

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:** The Towers, LLC Conditional Use Permit (PROJ-25-0013)

Lead Agency: Butte County Development Services

Contact Person: Alyssa Mendoza, Assistant Planner

Mailing Address: 7 County Center Drive

Phone: (530)552-3633

City: Oroville

Zip: 95965

County: Butte

Project Location: County: Butte

City/Nearest Community: Gridley

Cross Streets: W. Liberty Avenue and Richins Avenue

Zip Code: 95948

Longitude/Latitude (degrees, minutes and seconds): 39 ° 20 ' 57.72 " N / 121 ° 42 ' 19.47 " W Total Acres: 8.82

Assessor's Parcel No.: 021-260-052

Section: 1

Twp.: 17N

Range: 02E

Base: MDB&M

Within 2 Miles: State Hwy #: HWY 99

Waterways: Morrison Slough, Liveoak Slough

Airports:

Railways: Union Pacific Railroad

Schools: Esperanza, McKinley, Sycamore, Wilson

Document Type:

CEQA: ☐ NOP ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ☐ Neg Dec ☒ Mit Neg Dec ☐ Other: _____

NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI ☐ Other: ☐ Joint Document ☐ Final Document ☐ Other: _____

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: _____

Development Type:

☐ Residential: Units _____ Acres _____ ☐ Transportation: Type _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____ ☐ Mining: Mineral _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____ ☐ Power: Type _____ MW _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____ ☐ Waste Treatment: Type _____ MGD _____
☐ Educational: _____ ☐ Hazardous Waste: Type _____
☐ Recreational: _____ ☒ Other: 100' monopole with 2,500 square foot leased area
☐ Water Facilities: Type _____ MGD _____

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:

Agriculture (Kiwi orchard) and Residential (residence with accessory structures)/AG-20/AG

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

Applicant proposes to construct a new wireless communications monopole, 100' tall, within a 50' x 50' lease area, including associated equipment cabinets and ground equipment. Next to the lease area, there will be a 50' x 20' wide access easement with a Pacific Gas and Electric transformer on a 50"x 52" concrete pad. The project site is located at 1225 Richins Avenue, on the northwest corner of the Richins Ave. and W. Liberty Rd. intersection, Gridley, CA. APN 021-260-052.

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".

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

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

Starting Date January 16, 2026 Ending Date February 15, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Birdseye Planning Group</u>	Applicant: <u>The Towers, LLC/ Phoebe Moffett</u>
Address: <u>1354 York Drive</u>	Address: <u>1499 Huntington Drive #305</u>
City/State/Zip: <u>Vista, CA 92084</u>	City/State/Zip: <u>South Pasadena, CA 91030</u>
Contact: <u>Ryan Birdseye</u>	Phone: <u>(323)979-7914</u>
Phone: <u>(760)712-2199</u>	

Signature of Lead Agency Representative: Alyssa Mendoza Date: 01/12/2026

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