



Department of Development Services

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BUTTE COUNTY BUTTE COUNTY PLANNING COMMISSION AGENDA

April 23, 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://bccdds.net/DSPlanningCommission>

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, 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) continued from March 26, 2026

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)

The Planning Commission at the March 26, 2026 meeting, made a motion of intent to deny the project. The project was continued to allow staff to prepare the findings for the denial resolution.

B. USE PERMIT (UP25-0003/Verizon Wireless & EIP) continued from February 26, 2026

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, 100' 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)

C. USE PERMIT (PROJ-25-0006/Vertical Bridge, LLC)

Proposed conditional use permit to construct a new 100-foot-tall wireless telecommunications facility on a 4.91-acre parcel in the FR-10 (Foothill Residential, 10-acre) zone. The tower and associated equipment would be located within a 2,500-square-foot (50' x 50') enclosed lease area, secured by an 8-foot-tall chain-link fence with green privacy slats. The project parcel is at 77 Weger Road, 1,400 feet north of Forbestown Road, in the community of Hurleton, east of Oroville. Assessor Parcel Number 072-190-038. (Rowland Hickel, AICP, 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. March 26, 2026

IX. ADJOURNMENT