



Department of Development Services

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BUTTE COUNTY BUTTE COUNTY PLANNING COMMISSION AGENDA

February 26, 2026

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://bcdds.net/PlanningCommission>

Event (Meeting) Number: 2551 241 4691

Event Password: Planning (Phone: 75266464)

You may also call in: 408-418-9388

[IGNORE_INDENT]

- I. **CALL TO ORDER**
 - A. **Pledge of Allegiance**
- II. **ROLL CALL** – Commissioners Donati, Flicker, Parrott, and Chair Schleiger
- III. **SELECTION OF OFFICERS** – Selection of Planning Commission Chair, Vice Chair and Second-Vice Chair for 2026
- IV. **DISCLOSURE OF EX PARTE COMMUNICATIONS**
- V. **ACCEPTANCE OF AGENDA** - Commission members and staff may request additions, deletions or changes in the Agenda order.
- VI. **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.
- VII. **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 CClerk@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. USE PERMIT (UP25-0003/Verizon Wireless & EIP)

This is a conditional use permit on a 144.88-acre vacant parcel zoned Agriculture 160-acre (Assessor Parcel Number: 041-140-023). The project proposes to construct a new unmanned wireless communications monopole, 165' in height (with an additional 5-foot lightning rod) with three (3) three-foot, three (3) four-foot and three (3) six-foot panel antennas (nine total) would be attached with related equipment including remote radio unit (RRUs), overvoltage protection (OVP) boxes, one (1) microwave antenna and one (1) GPS antenna. The project also includes (2) ground mounted radio cabinets on a reinforced concrete pad; a fiber box and 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 30 kW emergency backup generator with a 203-gallon diesel fuel tank is also proposed. The project site is located on north side of Flag Creek Road, approximately 1,950 feet east of Coal Canyon Road, approximately 5.8 miles north of Oroville (Mark Michelena, Principal Planner)

B. USE PERMIT (PROJ-25-0013/ The Towers, LLC)

This is a conditional use permit on an 8.82-acre developed lot zoned Agriculture (AG-20) (Assessor Parcel Number: 021-260-052). Applicant The Towers, LLC, proposes to construct a new 100-foot wireless tele-communications facility with a 5-foot lightning rod, three (3) three-foot, three (3) four-foot and three (3) six-foot panel antennas, three (3) remote radio units, four (4) overvoltage protection boxes, one (1) four-foot microwave antenna, one (1) GPS antenna, with cabling and jumpers. The monopole and related ground equipment would be enclosed behind a 6-foot chain link fenced in 50x50 square foot lease area. A 50'x20'wide access easement with a 50"x52" concrete pad is also proposed. The project site is located at 1225 Richins Avenue, on the northwest corner of the Richins Ave. and W. Liberty Rd. intersection, Gridley, CA approximately 1,589 feet south of City of Gridley. The site would be accessed from W. Liberty Rd. via new gravel driveway. (Alyssa Mendoza, Assistant Planner)

C. Butte County General Plan 2040 and Housing Element Annual Progress Reports (APR) for Calendar Year 2025

California Government Code 65400 mandates that counties submit Annual Progress Reports to the Board of Supervisors, the Governor's Office of Land Use and Climate Innovation (LCI), and the Department of Housing and Community Development (HCD) by April 1 of each year for both the General Plan and the Housing Element of the General Plan. Both APRs are provided for the Planning Commission's information. The APRs will be provided to the Board of Supervisors prior to submitting to HCD and LCI. The APR's are presented to the Planning Commission for information only, no action is required (Mark Michelena, Principal Planner).

VIII. 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

IX. MINUTES

A. October 23, 2025

B. December 11, 2025

X. ADJOURNMENT