



COUNTY of YOLO

DEPARTMENT OF COMMUNITY SERVICES PLANNING DIVISION

Stephanie Cormier
Interim Director

292 W Beamer St, Woodland, CA 95695
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NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

Notice is hereby given that the County of Yolo, as lead agency, has prepared an Initial Study/Negative Declaration (IS/ND) for the below referenced project. The IS/ND analyzes the potential environmental effects associated with the proposed project in accordance with the California Environmental Quality Act (CEQA). In accordance with Section 15072 of the CEQA Guidelines, Yolo County has prepared this Notice of Intent to provide responsible agencies and other interested parties with notice of the availability of the IS/ND and solicit comments and concerns regarding the environmental issues associated with the proposed project.

LEAD AGENCY: Yolo County Department of Community Services
292 West Beamer Street
Woodland, CA 95695

CONTACT PERSON: Aaron Brown, Assistant Planner
(530) 406-4717
aaron.brown@yolocounty.gov

PROJECT TITLE: Harlan Ranch Cell Tower Major Use Permit (ZF#2024-036)

PROJECT LOCATION: Immediately south of the City of Woodland, approximately 0.25-mile west of County Road 99, and approximately 500 feet south of El Paseo Drive (APN 039-030-017)

PROJECT DESCRIPTION: The proposed project is a request for a Major Use Permit to allow for the construction and operation of a 140-foot-tall monopole cell tower and associated equipment within a 30'x30' lease area on a ±23.79-acre parcel located in the Agricultural Intensive (A-N) zone. The project consists of installing a new 140-foot-tall monopole cell tower with 15 panel antennas, 12 remote radio units, a new pre-manufactured walk-up cabinet, and a 30-kW back-up generator (diesel powered). Access to the property is from County Road 99 to the east via an unpaved private driveway. Energy will be provided through an approximately 200' power/fiber joint trench electrical easement to an existing wood utility pole. The lease area would be enclosed by a 6-foot-tall chain link fence with barbed wire and access gate. The project will be constructed and operated by AT&T Mobility.

The proposed project will be reviewed under the County's Wireless Telecommunication Facilities Ordinance (Section 8-2.1102 of the Yolo County Code). The facility would provide space for colocation by additional carriers, as well as for County and emergency communications, as per Section 8-2.1102(e) of the Yolo County Code.

The parcel is not listed on the Hazardous Waste and Substance Sites List as set forth in Government Code Section 65962.5.

PUBLIC REVIEW PERIOD: A 30-day public review period of the IS/ND will commence **on Wednesday, July 2, 2025, and end on Friday, August 1, 2025**, during which interested individuals and public

agencies may submit written comments on the document. Any written comments on the IS/ND must be received at the above address within the public review period.

AVAILABILITY OF DOCUMENTS: The IS/ND is now available for public review at the following location during normal business hours: Yolo County Department of Community Services, 292 W. Beamer Street, Woodland, CA 95695. **The IS/ND has been posted to the Yolo County Web site and may be downloaded and printed at <https://www.yolocounty.org/government/general-government-departments/community-services/planning-division/current-projects>.** A PDF digital file of the IS/ND, or a hard (paper) copy of the IS/ND, is also available upon request from the Planning Division at the address or e-mail below.

The IS/ND may be obtained from, and comments (written, e-mailed, or oral) may be directed to:

Aaron Brown, Assistant Planner
Yolo County Department of Community Services
292 W. Beamer Street
Woodland, CA 95695
(530) 406-4717
aaron.brown@yolocounty.gov

All interested parties are invited to send written communications to the Yolo County Department of Community Services no later than the commencement of the public review period.

The project will require a public hearing before the Yolo County Planning Commission to hear public comments, discuss the project, and consider approval. The date of the public hearing has not yet been scheduled. A separate notice will be sent out in advance of the Planning Commission hearing. All interested parties are invited to attend the public hearing(s) or send written communications to the Yolo County Community Services Department no later than the relevant hearing date(s).

Pursuant to California Government Code Section 65009(b)(2) and other provisions of law, any lawsuit challenging the approval of a project described in this notice shall be limited to only those issues raised or described in written correspondence delivered for consideration before the public comment period is closed.