



Department of Development Services

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BUTTE COUNTY PLANNING COMMISSION

April 22, 2021

Due to protocols established under the Governor's Executive Orders for COVID 19 community response, this hearing will be held via an online format.

Members of the public who wish to participate in public comment are encouraged to register in advance of the hearing by emailing PCClerk@buttecounty.net. Use the following information to remotely view and participate in the Planning Commission meeting, including the Public Hearing portions, online:

Link: <http://bcdds.net/PlanningCommission>

Event (Meeting) Number: 126 307 6367

Event Password: Planning

Participants may also call in: 1-844-992-4726

TIME: 9:00 a.m.

PLACE: Online Meeting Format. See above for video and call-in information.

I. CALL TO ORDER

Pledge of Allegiance

II. ROLL CALL - Commissioners Donati, Evans, Roethler, Hansen, and Chair Schleiger.

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

IV. 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.

V. 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. Tentative Parcel Map TPM19-0002

Applicant: George Nicolaus

Owners: Nicolaus Family Trust

Project: Tentative Parcel Map

Planner: Mark Michelena, Senior Planner

APN: 047-260-199 & -197

General Plan: Agriculture

Zoning: SR-1/OS NSCP (Suburban Residential, 1-acre minimum parcel size/Open Space North Chico Specific Plan) / VLDR/RC (Very Low Density Residential, 1-acre minimum parcel size/Resource Conservation)

Location: The project parcel located on the east side of State Highway 99 and west of Autumn Park Subdivision, approximately 2,000 feet north of Wilson Landing Road, north and west of Chico. APNs 047-260-199 & -197

Project Description: A Tentative Parcel Map to divide 52.72 acres into four parcels (three at 1.01 acres and one at 1.19 acres) and a 48.5-acre remainder parcel. Proposed parcels 1 & 2 will have frontage/access on Magness Court, a county-maintained road. Proposed parcel 3 and 4 will access by a private road, accessed from Anjou Court.

CEQA Determination: Mitigated Negative Declaration

Staff Recommendation: Staff recommends the Planning Commission adopt the Resolution adopting a Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA), denying the exception request, and approving the Tentative Parcel Map, subject to findings and conditions.

Appeal Period: 10 calendar days

[STAFF REPORT](#)

[POWERPOINT PRESENTATION](#)

B. 10:30 AM -NORTH CHICO VILLAGE VISION PLAN WORKSHOP

Applicant: Butte County Department of Development Services

Project: North Chico Village Vision Plan Workshop

Project Planner: Tiffany Lightle, Associate Planner

Consultant: Andrew Watkins, Architect and Urban Designer, AIA, AICP ASLA LEED, SWA Group

Location: The North Chico Village site is located north of the City of Chico, west of the Chico Municipal Airport, and east of State Route 99. The site is located south of Mud Creek and north of Sycamore Creek, with Hicks Lane forming the area's eastern boundary. The site is a 484-acre portion of the larger 2,980-acre North Chico Specific Plan adopted by Butte County.

Project Description: The North Chico Village Vision Plan is a planning study document evaluating updates to a portion of the existing North Chico Specific Plan (NCSP) that was approved in 1995. The Vision Plan will be the basis of a future Specific Plan Amendment. The existing Specific Plan accommodates up to 2,275 potential dwelling units with densities ranging from 6 dwelling units per acre to 20 units per acre. The proposed North Chico Vision Plan continues the same density range of residential land uses but allows for additional circulation network, parks and open space buffers by slightly increasing the proportion of Medium High Density Residential (MHDR) from the existing plan.

Development Services staff is seeking both the community and Planning Commission member's review and direction through this public workshop. Direction from the Planning Commission will be incorporated into the Plan for consideration by the Butte County Board of Supervisors. The Planning Commission is not approving any land use entitlement or Specific Plan at this time. This Vision Plan must ultimately be incorporated into a Specific Plan Amendment and analyzed under the California Environmental Quality Act (CEQA). The future Specific Plan Amendment will then be processed by staff and set for public hearings at the Planning Commission and Board of Supervisors.

The Vision Plan is an integration of community-based design ideas. It encompasses community outreach results, planning strategies and options which adhere to state and local regulations, and corresponding research to inform maps, diagrams and experiential illustrations that help to demonstrate a vision for the North Chico Village site. The intent of the Plan is to provide a foundation for continuing planning efforts necessary for the development of the North Chico Village. The foundation for the vision includes community outreach that solicited public input regarding opportunities for the future of the North Chico Village.

CEQA Determination: Not Applicable

Staff Recommendation: Review the North Chico Village Vision Plan and make recommendations to the Butte County Board of Supervisors to begin the process of amending the Specific Plan and associated environmental analysis.

[**STAFF REPORT \(including all attachments\)**](#)

[**Attachment A: North Chico Village Vision Plan**](#)

[**POWERPOINT PRESENTATION**](#)

VI. 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

VII. MINUTES

A. February 25, 2021

[Minutes](#)

VIII. ADJOURNMENT