

# CCPDA & Renewable Energy

April 12, 2012

**DOCKET**

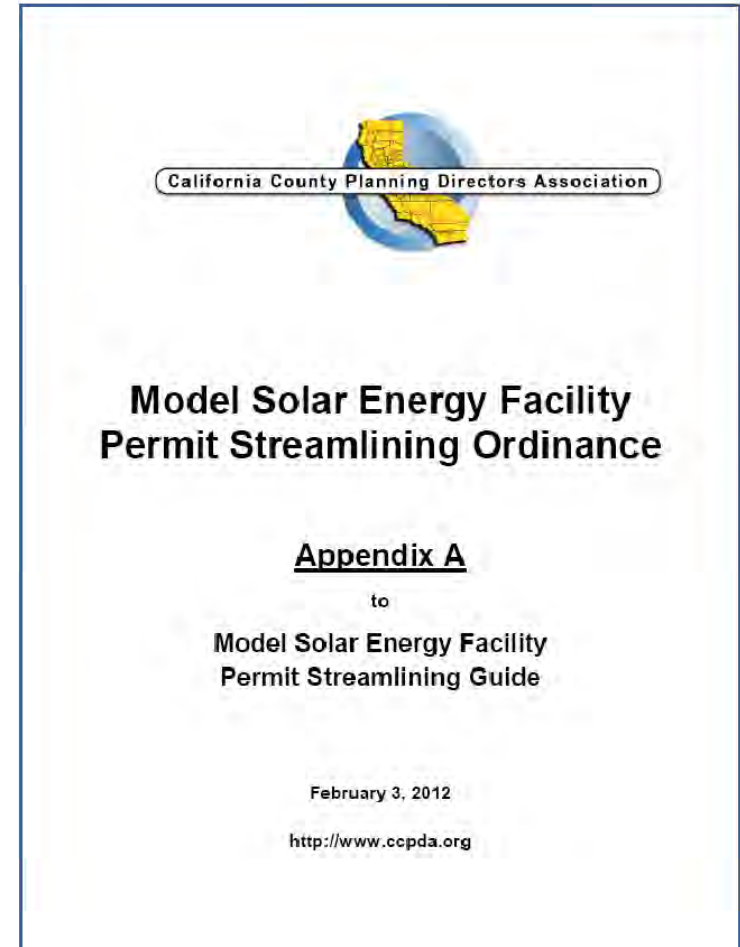
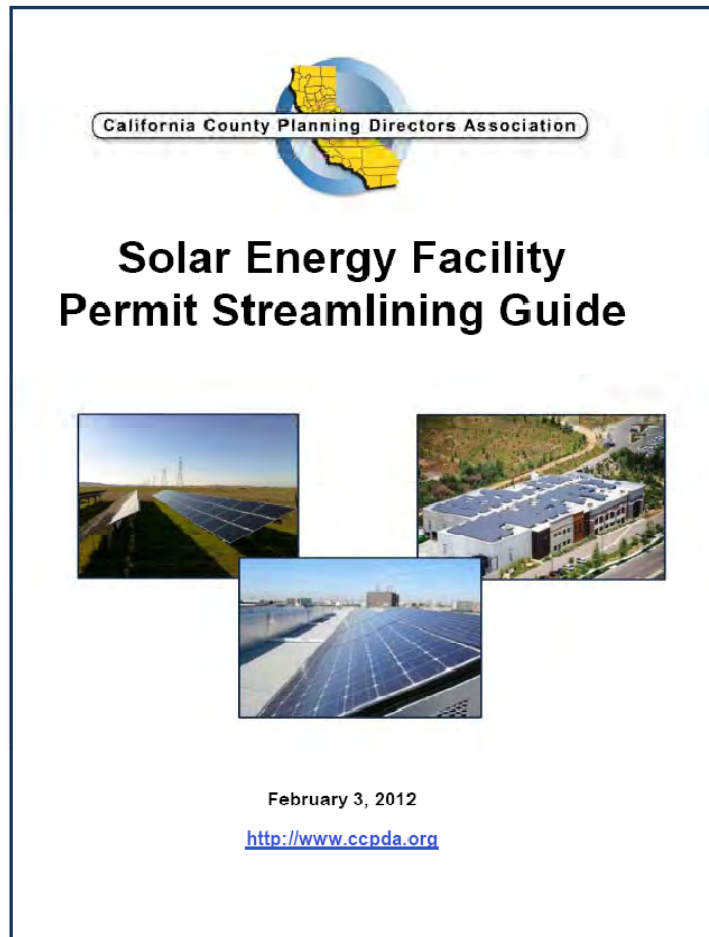
**12-IEP-1D**

DATE APR 12 2012

RECD. APR 13 2012

Tim Snellings, Director  
Butte County Dept of Dev Services  
CCPDA 2012 President  
[tsnellings@buttecounty.net](mailto:tsnellings@buttecounty.net)

# 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)                               |  |                  |                  |                                      |  |                  |                   |                               |                   |                                |                                     |                    |                         |                                     |                              |                           |                   | Health & Safety Standards            |
| Direct Use   |  |                  |                  |                                      |  |                  |                   |                               |                   |                                |                                     |                    |                         |                                     |                              |                           |                   |                                      |
| <div>On structures</div>                                   |  | P                | P                | P                                    | P                                      | P                | P                 | P                             | P                 | P                              | P                                   | P                  | P                       | P                                   | P                            | P                         | P                 |                                      |
| <div>Ground-mounted up to 1/2 acre</div>                   |  | P                | P                | P                                    | P                                      | P                | P                 | P                             | P                 | P                              | P                                   | P                  | P                       | P                                   | P                            | P                         | P                 |                                      |
| Accessory Use  |  |                  |                  |                                      |  |                  |                   |                               |                   |                                |                                     |                    |                         |                                     |                              |                           |                   |                                      |
| <div>&lt;15% of parcel up to 5 ac whichever is less</div>  |  | AP <sup>1</sup>  | AP <sup>1</sup>  | AP                                   | AP                                     | AP <sup>1</sup>  | AP                | AP                            | AP                | AP                             | AP                                  | AP                 | AP                      | AP                                  | AP                           | AP                        | AP                | —                                    |
| <div>&lt;15% of parcel up to 10 ac whichever is less</div> |  | —                | AP <sup>1</sup>  | AP                                   | AP                                     | AP <sup>1</sup>  | AP                | AP                            | AP                | AP                             | AP                                  | AP                 | —                       | AP                                  | AP                           | AP                        | AP                | —                                    |
| Secondary Use  |  |                  |                  |                                      |  |                  |                   |                               |                   |                                |                                     |                    |                         |                                     |                              |                           |                   |                                      |
| <div>&lt; 30% of parcel up to 7 ac</div>                   |  | MUP <sup>1</sup> | MUP <sup>1</sup> | AP <sup>2</sup>                      | AP <sup>2</sup>                        | AP <sup>1</sup>  | AP                | AP                            | AP                | AP                             | AP                                  | AP                 | —                       | AP                                  | MUP                          | MUP                       | —                 |                                      |
| <div>&lt; 30% of parcel up to 10 ac</div>                  |  | MUP <sup>1</sup> | MUP <sup>1</sup> | MUP <sup>2</sup>                     | AP <sup>2</sup>                        | AP <sup>1</sup>  | AP                | AP                            | AP                | AP                             | MUP                                 | AP                 | —                       | MUP                                 | —                            | —                         | —                 |                                      |
| <div>&lt; 30% of parcel up to 20 ac</div>                  |  | —                | MUP <sup>1</sup> | CUP <sup>3</sup>                     | MUP <sup>2</sup>                       | AP <sup>1</sup>  | MUP               | AP                            | AP                | AP                             | CUP                                 | AP                 | —                       | CUP                                 | —                            | —                         | —                 |                                      |
| Primary Use  |  |                  |                  |                                      |  |                  |                   |                               |                   |                                |                                     |                    |                         |                                     |                              |                           |                   |                                      |
| <div>up to 15 ac</div>                                     |  | —                | —                | CUP <sup>3</sup>                     | MUP <sup>2</sup>                       | MUP <sup>1</sup> | CUP               | AP                            | AP                | AP                             | CUP                                 | AP                 | —                       | —                                   | —                            | —                         | —                 |                                      |
| <div>up to 20 ac</div>                                     |  | —                | —                | CUP <sup>3</sup>                     | MUP <sup>2</sup>                       | MUP <sup>1</sup> | —                 | AP                            | AP                | AP                             | —                                   | AP                 | —                       | —                                   | —                            | —                         | —                 |                                      |
| <div>up to 30 acres</div>                                  |  | —                | —                | CUP <sup>3</sup>                     | CUP <sup>2</sup>                       | CUP <sup>1</sup> | —                 | MUP                           | MUP               | MUP                            | —                                   | MUP                | —                       | —                                   | —                            | —                         | —                 |                                      |
| <div>exceeds thresholds above</div>                        |  | —                | —                | CUP <sup>3</sup>                     | CUP <sup>2</sup>                       | CUP <sup>1</sup> | —                 | 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**

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