

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

Lead Agency: Yolo County Department of Community Services **Contact Person:** Aaron Brown

Mailing Address: 292 W. Beamer Street **Phone:** (530) 406-4717

City/Zip: Woodland / 95695 **County:** Yolo

Project Location:

County: Yolo **City/Nearest Community:** Woodland

Cross Streets: County Road 99/County Road 24A **Zip Code:** 95695

Longitude/Latitude (degrees, minutes and seconds): 38 ° 65 ' 41 " N / 121 ° 78 ' 90 " W **Total Acres:** 23.79

Assessor's Parcel Nos.: 039-030-017 **Section:** 6 **Tw p.:** 9 North **Range:** st **Base:** MDBM

Within 2 miles: **State Hwy #:** State Route 113, State Route 16 **Waterways:** Maple Canal

Airports: N/A **Railways:** California Northern Railroad **Schools:** Woodland Joint Unified, Yolo Co. Office of Ed., Private schools

Document Type:

CEQA: NOP Draft EIR **NEPA:** NOI **Other:** Join 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 _____ Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining Mineral _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Wastewater Treatment: Type _____ MGD _____
 Education: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: Cell Tower – 900 Sq. ft. lease area, 140 ft tall
 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:

Existing agricultural use (row crop)/Zoning: Agricultural Intensive (A-N)/General Plan Designation: Agriculture (AG)

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

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.

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 # 3	<input type="checkbox"/>	Public Utilities Commission
<input type="checkbox"/>	Caltrans Division of Aeronautics	<input type="checkbox"/>	Regional WQCB # 5
<input checked="" 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 checked="" type="checkbox"/>	Fish & Game Region # 2	<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"/>	Health Services, Department of		
<input type="checkbox"/>	Housing & Community Development	<input checked="" type="checkbox"/>	Other: Federal Aviation Administration Air Traffic Branch
<input checked="" type="checkbox"/>	Native American Heritage Commission	<input type="checkbox"/>	Other: _____

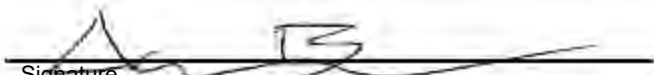
Local Public Review Period (to be filled in the lead agency):

Starting Date: July 2, 2025 Ending Date: August 1, 2025

Lead Agency (Complete if applicable):

Consulting Firm:	<u>County of Yolo</u>	Applicant:	<u>Carl Jones (AT&T Mobility)</u>
Address:	<u>292 W Beamer Street</u>	Address:	<u>605 Coolidge Dr, Suite 100</u>
City/State/Zip:	<u>Woodland, CA 95695</u>	City/State/Zip:	<u>Folsom, CA 95630</u>
Contact:	<u>Aaron Brown, Assistant Planner</u>	Contact:	<u>Carl Jones</u>
Phone:	<u>(530) 406-4717</u>	Phone:	<u>(916)798-2275</u>

Signature of Lead Agency Representative:

 7/1//2025
Signature Date