



Department of Development Services

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BUTTE COUNTY BUTTE COUNTY PLANNING COMMISSION AGENDA

March 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: <https://bcdds.net/DSPlanningCommission>

Event (Meeting) Number: 2551 241 4691

Event Password: Planning

You may also call in: 408-418-9388

[IGNORE_INDENT]

- I. **CALL TO ORDER**
 - A. **Pledge of Allegiance**
- II. **ROLL CALL** - Commissioners Donati, Flicker, McCreary, Schleiger, and Chair Parrott
- 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 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 (UP25-0002/The Towers LLC/Verizon) continued from September 25, 2025

The applicant is proposing to construct a new unmanned wireless communications monopole, 105' 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)

B. USE PERMIT (PROJ-26-0028/Franklin Construction, Inc.)

Request to amend Conditional Use Permit UP19-0003 to remove Condition of Approval No. 18, which requires construction of roadway frontage improvements along Neal Road, for an existing stationary asphalt batch plant, concrete and asphalt recycling facility, and construction yard located at 999 Neal Road, approximately one-half mile east of State Highway 99 in Paradise (Assessor Parcel Number 040-600-081). The proposed amendment would not modify the previously approved uses or operations under UP19-0003. (Rowland Hickel, Senior Planner)

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. February 26, 2026

IX. ADJOURNMENT