

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Keefer Road Wireless Telecommunications Facility Environmental Review (CEQA25-0002)Lead Agency: Butte County Development of Development ServicesContact Person: Rowland HickelMailing Address: 7 County Center DrivePhone: (530) 552-3684City: OrovilleZip: CACounty: Butte**Project Location:** County: ButteCity/Nearest Community: ChicoCross Streets: Garner LaneZip Code: 95973Longitude/Latitude (degrees, minutes and seconds): 39 ° 48 ' 57.5 " N / 121 ° 53 ' 31 " W Total Acres: 6.19Assessor's Parcel No.: 047-600-005Section: 29Twp.: 23NRange: 1EBase: MDB&MWithin 2 Miles: State Hwy #: 99Waterways: Rock CreekAirports: Chico Municipal

Railways: _____

Schools: _____

Document Type:

CEQA:

 NOP Draft EIR

NEPA:

 NOI

Other:

 Joint Document Early Cons Supplement/Subsequent EIR EA Final Document Neg Dec

(Prior SCH No.) _____

 Draft EIS Other: _____ Mit Neg Dec

Other: _____

 FONSI**Local Action Type:** General Plan Update Specific Plan Rezone Annexation General Plan Amendment Master Plan Prezone Redevelopment General Plan Element Planned Unit Development Use Permit Coastal Permit Community Plan Site Plan Land Division (Subdivision, etc.) Other: Board Action**Development Type:** Residential: Units _____

Acres _____

 Office: Sq.ft. _____

Acres _____

Employees _____

 Transportation: Type _____ Commercial: Sq.ft. _____

Acres _____

Employees _____

 Mining: Mineral _____ Industrial: Sq.ft. _____

Acres _____

Employees _____

 Power: Type _____

MW _____

 Educational: _____ Waste Treatment: Type _____

MGD _____

 Recreational: _____ Hazardous Waste: Type _____ Water Facilities: Type _____

MGD _____

 Other: Lease Agreement / Wireless Telecommunication Facility**Project Issues Discussed in Document:** Aesthetic/Visual Fiscal Recreation/Parks Vegetation Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement Coastal Zone Noise Solid Waste Land Use Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____**Present Land Use/Zoning/General Plan Designation:**

Vacant / Public (P) / Public (P)

Project Description: (please use a separate page if necessary)

Proposal to establish a lease agreement between Butte County and Verizon Wireless for a 50 x 50-foot (2,500 square feet) lease area within a vacant 6.19-acre County-owned property. Upon execution of the lease, the applicant, Epic Wireless Group LLC (on behalf of Verizon Wireless), will seek approval of a Conditional Use Permit to construct a wireless telecommunications tower. The proposed tower would be up to 100 feet in height and designed as a monopole, monopine, or faux water tank. The final tower design will be determined during the review of the Conditional Use Permit.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>3</u>	<input type="checkbox"/> Public Utilities Commission
<input checked="" type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # <u>5</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # <u>2</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date October 1, 2025 Ending Date October 30, 2025

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Epic Wireless Group LLC c/o Dena Manas</u>
Address: _____	Address: <u>605 Coolidge Drive</u>
City/State/Zip: _____	City/State/Zip: <u>Folsom, CA 95630</u>
Contact: _____	Phone: <u>530.979.0347</u>
Phone: _____	

Signature of Lead Agency Representative: Rowland Hickel, Senior Planner Date: 9/26/25

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.