



Department of Development Services

7 County Center Dr.
Oroville, CA 95965

T: 530.552.3700
F: 530.538.7785

Paula M. Daneluk, AICP,
Director
Curtis Johnson, Assistant
Director
buttecounty.net/dds

BUTTE COUNTY PLANNING COMMISSION AGENDA

July 24, 2025

TIME: 9:00 AM

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

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://bcds.net/PlanningCommission>

Event (Meeting) Number: 2558 416 3706

Event Password: Planning

You may also call in: 408-418-9388

I. CALL TO ORDER

A. Pledge of Allegiance

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

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. TUSCAN RIDGE ASSOCIATES LLC MAP EXTENSION (MEXT25-0004)

The applicant is requesting a six-year time extension for an approved Vesting Tentative Subdivision Map (TSM21-0002), extending the expiration date to December 10, 2032. The Butte County Board of Supervisors approved the tentative map on December 10, 2024, which is set to expire on December 10, 2026. The project site is located on the south side of Skyway, approximately three miles southwest of the Town of Paradise and four miles east of the City of Chico. Assessor Parcel Numbers: 040-520-104 through -111. (Mark Michelena, Principal Planner)

B. BRUCE ROBERTS PETITION TO VACATE A PUBLIC SERVICE EASEMENT (RA25-0001)

The applicant is petitioning Butte County to abandon and vacate a public service easement consisting of a 20-foot-wide, unoccupied public utility and access easement. The easement functions as a public alley dividing the center of a single 1.5-acre parcel comprising of Lots 1, 2, 3, 6, 7, and 8 in Block 12, as shown on the map titled "Map of the Town of Nelson," recorded on February 27, 1878, in Map Book 1, page 58. The project site is on the west side of Sutter Street, 125 feet north of Nelson Road, in the community of Nelson; Assessor Parcel Number: 038-270-002. (Mark Michelena, Principal Planner)

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 22, 2025

IX. ADJOURNMENT