



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER:
 04-02272026-013
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY BUTTE COUNTY DEPARTMENT OF DEVELOPMENT	LEAD AGENCY EMAIL	DATE 02/27/2026
COUNTY/STATE AGENCY OF FILING BUTTE	DOCUMENT NUMBER 289	

PROJECT TITLE
 THE TOWERS LLC CONDITIONAL USE PERMIT PROJ 25 0013

PROJECT APPLICANT NAME THE TOWERS LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER (530) 552-3633
PROJECT APPLICANT ADDRESS 1499 HUTINGTON DR 305	CITY SOUTH PASADENA	STATE CA
		ZIP CODE 91030

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

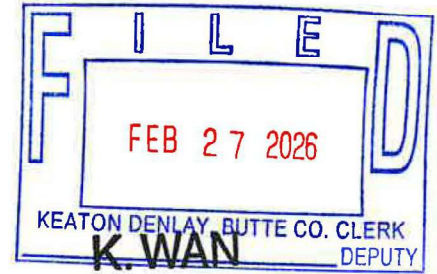
- Environmental Impact Report (EIR) \$4,227.50 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$3,043.75 \$ 3,043.75
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,437.25 \$ _____
- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)
- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____
- County documentary handling fee \$50.00 \$ 50.00
- Other \$ _____

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
- TOTAL RECEIVED \$ 3,093.75

SIGNATURE X <i>K. Wan</i>	AGENCY OF FILING PRINTED NAME AND TITLE Krystal Wan , Deputy County Clerk-Recorder
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DECLARATION OF FEES DUE
(California Fish and Game Code Section 711.4)



Name and address of applicant:
The Towers, LLC,
C/o: Phoebe Moffett
1499 Huntington Drive #305
South Pasadena, CA 91030

Project Title/File Number: The Towers, LLC, Conditional Use Permit (PROJ-25-0013)
APN: 021-260-052

CLASSIFICATION OF ENVIRONMENTAL DOCUMENT:

1. NOTICE OF EXEMPTION / STATEMENT OF EXEMPTION
 - A. Statutorily or Categorically Exempt
\$50.00 Clerk's Documentary Handling Fee
 - B. Certificate of No Effect
\$50.00 Clerk's Documentary Handling Fee

2. NOTICE OF DETERMINATION - FEE REQUIRED
 - A. Negative Declaration
\$3,043.75 State Filing Fee
\$50.00 Clerk's Documentary Handling Fee
 - B. Environmental Impact Report
\$4,227.50 State Filing Fee
\$50.00 Clerk's Documentary Handling Fee

3. NOTICE OF DETERMINATION – FEE NOT REQUIRED
No Effect Determination from Dept of Fish and Game
\$50.00 Clerk's Documentary Handling Fee

PAYMENT / NON-PAYMENT OF FEES:

1. PAYMENT: The above fees have been paid.
2. NON-PAYMENT: The above fees are required.

Chief Planning Official

By: Paula M. Daneluk, AICP, Development Services
Title: Director
Lead Agency: Butte County Department of
Development Services
Date: February 27, 2026

TWO COPIES OF THIS FORM MUST BE COMPLETED AND SUBMITTED WITH ALL ENVIRONMENTAL DOCUMENTS FILED WITH THE BUTTE COUNTY CLERK'S OFFICE.
THREE COPIES OF ALL NECESSARY DOCUMENTATION ARE REQUIRED FOR FILING.

ALL APPLICABLE FEES ARE DUE AND PAYABLE PRIOR TO THE FILING OF ANY ENVIRONMENTAL DOCUMENT WITH THE BUTTE COUNTY CLERK'S OFFICE. MAKE CHECKS PAYABLE TO THE COUNTY OF BUTTE.

NOTICE OF DETERMINATION

TO: Butte County Clerk Office of Planning and Research
25 County Center Drive PO Box 3044 or 1400 Tenth Street
Oroville, CA 95965 Sacramento, CA 95812-3044 Sacramento, C-0A 95814

FROM: Butte County Department of Development Services, Planning Division
7 County Center Drive, Oroville, CA 95965

SUBJECT: Filing of Notice of Determination per Section 21108 or 21152 of the Public Resources Code.

AP Number: 021-260-052
Project Title: The Towers, LLC, Conditional Use Permit (PROJ-25-0013)
Applicant: The Towers, LLC,
C/o: Phoebe Moffett
1499 Huntington Drive #305
South Pasadena, CA 91030

Contact Person: Alyssa Mendoza, Assistant Planner

Telephone Number: (530) 552-3633

Project Description/Location: With approval of a Conditional Use Permit the applicant, The Towers, LLC, would construct a new unmanned wireless communications monopole, 100' in height. A five-foot tall lightning rod would extend from the top of the pole. Three (3) three-foot, three (3) four-foot and three (3) six-foot panel antennas (nine total) would be attached, along with three (3) remote radio units (RRUs), four (4) overvoltage protection (OVP) boxes, one (1) four-foot microwave antenna, one (1) GPS antenna, and required antenna cabling and HCS jumpers. The antennas, RRUs, and accessory equipment on the Tower will be painted to match the surrounding environment. All paint will have an anti-glare finish.

The project proposes a 50' X 50' lease area for the applicant with a 6-foot high privacy slated chain link fence and a 12-foot wide access gate. Within the fenced in lease area the project would include (2) ground mounted radio cabinets, equipment canopy, fiber box, 2000A ILC cabinet, manual service light switch timer, (3) service lights, back-up diesel generator, (2) raised concrete pads, cable ice bridge, utility backboard, and a multi-meter utility service mounted on one of the concrete pads. A new 10/30 kW generator and diesel fuel tank will be installed within the fenced lease area on a 3'8" x 7'6" concrete pad. All pervious area would be covered with gravel over a weed barrier.

Adjacent to the western side of the lease area a 50' X 20' wide access and utility easement is proposed. Within the southwestern side of the easement, a new step-down Pacific Gas and Electric (PGE) transformer would be installed on a 50" X 52" concrete pad.

The site would be accessed from West Liberty Road via a new gated, unpaved 12-foot wide 490-foot long graveled access driveway along the western property boundary with parking. The facility will be un-staffed, and once in operation will generate approximately one vehicle trip per quarter for routine maintenance and inspections. The generator would be tested for approximately one hour monthly. The project is proposed for construction in mid-2026.

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.

State Clearinghouse Number (If submitted to clearinghouse): 2026010359


This is to advise that the Butte County Planning Commission (Lead Agency) has approved the above-described project on February 26, 2026 and has made the following determinations regarding the above-described project:

1. The project will, will not, have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.

3. Mitigation measures were, were not, made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was, was not, adopted for this project.
5. A statement of overriding considerations was, was not, adopted for this project.
6. Findings were, were not, made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration, is available to the general public at:

Butte County Department of Development Services
7 County Center Drive
Oroville, CA 95965



Curtis Johnson Date 02/27/26
Assistant Director
Department of Development Services