COUNTY RECORDER
Filing Requested by:

Yolo County Community Services Dept.
Attn: Aaron Brown, Assistant Planner
Name
292 W Beamer Street
Address
Woodland, CA 95695
City, State, Zip

Filed in County Clerk's Office
Jesse Salinas
Yolo County - Clerk-Recorder
57-09182025-100
09/18/2025
FISH
Pages: 2
Fee: $ 3018.75
By mbraun, Deputy

# Notice of Determination

To: Yolo County Clerk
625 Court Street
Woodland, CA 95695

Office of Land Use and Climate Innovation
1400 Tenth Street, Room 121
PO Box 3044
Sacramento, CA 95812-3044

**Subject:** Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code.

State Clearinghouse Number: 2025070236

Project Title: Harlan Ranch Cell Tower Major Use Permit (ZF2024-036)

**Applicant:** Carl Jones
Epic Wireless Group LLC
605 Coolidge Dr, Suite 100
Folsom, CA 95630

**Owner:** Blake and Melissa Harlan Trust
37587 Harlan Lane
Woodland, CA 95695

**Project Location:** The project is located 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:** An Initial Study/Negative Declaration (IS/ND) was prepared for the 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 900-sf 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.

This is to advise that the Yolo County Planning Commission has adopted a Negative Declaration for the above-described project on September 11, 2025, and has made the following determinations:

1. The project will not have a significant effect on the environment.
2. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and adopted by the County.
3. Mitigation Measures were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was not adopted for this project.
5. A statement of Overriding Considerations was not adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Initial Study/Negative Declaration and record of project approval are available to the general public for review at the Yolo County Community Services Department located at 292 W. Beamer Street, Woodland, CA 95695, (530) 406-4717, Aaron.Brown@yolocounty.gov.

Signature (Public Agency): _____ Title: Assistant Planner
Aaron Brown

Date: 9/15/2025 Date Received for Filing at LCI: _____

Authority Cited: PRC 21152 and 21167, and CEQA Guidelines 15094 and 15112. SEP 18 2025

State of California - Department of Fish and Wildlife

# 2025 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER: 57-09182025-100

STATE CLEARINGHOUSE NUMBER *(If applicable)*: 2025070236

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

| LEAD AGENCY | LEAD AGENCY EMAIL | DATE |
|---|---|---|
| YOLO COUNTY COMMUNITY SERV | aaron.brown@yolocounty.gov | 09/18/2025 |

| COUNTY/STATE AGENCY OF FILING | DOCUMENT NUMBER |
|---|---|
| YOLO | |

PROJECT TITLE

HARLAN RANCH CELL TOWER MAJOR USE PERMIT (ZF2024-036)

| PROJECT APPLICANT NAME | PROJECT APPLICANT EMAIL | PHONE NUMBER |
|---|---|---|
| CARL JONES | aaron.brown@yolocounty.gov | (530) 406-4717 |

| PROJECT APPLICANT ADDRESS | CITY | STATE | ZIP CODE |
|---|---|---|---|
| 605 COOLIDGE DR, SUITE 100 | FOLSOM | CA | 95630 |

**PROJECT APPLICANT** *(Check appropriate box)*

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

**CHECK APPLICABLE FEES:**

| | | |
|---|---|---|
| ☐ Environmental Impact Report (EIR) | $4,123.50 | $ |
| ☒ Mitigated/Negative Declaration (MND)(ND) | $2,968.75 | $ $2,968.75 |
| ☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW | $1,401.75 | $ |

☐ 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 |
| ☐ Other | | $ |

**PAYMENT METHOD:**

☐ Cash ☐ Credit ☒ Check ☐ Other **TOTAL RECEIVED** $ $3,018.75

| SIGNATURE | AGENCY OF FILING PRINTED NAME AND TITLE |
|---|---|
| x Morgan Braun | Morgan Braun, Deputy County Clerk-Recorder |

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012025)

State of California - Department of Fish and Wildlife

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ORIGINAL - PROJECT APPLICANT COPY - CDFW/ASB COPY - LEAD AGENCY COPY - COUNTY CLERK DFW 753.5a (Rev. 01012025)

**Yolo County County**
Jesse Salinas, Clerk-Recorder
625 Court Street, Room B01
P.O. Box 1130
Woodland, CA 95776-1130
530-666-8130

**Receipt: 25-19673**

| Product | Name | Extended |
|---|---|---|
| FISH | FISH AND WILDLIFE FILING | $3,018.75 |
| | # Pages | 2 |
| | Document # | 57-09182025-100 |
| | Document Info | YOLOCOUNTYCOMMUNITYSERV |
| | Filing Type | ND |
| | State Fee Prev Charged | false |
| | No Charge Clerk Fee | false |
| **Total** | | $3,018.75 |

| | |
|---|---|
| Tender (Check) | $3,018.75 |
| Paid By | EPIC WIRELESS GROUP LLC |
| Check Number | 28882 |
| Comments | NOD |
| Paid By | EPIC WIRELESS GROUP LLC |

Thank you

**9/18/25, 8:55 AM PST mbraun**
**Workstation: ACE-053**