



## Department of Development Services

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### BUTTE COUNTY BUTTE COUNTY PLANNING COMMISSION AGENDA

September 25, 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](mailto: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. **MAIDU MOUNTAIN LION HOUSING DEVELOPMENT (GPA24-0001/PUD24-0001/TPM25-0001)**

The Northern Circle Indian Housing Authority (NCIHA, Applicant) proposes to develop a grant-funded, two-phase housing project to build 22 single-family and duplex housing units for the Berry Creek Rancheria of Tyme Maidu Indians of California. The proposal 1) amends the General Plan land use designation of the site from MDR (Medium Density Residential) to PUD (Planned Unit Development), with a corresponding Development Plan, 2) rezones the site from MDR to PD (Planned Development), and 3) subdivides the parcel into two lots in line with the proposed phasing. Development of Phase 1 includes 12 single-family residential units and infrastructure improvements on 4.5 acres of the 7.76-acre property. Development of Phase 2 includes 10 units, consisting of five duplexes, and related improvements on 2.8 acres. The project site encompasses 7.76 acres at 4001 Hildale Avenue, north of the intersection of Mountain View Drive and Hildale Avenue, in the Oroville Sphere of Influence, approximately 0.8 miles east of the City of Oroville; Assessor Parcel Number: 068-341-010. (Rowland Hickel, AICP, Senior Planner)

**B. NEW TOWERS, LLC (UP25-0002)**

The applicant is proposing to construct a new unmanned wireless communications monopole, 100' in height with twelve (12) 8-foot antennas attached, one (1) 6-foot microwave dish, and twelve (12) remote radio units. The project also includes (2) ground-mounted radio cabinets on a reinforced concrete pad; a multimeter utility service mounted within a 50' X 50' lease area contained within a 6-foot-high chain link fence with a 12-foot-wide access gate. A diesel fuel backup generator will be installed in a 3'-8" X 7'-6" concrete pad. The project site is on the northeast corner of Richvale Hwy and Colony Road, approximately 3,000 feet east of Richvale; Assessor Parcel Number: 029-100-009. (Mark Michelena, Principal Planner)

**C. HAYES TENTATIVE SUBDIVISION MAP EXTENSION MEXT25-0006 (TSM22-0002)**

The applicant is requesting a six-year time extension for an approved Tentative Subdivision Map (TSM22-0002), extending the expiration date to September 28, 2031. The Butte County Planning Commission approved the tentative map on September 28, 2023, which is set to expire on September 28, 2025. The project site is located on the southeast corner of the intersection of Keefer Road and Kelsey Drive, with a 5-acre portion located west of Kelsey Drive, North Chico area, approximately 1,500 feet northwest of the Chico Regional Airport boundary. The existing address is 3891 Keefer Road, Chico; Assessor Parcel Number: 047-350-066. (Alyssa Mendoza, Assistant Planner)

**D. COUNTY SERVICE AREA (CSA) POLICY UPDATE**

Informational presentation by Kim Hunter, Deputy Director of Land Development, Public Works (no action being taken).

**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. July 24, 2025**

**IX. ADJOURNMENT**