

AN ORDINANCE OF THE COUNTY OF BUTTE AMENDING THE
TUSCAN RIDGE PLANNED DEVELOPMENT (PD) ZONING DISTRICT

The Board of Supervisors of the County of Butte, State of California, under and pursuant to Division 4, Zoning Ordinance Amendments, of the Butte County Zoning Code, ordains as follows:

Section 1. Location.

Said area of the PD project area is located on eight (8) parcels comprised of Assessor's Parcel Numbers 040-520-104 through -111.

Section 2. Development Plan Amendment.

The use and development of said property shall be amended in accordance with the development plan, as attached hereto as Exhibit A, and incorporated herein by reference. Development shall be limited and regulated by the following provisions, incorporated herein by reference:

1. Tuscan Ridge Project Conditions of Approval (Resolution No. 24-212).
2. Tuscan Ridge Project Final Environmental Impact Report Mitigation monitoring and Reporting Program (SCH# 2022020536).
3. Tuscan Ridge Subdivision Map.

Section 3. Development Standards.

1 The PD development standards shall be subject to the restrictions,
2 restricted uses, and regulations that apply to, and that have been
3 imposed, pursuant to Butte County Code Section 24-32 and the Tuscan
4 Ridge Planned Development Regulations, attached as Exhibit B.

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6 Section 4. Findings. The Board of Supervisors makes the following
7 findings, as set forth in Butte County Code section 24-275:

- 8 1. The proposed amendment is consistent with the General
9 Plan and any applicable community or specific plan as
10 provided by Government Code Section 65860.
- 11 2. The proposed amendment will not be detrimental to the
12 public interest, health, safety, or welfare of the
13 county.
- 14 3. The affected site is physically suitable in terms of
15 design, location, shape, size and other characteristics
16 to ensure that the proposed uses and development will
17 not endanger, jeopardize, or otherwise constitute a
18 hazard to the property, surrounding properties, and the
19 community at large.

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21 Section 5. Findings. The Board of Supervisors makes the following
22 findings, as set forth in Butte County Code section 24-32(G):

- 23 1. The proposed development is consistent with the goals,
24 policies, and actions of the General Plan and any
25 applicable specific plan and community plan.
- 26 2. The site for the proposed development is adequate in

size and shape to accommodate proposed land uses.

3. The site for the proposed development has adequate access considering the limitations of existing and planned streets and highways.

4. Adequate public services exist or will be provided to serve the proposed development.

5. The proposed development will not have a substantial adverse effect on surrounding property and will be compatible with the existing and planned land use character of the surrounding area.

6. The Chico Unified School District has the available capacity to accommodate the projected students generated by the proposed development.

7. The proposed development carries out the intent of the PD zone by providing a more efficient use of the land and an excellence of site design greater than that which could be achieved through the application of established zoning standards.

Section 6. California Environmental Quality Act. The Butte County Board of Supervisors determined on December 10, 2024, that, pursuant to Section 15074 of the Guidelines of the California Environmental Quality Act, and after full consideration of the Environmental Impact Report, Findings of Fact and Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program prepared for the proposed project, and on the

1 basis of the whole record before it, the Environmental Impact
2 Report for the Tuscan Ridge Project should be certified.

3
4 Section 7. Severability. If any provision of this Ordinance or the
5 application thereof to any person or circumstances is for any
6 reason held to be invalid by a court of competent jurisdiction,
7 such provision shall be deemed severable, and the invalidity
8 thereof shall not affect the remaining provisions or other
9 applications of the Ordinance which can be given effect without
10 the invalid provision or application thereof.

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12 Section 8. Effective Date and Publication. This Ordinance shall
13 take effect thirty (30) days after the date of its passage. The
14 Clerk of the Board of Supervisors is authorized and directed to
15 publish this Ordinance before the expiration of fifteen (15) days
16 after its passage. This Ordinance shall be published once, with
17 the names of the members of the Board of Supervisors voting for
18 and against it, in a newspaper of general circulation published in
19 the County of Butte, State of California.

20
21 **PASSED AND ADOPTED** by the Board of Supervisors of the County of
22 Butte, State of California, on the 10th day of December by the
23 following vote:

24 **AYES:** Supervisors Connelly, Durfee, Teeter, and Chair Kimmelshue

25 **NOES:** Supervisor Ritter


26 **ABSENT:** None

1 **ABSTAIN:** None

2 
3 Tod Kimmelshue, Chair
4 Butte County Board of Supervisors

5 **ATTEST:**

6 **ANDY PICKETT**, Chief Administrative Officer
7 and Clerk of the Board

8 By: 
9 Deputy