



## Department of Development Services

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### BUTTE COUNTY BUTTE COUNTY PLANNING COMMISSION AGENDA

May 28, 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/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](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. **USE PERMIT (UP25-0002/The Towers, LLC) continued from April 23, 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 April 23, 2026 meeting, made a motion to continue the item to the May 28, 2026 Planning Commission meeting to allow staff to contact the FAA and determine whether the Determination of No Hazard to Air Navigation remains active and whether the nearby private airstrip (Richvale Airport) was considered in the Determination of No Hazard to Air Navigation by taking in their normal flight pattern.

**B. ZONING CODE AMENDMENT (PROJ-26-0035)**

This is a County-initiated amendment to the Butte County Zoning Ordinance (Butte County Code Chapter 24, Article IV, Division 1). This project seeks to amend the Butte County Code to add a Mobile Food Court ordinance. As mobile food courts become more prevalent this amendment shall establish mobile food courts as a land use in the Commercial and Industrial zones, provide objective standards that ensure land use compatibility, and create an administrative permitting process for mobile food courts in the County. (Alyssa Mendoza, Assistant Planner)

**C. ZONING CODE AMENDMENT (PROJ25-0005)**

This is a County-initiated amendment to the Butte County Zoning Ordinance (Butte County Code Chapter 24, Article IV, Division 1). This project seeks to amend the existing ordinance. The ordinance was originally adopted in 2019, with minor amendments since the original adoption. The ordinance has been in effect for over 6 years and the amendment of the ordinance is based on community outreach and the changes over the last 6 years. (Mark Michelena, Principal 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. April 23, 2026**

**IX. ADJOURNMENT**