



Department of Development Services

Paula M. Daneluk, AICP, Director
Curtis Johnson, Assistant Director

7 County Center Drive
Oroville, California 95965

T: 530.552.3700

www.buttecounty.net/dds

BUTTE COUNTY PLANNING COMMISSION

April 24, 2025

TIME: 9:00 a.m.

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

I. CALL TO ORDER

Chair Schleiger called the meeting to order at 9:00 a.m.

Pledge of Allegiance

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

Present: Commissioner Donati, Commissioner Parrott, Commissioner Roethler, and Chair Schleiger.

Absent: Commissioner Flicker

Others Present:

County Counsel: Roger Wilson, Chief Deputy County Counsel

Kim Hunter, Public Works, Deputy Director of Land Development

Development Services:

Dan Breedon, AICP, Planning Division Manager

Mark Michelena, Principal Planner

Rowland Hickel, AICP, Senior Planner

Cortney Kingsley, Administrative Assistant

Sarah Ensley, Moderator

III. DISCLOSURE OF EX PARTE COMMUNICATIONS

Chair Schleiger asked all commissioners if there were any ex parte communications to disclose. All Commissioners stated that they had no ex parte communications to report.

IV. ACCEPTANCE OF AGENDA - Commission members and staff may request additions, deletions or changes in the Agenda order.

A motion was made by Commissioner Parrot to accept the agenda.

Commissioner Donati seconded the motion.

Vote:

Ayes: Chair Schleiger, Commissioner Parrott, Commissioner Roethler, and Commissioner Donati

Nays:

Abstain:

Absent: Commissioner Flicker

Accepted 4:0:1

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.

None.

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)

AGENDA REPORT

POWERPOINT

The project was presented by Senior Planner, Rowland Hickel.

Chair Schleiger opened for public comment.

Public Speakers:

Chuck Tatreau made a public comment.

David Goyer made a public comment.

Derrald Buis made a public comment.

Gretchen Clinkingbeard made a public comment.

Kim Hunter, Public Works, made a comment and answered questions from the Planning Commissioners.

Derrald Buis made a public comment.

Ron Bigby made a public comment and expressed concerns.

Commissioners Parrot, Donati, and Chair Schleiger responded to the commenter's concerns, providing clarification. A brief dialogue occurred to address the concerns.

Chair Schleiger closed public comment.

Commissioner Donati asked additional questions for clarification.

Kim Hunter, Public Works, made a comment to provide further clarification.

Project representative, Chuck Tatreau, made a comment to provide further clarification.

A motion was made by Commissioner Parrot, to adopt the Resolution approving the Map Modification, allowing the development of the Orchardcrest Estate Subdivision in two phases, and approving the Map Extension, extending the expiration date of TSM20-0004 for six years to January 25, 2032.

Commissioner Donati seconded the motion.

Vote:

Ayes: Chair Schleiger, Commissioner Parrott, Commissioner Roethler, and Commissioner Donati

Nays:

Abstain:

Absent: Commissioner Flicker

Approved 4:0:1

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)

AGENDA REPORT

POWERPOINT

The project was presented by Principal Planner, Mark Michelena.

Chair Schleiger opened for public comment.

Public Speakers:

Project representative, Nichole Ledford, made a public comment.

Chair Schleiger closed public comment.

A motion was made by Commissioner Parrot, to adopt the Resolution approving the Modifications to the Approved Conditions and approving the Map Extension, extending the expiration date of TSM22-0003 (Bidwell Grove) for six years to December 14, 2031.

Chair Schleiger seconded the motion.

Vote:

Ayes: Chair Schleiger, Commissioner Parrott, Commissioner Roethler, and Commissioner Donati

Nays:

Abstain:

Absent: Commissioner Flicker

Approved 4:0:1

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

None.

B. Planning Commission Concerns

Commissioner Donati asked questions for clarification.

Planning Manager, Dan Breedon, provided information and clarification.

VIII. MINUTES

A. March 27, 2025

A motion was made by Commissioner Donati to accept the March 27, 2025 Minutes.

The motion was seconded by Commissioner Parrot.

Vote:

Ayes: Chair Schleiger, Commissioner Donati, Commissioner Parrott, Commissioner Roethler

Nays:

Abstain:

Absent: Commissioner Flicker

Accepted 4:0:1

IX. ADJOURNMENT

Chair Schleiger adjourned the meeting at 09:46 a.m.