

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-26-0049)

Lead Agency: Butte County Development Services

Contact Person: Alyssa Mendoza

Mailing Address: 7 County Center Drive

Phone: 530.552.3633

City: Oroville

Zip: 95965

County: Butte

Project Location: County: Butte

City/Nearest Community: Oroville

Cross Streets: Lower Wyandotte and Ophir Road

Zip Code: 95966

Longitude/Latitude (degrees, minutes and seconds): 39 ° 28 ' 1.424" N / 121 ° 31 ' 38.76" W Total Acres: 27

Assessor's Parcel No.: 078-080-013

Section: 33

Twp.: 19N

Range: 04E

Base: MDB&M

Within 2 Miles: State Hwy #: None

Waterways: Wyman Ravine, Henderson Ditch, North Ditch, South Ditch, Wyandotte Crk

Airports: None

Railways: UPRR

Schools: Golden Hills Elem; Helen M. Wilcox Elem; Las Plumas H

Document Type:CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ 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: _____**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: 127' monopine with a 2,500 sqft leased area**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/Resource Conservation (RC)/RC

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

Construct a new unmanned wireless communications monopine, 127' in height. The bottom of the antennas would be at 110' and the top would be at 118'. It contain T-Mobile equipment with (12) 8' antennas, (4) Remote Radio Units (RRU's), (2) 3' microwave, (1) Global Positioning System (GPS) antenna, required antenna cabling, and Hybrid Cable System (HCS) jumpers. The ground equipment will include (1) Ground Mounted Radio Cabinet, one 30 kW diesel generator with a 210-gallon fuel tank.

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>3</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 September 24, 2026 Ending Date October 23, 2026

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>The Towers. LLC/ Kevin Gallagher</u>
Address: _____	Address: <u>2009 V Street</u>
City/State/Zip: _____	City/State/Zip: <u>Sacramento/CA/95818</u>
Contact: _____	Phone: <u>916 764-2632</u>
Phone: _____	

Signature of Lead Agency Representative: Mark Michelena

Digitally signed by Mark Michelena
Date: 2026.09.16 10:25:56 -0700'

Date: 9/16/2026

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