

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

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| SCH # |
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Project Title: Vintage Park Wireless Communication Facility

Lead Agency: Sacramento County Contact Person: Julie Newton
 Mailing Address: 827 7th Street, Rm. 225 Phone: 916-876-8502
 City: Sacramento Zip: 95614 County: Sacramento

Project Location: County: Sacramento City/Nearest Community: Vineyard

Cross Streets: Sunnyside Way/Cord Way Zip Code: 95828

Longitude/Latitude (degrees, minutes and seconds): 38 ° 28 ' 04.8 " N / 121 ° 224 ' 49.0 " W Total Acres: 2.5

Assessor's Parcel No.: 115-0092-004-0000 Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: 99 Waterways: _____

Airports: _____ Railways: _____ Schools: Mary Tsukamoto Elementary, Fern High, Isabelle Jacks

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: 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: wireless facility

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: wireless facility (35'x35' within 2.5 acre parcel).

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:

Residence/A-10 - AGRICULTURAL HOLDING ZONE/AG-RES - AGRICULTURAL-RESIDENTIAL

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

The project consists of the following entitlement requests:
 1. A Conditional Use Permit to allow a wireless communication facility (WCF) in the Agricultural Holding Zone (A-10) zoning district.
 2. A Special Development Permit to allow the proposed project to deviate from the following development standards:
 • Maximum Height (Section 3.6.7.A, Table 3.6.2): Maximum height allowed for a new Group 1 WCF is 55 feet. As proposed, the WCF would be 90 feet.
 • Separation- Group 1 Zone Property- Minimum (Section 3.6.7.A, Table 3.6.2): Three times height of tower, for this project would be 270 feet. As proposed, the separation from Group 1 zoned properties to the north and east would be 25 feet.
 3. A Design Review to determine substantial compliance with the Sacramento County Countywide Design Guidelines (Design Guidelines).
 The project proposes to construct an unmanned telecommunication facility consisting of one 35'x35' lease area totaling approximately 1,225 square feet. The facility would include a 90' monoecalyptus tower, panel antennas, remote radio units, and surge protectors.
 Sub-surface construction for telecommunication pads typically includes surface grubbing, grading, trenching and at least 30" auguring below surface level (bsl) for monopole placement. The project may also include 1 to 3 foot foot-deep trenching for fiber line placement. All grading/trenching would be outside of tree driplines.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

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| <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 type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <input 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 # <u>2</u> | <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"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

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

Starting Date 9/6/24 Ending Date 10/7/24

Lead Agency (Complete if applicable):

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|------------------------|-----------------------|
| Consulting Firm: _____ | Applicant: _____ |
| Address: _____ | Address: _____ |
| City/State/Zip: _____ | City/State/Zip: _____ |
| Contact: _____ | Phone: _____ |
| Phone: _____ | |

Signature of Lead Agency Representative: Julie Newton Digitally signed by Julie Newton
DN: cn=Julie Newton, o=Department of Planning and Community Development, email=jnewton@plandcom.net, c=US
Date: 2024.09.05.14:15:17 -0700 **Date:** 9/5/24

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