

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: 7908 Hazel Ave WCF

Lead Agency: Sacramento County Contact Person: Julie Newton
 Mailing Address: 827 7th Street, Rm. 225 Phone: 916-876-8502
 City: Sacramento Zip: 95814 County: Sacramento

Project Location: County: Sacramento City/Nearest Community: Citrus Heights/Orangevale

Cross Streets: Hazel Avenue/Cherry Avenue Zip Code: 95662

Longitude/Latitude (degrees, minutes and seconds): 38 ° 42 ' 34 " N / 121 ° 13 ' 24 " W Total Acres: 4.11

Assessor's Parcel No.: 227-0020-043-0000 Section: 21 Twp.: 10N Range: 7E Base: Mt. Diablo

Within 2 Miles: State Hwy #: N/A Waterways: Cripple Creek, Linda Creek, Linda (South) Creek, and Unknown Creeks

Airports: N/A Railways: N/A Schools: California Montessori - Orangevale Campus, Casa Roble

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: Special Development Permit/Design R

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 _____ Waste Treatment: Type _____ MGD _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: Wireless Communication Facility
 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: Tribal Cultural Resources

Present Land Use/Zoning/General Plan Designation:

Single-Family Residential; Rural Home (2-5 acres)/AR-2 (Agricultural-Residential 2 acres)/Agricultural-Residential

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

1. A Conditional Use Permit to allow to allow a new wireless communication facility in the Agricultural Residential 2 (AR-2) 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 wireless communication tower would be 110 feet.
 - Separation- Group 1 Zone Property- Minimum: Three times height of tower at 110 feet, a 330-foot separation from Group 1 zoned property is required. As proposed, the WCF would be 125 feet from a residential zoned property (AR-2) to the south and east, and 204 feet from residential zoned property to the north.
3. A Design Review to determine substantial compliance with the Sacramento County Countywide Design Guidelines (Design Guidelines).

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

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".

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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 checked="" type="checkbox"/> Regional WQCB # 5 _____ |
| <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 type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" 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 | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date _____ Ending Date _____

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Epic Wireless Tower Group; Attention: Carl Jones (Agent)</u>
Address: _____	Address: <u>605 Coolidge Drive, Suite 100</u>
City/State/Zip: _____	City/State/Zip: <u>Folsom/CA/95630</u>
Contact: _____	Phone: <u>(916) 798-2275</u>
Phone: _____	

Signature of Lead Agency Representative: Julie Newton

Digitally signed by Julie Newton
DN: cn=Julie Newton, o=Essex County, ou=essexcounty@essexcountymt.ca.us
Date: 2024.10.18.09:49:23 -0700

Date: 10/18/24

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