



Department of Development Services

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BUTTE COUNTY PLANNING COMMISSION AGENDA

April 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. **ORCHARDCREST ESTATES MAP EXTENSION AND MAP MODIFICATION (MEXT25-0001)**

– Continued from March 27, 2024. Request for a 6-year time extension for an approved Tentative Subdivision Map (TSM20-0004) for Orchardcrest Estates, which is set to expire on January 25, 2026. The extension request includes a proposed modification to the tentative map to phase development into two stages. The first phase consists of 46 lots (Lot Nos. 7-26 and 67-92) and Lot B (Detention Basin) on the northern part of the project site. The second phase encompasses 46 lots (Lots Nos. 1-6 and 27-66) as well as Lots A and C (Park Dedications). The Butte County Planning Commission approved TSM20-0004 on January 25, 2024, allowing the subdivision of a 21-acre property into 92 lots, with lot sizes ranging from 0.14 to 0.26 acres. The project site is located at 1095 Middlehoff Lane, north of Highway 162, between 10th Street and Middlehoff Lane, approximately 0.33 miles west of the City of Oroville city limits. Assessor Parcel Number: 030-170-080. (Rowland Hickel, AICP, Senior Planner)

B. BIDWELL GROVE SUBDIVISION MAP EXTENSION AND MODIFIED CONDITIONS (MEXT24-0010)

Request for a 6-year time extension for an approved Tentative Subdivision Map (TSM22-0003) for Bidwell Grove, which is set to expire on December 14, 2025. The extension request includes proposed modifications to previously approved conditions 13, 20, 40, 42 and 43. The Butte County Planning Commission approved TSM22-0003 on December 24, 2023, allowing the subdivision of a 9.23-acre property into 9 lots, with lot sizes ranging from 1.0 to 1.14 acres. The project site is located on the southwest side of Nord Avenue, southeast of Foxfield Court and northeast of Rodeo Avenue, in the Bell Muir Area, approximately 6,500 feet west of the City of Chico city limits. Assessor Parcel Number: 042-050-096. (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. March 27, 2025

IX. ADJOURNMENT