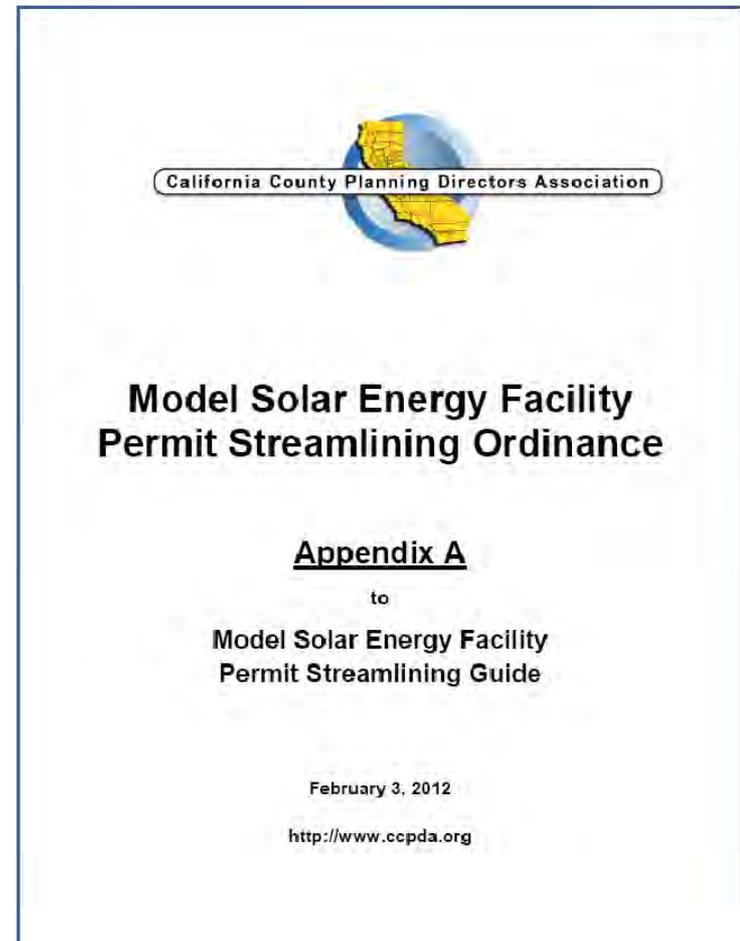
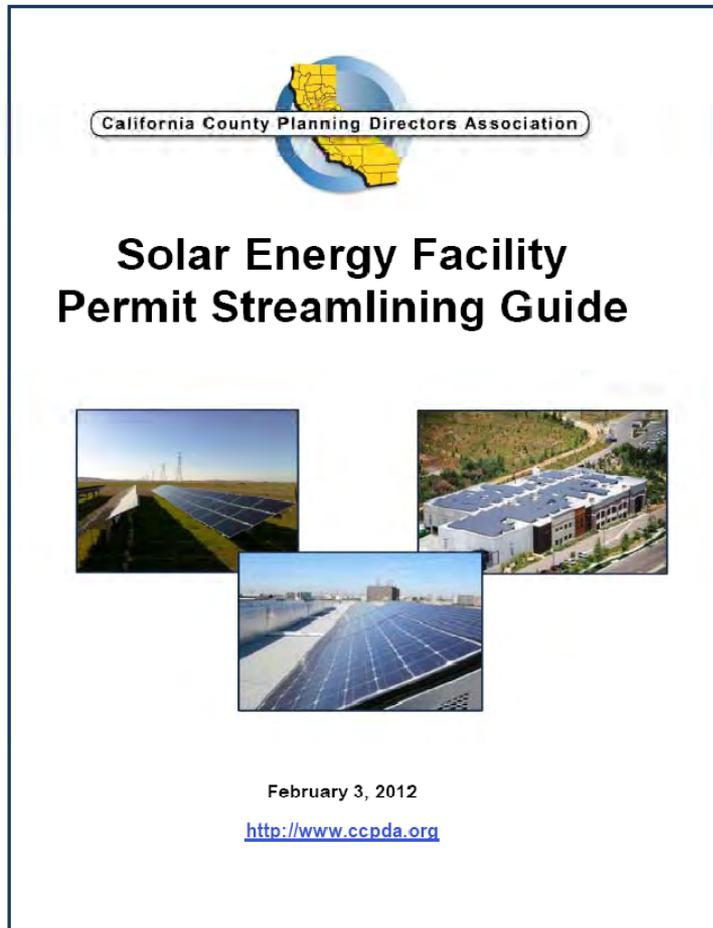
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DATE APR 12 2012

RECD. APR 13 2012

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CCPDA 2012 President
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CCPDA Solar Energy Facility (SEF) Permit Streamlining Guide & Model Ordinance



CCPDA Model Solar Energy Facility Permit Streamlining Ordinance

Table 1. Permit Requirements

LAND USE/ZONING DISTRICT	Prime - WA	Non-prime - WA	Prime, Statewide, or Unique Farmland	Land Extensive Ag Non-prime or Grazing	Resource Lands	Timber Production	Renewable Energy Overlay Zone	Public Facilities	Industrial or Heavy Commercial	Industrial, Office or Business Park	General Commercial	Neighborhood Commercial	Foothill & Rural Residential 10+ ac	Rural Residential: 5 - 10 ac	Rural Residential: < 5 ac	Urban Residential	STANDARDS OR SPECIAL USE REGULATIONS	
UTILITY & RESOURCE-BASED USES																		
Solar Energy Facilities (PV)																		
Direct Use																		
On structures	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Health & Safety Standards
Ground-mounted up to 1/2 acre	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Accessory Use																		
<15% of parcel up to 5 ac whichever is less	AP ¹	AP ¹	AP	AP	AP ¹	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	—
<15% of parcel up to 10 ac whichever is less	—	AP ¹	AP	AP	AP ¹	AP	AP	AP	AP	AP	AP	—	AP	AP	AP	AP	—	
Secondary Use																		
< 30% of parcel up to 7 ac	MUP ¹	MUP ¹	AP ²	AP ²	AP ¹	AP	AP	AP	AP	AP	AP	—	AP	MUP	MUP	—	General Development Standards	
< 30% of parcel up to 10 ac	MUP ¹	MUP ¹	MUP ²	AP ²	AP ¹	AP	AP	AP	AP	MUP	AP	—	MUP	—	—	—		
< 30% of parcel up to 20 ac	—	MUP ¹	CUP ³	MUP ²	AP ¹	MUP	AP	AP	AP	CUP	AP	—	CUP	—	—	—		
Primary Use																		
up to 15 ac	—	—	CUP ³	MUP ²	MUP ¹	CUP	AP	AP	AP	CUP	AP	—	—	—	—	—	—	
up to 20 ac	—	—	CUP ³	MUP ²	MUP ¹	—	AP	AP	AP	—	AP	—	—	—	—	—	—	
up to 30 acres	—	—	CUP ³	CUP ²	CUP ¹	—	MUP	MUP	MUP	—	MUP	—	—	—	—	—	—	
exceeds thresholds above	—	—	CUP ³	CUP ²	CUP ¹	—	CUP	CUP	CUP	—	CUP	—	—	—	—	—	—	

- Notes:
1. If under a Land Conservation Act (Williamson Act) contract, the facility must be listed as compatible use in the locally adopted Ag Preserve Rules; allowed by the type of contract; and, no more than 15% of the parcel up to 5 acres under prime contracted lands or up to 10 acres if under a non-prime contract or designated as grazing lands, unless findings are made by the Board of Supervisors that a larger site area meets the principles of compatibility in Gov. Code Section 51238.1
 2. Not on land under Land Conservation Act (Williamson Act) contract.
 3. Not allowed except when included in Renewable Energy Combining Zone

TYPE OF PERMIT REQUIRED		
Tier 1	P	Permitted Use - Ministerial; CEQA Exempt; Building Permit Only
Tier 2	AP	Administrative Permit - Ministerial w/standards; CEQA exempt; no added conditions
Tier 3	MUP	Minor Use Permit - Zoning Administrator or staff approval; noticed hearing; maybe CEQA exempt; can add conditions
Tier 4	CUP	Conditional Use Permit - noticed hearing before Planning Commission; CEQA review; can add conditions
	—	Not allowed