



DEPARTMENT OF COMMUNITY SERVICES PLANNING DIVISION

292 W Beamer St, Woodland, CA 95695
www.YoloCounty.gov • (530) 666-8775

Site Plan Review Zipline International, Inc.

File No.:	ZF 2025-009
Date:	February 6, 2026
Applicant:	Zipline International, Inc. Alyssa Pont 333 Corey Way South San Francisco, CA 94080
Property Owner:	Yolo Land & Cattle Company Scott Stone & Kenneth C. Stone 37874 County Road 28 Woodland, CA 95695
Situs:	24445 County Road 25 Esparto, CA 95627
APN:	047-140-018
General Plan:	Agriculture (AG)
Zoning:	Agricultural Extensive (A-X)
FEMA Zone:	X

Permitting Requirement: *Per Yolo County Code Section 8-2.306(q), small, experimental, or pilot agricultural and seed research facilities occupying no more than 5.0 acres of a site, which are incidental to the main agricultural use, may be allowed through the issuance of a Site Plan Review. A Site Plan Review is a non-discretionary (ministerial) approval requiring a more thorough and lengthy review than a simple Zoning Clearance to ensure compliance with existing development standards.*

On October 9, 2025, the Yolo County Planning Commission interpreted the code requirements pursuant to County Code Section 8-2.215(d) and determined that the Zipline drone testing facility constitutes a “small experimental agricultural and seed research facility” in accordance with Section 8-2.306(q) of the Yolo County Code and directed staff to process a Site Plan Review for the Project.

PROJECT DESCRIPTION/BACKGROUND:

The project is a request to authorize Zipline International’s (“Zipline”) existing drone testing facility that has operated on the property of Yolo Land & Cattle Company since 2017. The drone testing facility (“Nest Z”) is located on a five-acre site on a 466-acre Agricultural Extensive (A-X) zoned parcel (APN: 047-140-018). In addition to the five-acre Nest Z site, Zipline’s flight operations take advantage of the airspace over approximately 5,880 acres of the larger ±7,500-acre ranch (APNs: 047-070-008, 047-100-002, 047-100-003, 047-100-004, 047-100-005, 047-130-001, 047-130-011, 047-130-017, 047-130-018, and 047-140-033) (see Attachment A). The drone testing facility includes two modular office buildings, two 1,600-sf tents, 21 Conex storage containers, 31 drone docking towers, several temporary mock delivery sites designed to simulate backyard environments, and several other ancillary structures to support its operations. Zipline also

constructed a 12-foot-tall visual observation tower located approximately ¼-mile south of the main facility. In accordance with Federal Aviation Administration (FAA) regulations, the observation tower is staffed by one employee at all times when drones are aloft. Zipline employs approximately 18 employees at the project site between three daily shifts.

Water supply is sourced from an on-site well and is used for toilets, handwashing, and dishwashing only. Bottled drinking water is supplied to employees and visitors for consumption. Grid electricity is utilized for essential operations, such as the server room and kitchen, and a hybrid power system consisting of battery energy storage powered by three generators (56-54kW each) provide power to the docking stations, offices, and other areas. The site also contains one 250-gallon gasoline storage tank to fuel ATVs used on-site and two 500-gallon diesel storage tanks for the generators.

Zipline conducts 500-600 test flights per day, usually 24 hours a day, seven days a week. Drone flights are confined within the airspace of the 7,500-acre ranch and adhere to programmed buffers to prevent drones from flying over parcels not owned by Yolo Land & Cattle Company. There are approximately 7 to 8 drones aloft at any given time. Each flight averages approximately 1.25 to 3.7 miles round trip and lasts 5 to 15 minutes. Drone flights leave the docking station, follow a programmed course, and return to the docking station at the completion of each flight.

Zipline's drone operations must comply with requirements of the Federal Aviation Administration (FAA), and the County does not regulate the aviation aspects of the drone operations, including night-time flights and drone lighting. The FAA requires drones to have navigational lights that are visible from at least three statute miles. The drones have red and green position indicator lights and white strobe lights on the wings, similar to standard aircraft. Zipline has informed the County that the brightness has been lowered to the minimum levels permitted by the FAA for visibility at three statute miles. According to Zipline, the average noise level is between 50-55 dB(A) per drone at 100 feet. Most flights occur at 300-400 feet above ground and a small number of flights occur at 700 feet above ground.

In the near future, Zipline plans to expand operations within the existing five-acre footprint, including 12 additional Conex storage containers, three additional drone docking towers, and expansion of temporary mock delivery sites. At full build-out, the number of approximate daily test flights is expected to increase to 2,500. The five-acre footprint is not proposed to increase with the expanded operations and the number of employees is not expected to increase (will stay at approximately 18 employees per day over three shifts).

STANDARD REQUIREMENTS

A. PLANNING - COMMUNITY SERVICES

1. Site Plan Review ZF2025-009 authorizes the operation and expansion of an existing small, experimental agricultural research facility (drone testing facility) located within a five-acre footprint on APN 047-140-018. Flight activities shall only occur over contiguous parcels owned by Yolo Land & Cattle Company. The project shall be substantially in compliance with the presented project (Attachment B) and the standard requirements listed herein. Any future proposal to significantly modify or expand the uses allowed by this Site Plan Review (as generally described in the "Project Description/Background" section of this document and as shown on the attached site plan) shall be submitted for review and approval to the Director of the Department of Community Services and may require a discretionary application process.

2. The applicant shall be responsible for all costs associated with implementing the Standard Requirements contained within this Site Plan Review. The applicant shall comply with all applicable objective requirements of the Yolo County General Plan and the County Code.
3. The premises shall be maintained free of litter and graffiti at all times.
4. Generally, hours of operation will be 24 hours a day, seven days a week.
5. Applicant shall comply with the minimum 100-foot setback from lakes, perennial ponds, rivers, creeks, sloughs, and perennial streams, as set forth in Policy CO-2.22 of the General Plan.
 - No new development requiring a building permit, including grading activities, shall be located within 100 feet of Cottonwood Slough located along the western boundary of the project site.
6. Any structures used by the public are required to be fully permitted and shall be classified with respect to the occupancy group and the listed use, as determined by the Chief Building Official.
7. All signage shall comply with the County's Sign Ordinance regulating the placement, size, and height of such signs (Yolo County Code Secs. 8-2.1201-1209) and may require a building permit.
8. Approval of this Site Plan Review is subject to review by County staff to ensure compliance with County Codes and other applicable standards.

B. BUILDING – COMMUNITY SERVICES

9. Building and Fire permits in compliance with the California Building Code, California Fire Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Energy Code, and California Green Building Code shall be required for all construction or change of occupancy classification, including demolition, grading, and other site improvements.
10. Due to the limited nature of the Site Plan Review, a comprehensive analysis of building code and other legal requirements is not possible. The Site Plan Review does not replace the need for building and other permit applications for site improvements. A licensed design professional shall ensure code compliance for use and occupancy classification, construction type, fire resistant construction, fire protection systems, egress, disabled access, structural requirements, and any other required code compliance measures.
11. The applicant shall pay the appropriate fees prior to issuance of building and other permits, including, but not limited to, applicable school and fire district fees, County facility fees, and Environmental Health fees.

C. PUBLIC WORKS – COMMUNITY SERVICES

12. The applicant shall apply for a County encroachment permit for any proposed work within the county right-of-way, which includes County Road (CR) 25. Contact ppw@yolocounty.gov for encroachment permit inquiries.

13. The driveway connection(s) shall be maintained by the applicant or applicant's successor.
14. Signs associated with the business are not permitted in county road right-of-way. Current business signs must be removed or relocated outside of the county right-of-way (i.e. typically behind utility poles, roadside ditches).
15. County roads shall not be used for event/business/operations parking.
16. Provide ongoing maintenance of gravel parking areas and access roads, including but not limited to, stabilizing any areas that have eroded, preventing the downstream conveyance of sediment, and providing dust control.
17. Driveway visibility shall be maintained per Yolo County Improvement Standards Drawing # 4-13 at a minimum (Attachment C). Please note attached letter to county landowners regarding tree maintenance guidelines along county roads (dated May 17, 2021) (Attachment D). Applicant shall maintain trees along CR 25 frontage per these tree maintenance guidelines.
18. If the development disturbs one acre or more of land, the developer must obtain coverage under California's "National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (State General Permit)" for controlling construction activities that may adversely affect water quality. State General Permit coverage requires preparation of a Storm Water Pollution Prevention Plan (SWPPP). The developer shall provide Yolo County its State-issued Waste Discharge Identification Number (WDID #), and pay associated fees, prior to issuance of a County building or grading permit.
19. The applicant shall file a Record of Survey, prepared by a licensed surveyor in the State of California, whenever any of the following instances occur:
 - a. A legal description has been prepared that is based upon a new field survey disclosing data that does not appear on any previously filed Subdivision Map, Parcel Map, Record of Survey, or other official map.
 - b. Permanent monuments have been set marking any boundary.
 - c. Additional right-of-way was dedicated to the County.

The applicant shall reimburse the County for all activities associated with County Surveyor review.

D. ENVIRONMENTAL HEALTH – COMMUNITY SERVICES

20. Onsite Wastewater: The buildings that generate domestic wastewater are required to be connected to a permanent wastewater treatment system. The applicant shall conduct a site evaluation with a qualified professional to determine an adequate location and size for a primary and future replacement septic system (septic tank and leach field) prior to submittal of a Septic Installation Permit Application. Septic systems are to maintain a setback of 10 feet from a foundation/building and should be protected from vehicle traffic. A building permit review will not be approved by Environmental Health until a complete site evaluation report is submitted.

21. Water System Classification: Yolo County Environmental Health has determined that the water system is operating as a public water system, defined as a system that serves at least 25 individuals daily at least 60 days out of the year (CA Health and Safety Code Section 116275). More specifically, the system is operating as a Transient Non Community public water system. The applicant shall submit an application for a State Domestic Water Supply Permit. A building permit review will not be approved by Environmental Health until an application for a State Domestic Water Supply Permit is submitted.
22. Hazardous Materials:
- a) Prior to handling hazardous materials in quantities equal to or greater than 55-gallons for liquids, 500-pounds for solids, or 200-cubic feet for compressed gases, a Hazardous Materials Business Plan (HMBP) must be completed and submitted to Yolo County Environmental Health (YCEH). Starting January 1, 2013, this must be done by going to the California Environmental Reporting System (CERS) web site (<http://cers.calepa.ca.gov/>), creating an account, entering required facility information, hazardous materials inventory, and emergency response and training plans, and submitting the information for approval by Yolo County Environmental Health. For assistance with CERS, please visit our web site at <https://www.yolocounty.org/government/general-government-departments/community-services/environmental-health-division/hazardous-materials-programs/california-environmental-reporting-system-cers> or call YCEH at (530) 666-8646 and ask to speak to a Hazmat Specialist. If a facility only generates below- reportable quantities of hazardous waste, it is not required to submit a HMBP in CERS, but the facility will be regulated by our Hazardous Materials (CUPA) program. Please contact our office and ask to speak to a Hazmat Specialist. The reporting thresholds for certain gases are higher, and that for extremely hazardous materials or radiological materials are lower. Please call our office and ask to speak to a Hazmat Specialist.
 - b) Prior to above ground storage tanks (AST) or containers with an aggregate storage capacity of 1,320-gallons or more in containers 55-gallons and larger for liquid petroleum products being present at the facility, a Spill Prevention, Control, and Countermeasure (SPCC) Plan must be prepared, implemented, and retained on site. This requirement does not apply to propane. This must be done before beginning operations. For further information, please see: <https://www.yolocounty.org/government/general-government-departments/community-services/environmental-health-division/hazardous-materials-programs/aboveground-storage-tank-program>. Farm facilities may be exempt from the requirement to prepare an SPCC if they store less than 100,000-gallons of petroleum in aboveground tanks and no single tank is larger than 20,000-gallons, AND: 1) conducts daily inspections of their containers and keeps a written log, 2) allows YCEH to conduct periodic inspections, and 3) the facility constructs secondary containment if YCEH determines that it is required. For questions, please call YCEH at (530) 666-8646 and ask to speak to a Hazmat Specialist.

E. MADISON FIRE PROTECTION DISTRICT

23. The applicant shall comply with all Madison Fire Protection District directives for fire safety and prevention, which may include, but not limited to: dedicated water storage for fire protection; protocols for handling lithium battery emergencies; all-weather access roads capable of supporting fire apparatuses; establishment and maintenance of fire breaks; and protocols for operating drones during red flag warnings or high wind events. The applicant shall coordinate directly with the Madison Fire Protection District at (530) 662-5745 or 17880 Stephens Street, Madison, CA 95653. Within sixty (60) days from date of issuance of this Site Plan Review approval, the applicant shall provide the Planning Division with an update on compliance progress with Madison Fire Protection District directives.

F. MISCELLANEOUS STANDARDS OR REQUIREMENTS

24. The property owner and/or operator(s) shall maintain the site in such a manner, and with such frequency, so as to ensure the public health, safety, and general welfare.
25. In accordance with General Plan Policy HS-7.4, the applicant shall maintain exterior noise levels at 60dB CNEL at the property's boundary lines, to the greatest extent feasible, by applying best-available noise reduction measures.
26. The project shall be in compliance with all applicable Federal and State laws, Yolo County Code regulations, and Yolo County Engineering Improvement Standards.
27. The applicant shall contact PG&E if gas and/or electrical service are needed. Please review the October 29, 2025, and November 3, 2025, letters from PG&E (see Attachment E).
28. The $\pm 7,500$ -acre ranch (including the five-acre developed Nest Z site and fly-over parcels) is located within a High Fire Hazard Severity Zone and a Very High Fire Hazard Severity Zone, which are State Responsibility Areas (SRA). The applicant shall notify CAL FIRE of the experimental agricultural research operations (drone testing facility) taking place on and over the $\pm 7,500$ -acre ranch and shall offer site tours/inspections to CAL FIRE representatives.
29. The applicant shall agree to indemnify, defend, and hold harmless the County or its agents, officers and employees from any claim, action, or proceeding (including damage, attorney fees, and court cost awards) against the County or its agents, officers, or employees arising from or related to the project, or to attack, set aside, void, or annul an approval of the County, advisory agency, appeal board, or legislative body concerning the permit or entitlement when such action is brought within the applicable statute of limitations.
30. The County shall promptly notify the applicant of any claim, action or proceeding and that the County cooperates fully in the defense. If the County fails to promptly notify the applicant of any claim, action, or proceeding and applicant is unaware of the claim, action, or proceeding, or if the County fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold the County harmless as to that action. The County may require that the applicant post a bond in an amount determined to be sufficient to satisfy the above indemnification and defense obligation.

31. Failure to comply with these STANDARD REQUIREMENTS may result in the following actions:

- Non-issuance of future building permits;
- Legal action.

IF THE COUNTY'S STANDARD REQUIREMENTS FOR THIS PROJECT ARE NOT MET, THE COUNTY HAS THE RIGHT TO PURSUE ANY AND ALL REMEDIES UNDER THE COUNTY'S CODE ENFORCEMENT ORDINANCE OR ANY OTHER LAW.

PREPARED BY: 
Jeff Anderson, Principal Planner

02/06/2026
Date

APPROVED BY: 
Stephanie Cormier, Chief Assistant Director

02/06/2026
Date

APPLICANT ACKNOWLEDGMENT of STANDARD REQUIREMENTS for ZF #2025-009

I hereby concur with the standard requirements as set forth above.

Signature of Owner/Applicant:

Alyssa Pont
NAME

2/9/2026

Date

Attachments:

Att. A. – Site Plan and Flight Area

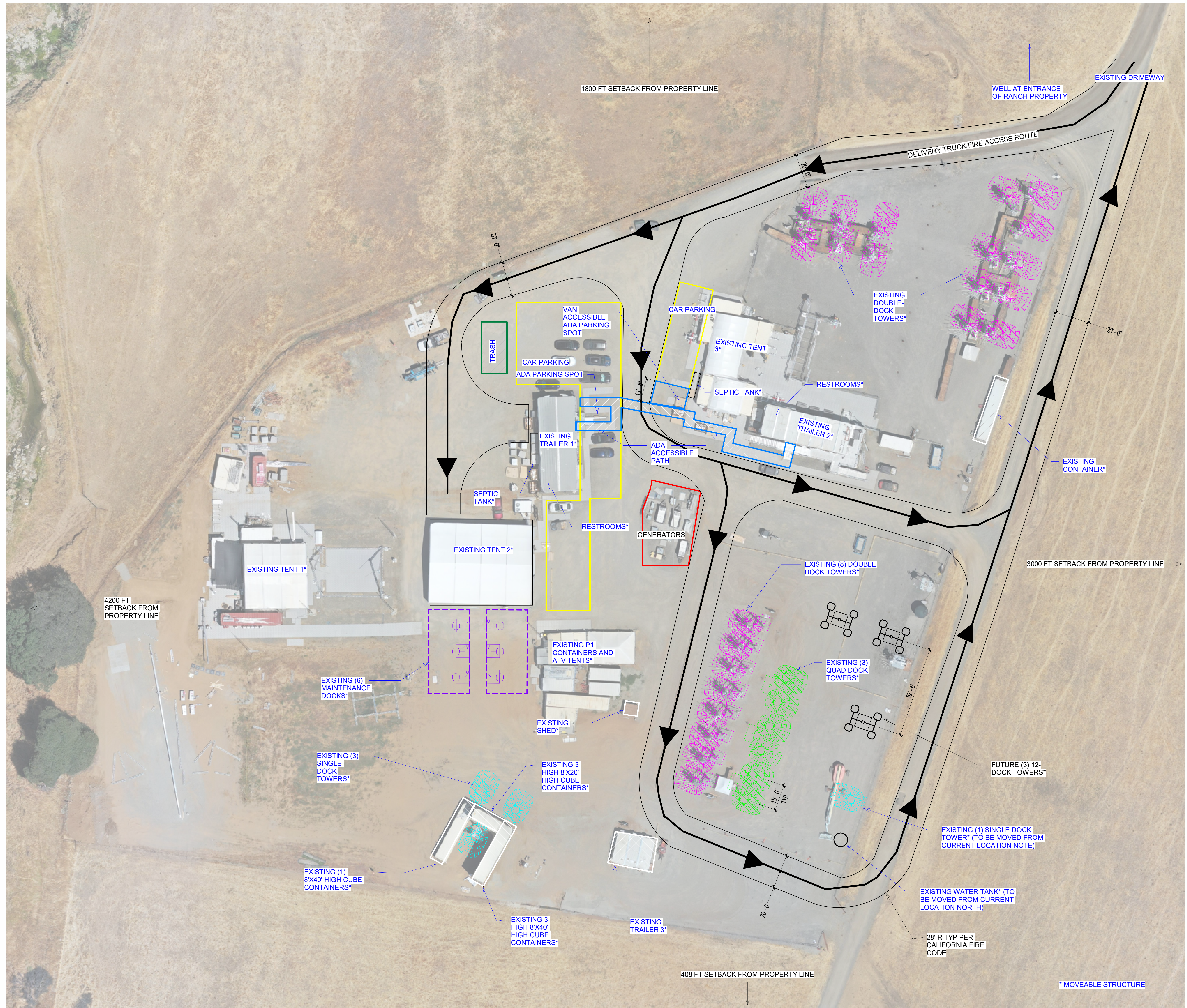
Att. B. – Zipline Site Plan Review Application

Att. C. – Public Works Driveway Visibility Requirements

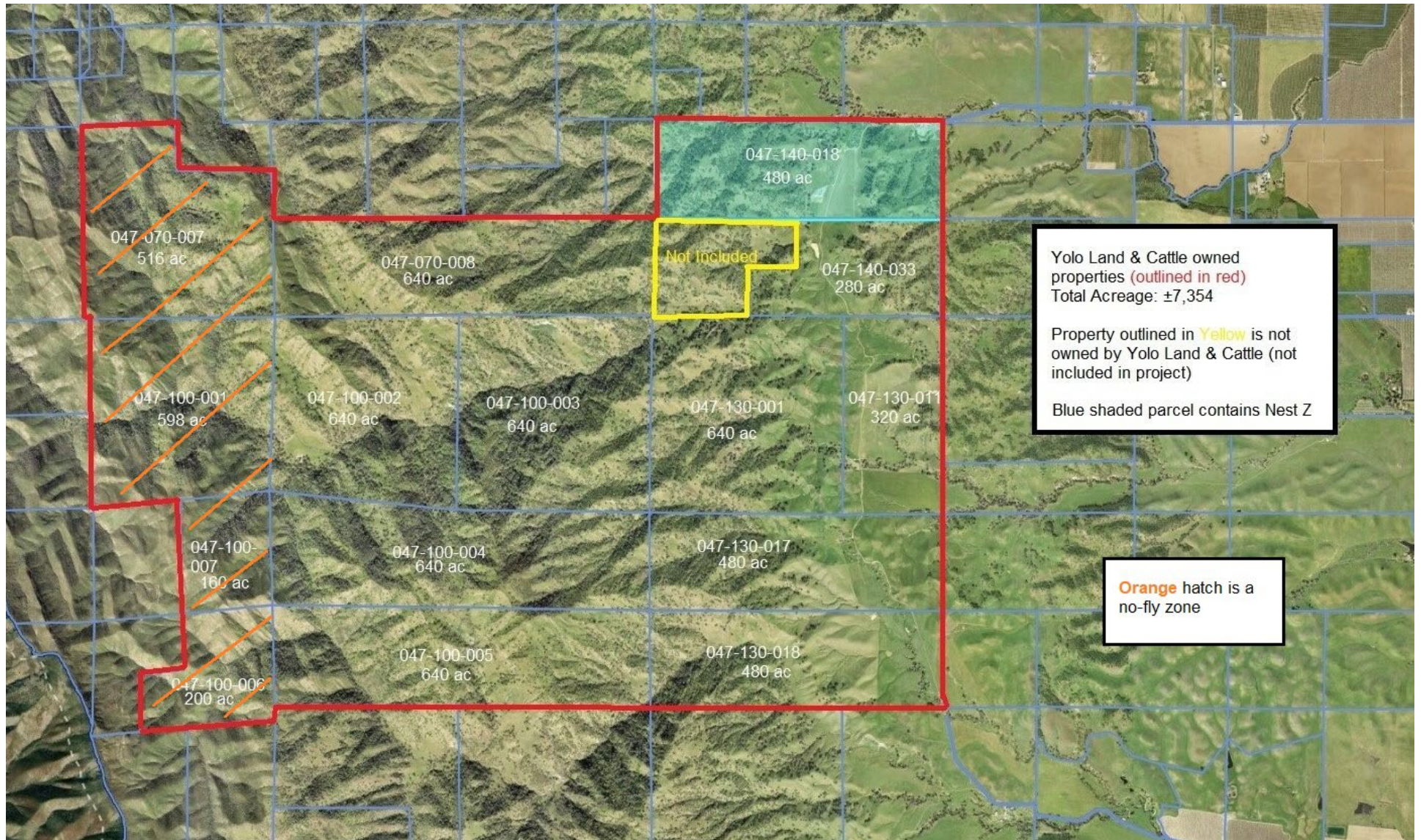
Att. D. – Public Works Tree Maintenance Letter

Att. E – PG&E November 3, 2025, and October 29, 2025, letters

ATTACHMENT A



Drone Flight Area Over Yolo Land & Cattle Ranch



Zipline Nest Z Unmanned Aerial Test Facility - Project Description

Zipline Background

Zipline is the world's largest and most experienced drone delivery company, and we seek to improve access equality for all people. To date, Zipline has safely completed more than 1.4 million commercial deliveries and makes a delivery every 60 seconds – mostly to rural communities. Zipline can safely deliver tens of thousands of items, including medical supplies and prescriptions, animal semen and vaccines, groceries, food, and retail items. Zipline's drone delivery system also reduces carbon emissions compared to traditional ground delivery and can deliver to hard-to-reach places when ground delivery is slow or is not an option.

At its core, Zipline is a mission-driven public health and agricultural logistics company. Zipline's technology has primarily been used in rural and agricultural areas – making over 1 million deliveries in those communities. Among those 1 million deliveries, agriculture-specific uses have been a large and growing proportion, including:

- 101,000+ animal vaccines delivered to farmers;
- 35,000+ animal insemination straws delivered to farmers; and
- Dozens of agricultural- and gardening-related consumer products for homeowners and farmers in Arkansas and Texas.

In Appendix A, we've attached a handout that provides more detail on exactly how Zipline supports agriculture and farmers. Please also visit our website at:

<https://www.flyzipline.com/business/solutions/farming>.

Nest Z Research and Testing Facility Located on Yolo Land & Cattle Ranch

Yolo Land & Cattle Ranch ("YLC"), a 7,445 acre working ranch, has hosted one of Zipline's drone testing facilities ("Nest Z") since 2019. Yolo Land & Cattle is dedicated to promoting small-businesses and agriculture in Yolo County, including through critical technical innovation. YLC is owned by the Stone family, who Zipline approached in its search for a large, contiguous tract of private land to test its drone technology that was also similar to Zipline's operational delivery environments. The Stones were impressed by Zipline's mission to deliver medical and veterinary supplies and agreed to grant a license for Zipline to perform test flights in the ranch's airspace. Zipline's research and testing facility, Nest Z, is located approximately 4 miles southwest of Esparto and coexists harmoniously with YLC's ranching operations, nestled in the ranch's hills. Nest Z's use of that property is incidental to Yolo Land & Cattle's agricultural operation and does not have any impact on YLC's operations, including their cattle and livestock grazing.

It has been a tremendous partnership over the years, providing economic support for YLC's ranch operations. Zipline has also provided a major boost to the local Yolo economy through vendor

relationships – about \$1 million in 2024 – and through bringing dozens of highly specialized, technical jobs to the area.

Zipline Facility Use: Small Agricultural Research Facility

Yolo Land & Cattle includes Assessor's Parcel Number 047-140-018, which is an approximately 480-acre parcel, with the Nest Z facility utilizing less than 5 acres in the southern area of that parcel. The General Plan land use designation of that parcel is Agriculture and Open Space and the zoning is Agricultural Extensive (A-X).

Zipline's Nest Z testing facility's use is best characterized as a "small experimental agricultural research facility" per Section 8-2.306(q) of the Yolo County Code ("YCC"). Section 8-2.307 defines "[a]gricultural ... research" as "industrial or scientific uses subordinate to, and in support of agriculture, and include product processing plants and agriculturally based laboratories or facilities for the production or research of food, fiber, seeds, animal husbandry or medicine, and may include administrative office space in support of the operation." The inclusion of "industrial" uses in the research facilities allowed under Section 8-2.306(q) reflects the intent to allow a wide range of uses that are not limited to experimental farming, but, as reflected in the definition, include uses that "support" agriculture.

Zipline's product is designed and tested at YLC to enable Zipline to bring the benefits of drone delivery to farmers, ranchers, and rural community members just like YLC. Given the delay and environmental impacts of ground vehicle deliveries to rural and agricultural areas and the time sensitivity for deliveries related to animal husbandry and care, Zipline seeks to fill a gap in the accessibility of deliveries critical to agricultural operations, especially with temperature-controlled products. With deliveries intended to be made to functioning agricultural operations, having a testing facility within Yolo Land & Cattle helps simulate the real-life environment in which Zipline will support agricultural operations. Additionally, while the YCC does not define "industrial," the YCC provides that the purpose of "industrial" zones "is to provide for areas that allow a wide range of heavy to light manufacturing, repair, wholesaling, business, professional, and research and development uses." The breadth of uses captured under "industrial" reflects the broad range of industrial uses allowed as research facilities supporting agriculture. Please see below for more details on Zipline's agricultural research at Nest Z.

Zipline remains committed to providing support to farmers and agriculture, wherever located, and especially in Yolo County. The research and testing we conduct at our Yolo County research facility is critical to these efforts and the continued development of our technology.

Nest Z Site Description

The Nest Z facility includes a combination of mobile modular office buildings, storage units, docking stations, and mock delivery sites (designed to look like backyards, campgrounds, farms, etc.) to support its operations. The infrastructure is designed to accommodate drone activities while maintaining operational efficiency and safety. The site is managed by Zipline Flight Operations and Facilities personnel. Zipline has a valid business license in Yolo County and regularly hosts and collaborates with a number of

key regulators and stakeholders, including Federal Aviation Administration officials, federal and state senators and congressmen, first responders, and senior leadership of major corporations.

Zipline's operations are closely regulated by the Federal Aviation Administration ("FAA"). Zipline's flights, maintenance, and operations at Nest Z are subject to FAA overview and regulations, including its operations at Nest Z. Further, pursuant to FAA regulations, Zipline's drone delivery system has undergone multiple environmental assessments under the National Environmental Policy Act ("NEPA"). All NEPA assessments have resulted in a finding of "no significant impact." Zipline's mission is not only to provide access equality to all people, but also reduce environmental harm and carbon emissions.

Offices and Equipment:

- A 60ft x 40ft WillScot modular office building
- A two-story WillScot modular office building, totaling 2,400 square feet
- A modular WillScot building measuring 20ft x 24ft
- Two large 40ft x 40ft tents
- Twenty-one 20ft Connex boxes for storage – contents include:
 - Retired or old package boxes
 - Facilities-related items
 - Spare parts for docks and equipment
 - No batteries are stored in the Connex boxes (see below for battery storage)
- Thirty drone docking towers
 - All docking towers have ballasted foundations, so they are noninvasive and removeable
 - 3 additional towers are proposed for installation
- Several temporary mock delivery sites designed to simulate backyard environments
- One visual observer tower (10-12 feet tall) located approximately one mile south of the main facility (approved by the landlord and land conservancy and installed in November 2024; see appendix for VO tower photo)
 - GPS coordinates: 38.633445, -122.068515
 - Staffed by a dedicated employee who monitors air traffic in the surrounding airspace whenever Zipline has drones in the air, functioning similarly to how an airport control tower ensures the safety of aircraft operations
 - Consists of a shelter on top of a base with steps, no bathrooms or other infrastructure
 - Powered by solar and battery system

Utility and Power:

- Water supply is sourced from an on-site well
- Power is provided by a hybrid power system:
 - Grid electricity is used to power critical infrastructure such as the kitchen and the server room

- Other power is provided by hybrid system in which fully permitted generators charge batteries that provide supplemental power for additional operational needs
- In the long term, Zipline would prefer to transition fully to grid power, depending on long-term viability of the site Diesel fuel for the generators is maintained in two 500-gallon double-walled aboveground fuel tanks
- One 250-gallon double-walled gasoline tank is used to fuel ATVs for package retrievals and paraland retrievals when needed

Security:

Security is provided through a multi-layered access control system. Entry to the facility requires passing through three gates, including an access control gate equipped with a numbered keypad. Only authorized personnel with the correct access code can enter the property.

Water Supply:

- Approximately 18 people are on-site each day. Water is used for toilets and dishwashing only.
- Estimated yearly water use is 0.34 acre-feet per year; drinking water is not included in this estimate.

Drone Use:

- Drone operations are conducted subject to Zipline's rigorous testing plan to ensure operational safety and functionality of the drone system.
- Drone operations are strictly confined within the Yolo Land and Cattle property with an automated keep-out zone to ensure aircraft do not leave the boundaries of the property.
- Drones are designed to be quiet and unobtrusive. Indeed, the testing facility is where Zipline tests solutions to lower and improve sound of its system. Currently, the maximum noise level is 64 dB(A) at 100 feet, but the average noise level is between 50-55 dB(A) per drone at 100 feet. This is roughly equivalent to the noise level of car traffic at 300 feet or a refrigerator in the next room.
- Drones are required by the FAA to have navigational lights (flashing strobe with fixed red and green lights on wings) that are required by the FAA to be visible at 3 statute miles. Zipline applies the statutorily required minimum light intensity while ensuring safe operations.
- Batteries from the aircraft are subject to strict handling protocols. Batteries that are no longer usable for operations are either are returned to Zipline's manufacturing and maintenance facility or put in battery containment zone, from which they are collected for disposal by a licensed provider.

Zipline plans to expand its facility to enhance storage capacity, increase drone docking infrastructure, and improve testing environments for delivery operations. These upgrades aim to support the company's growing operational needs and technological advancements.

Planned Additions to the Facility:

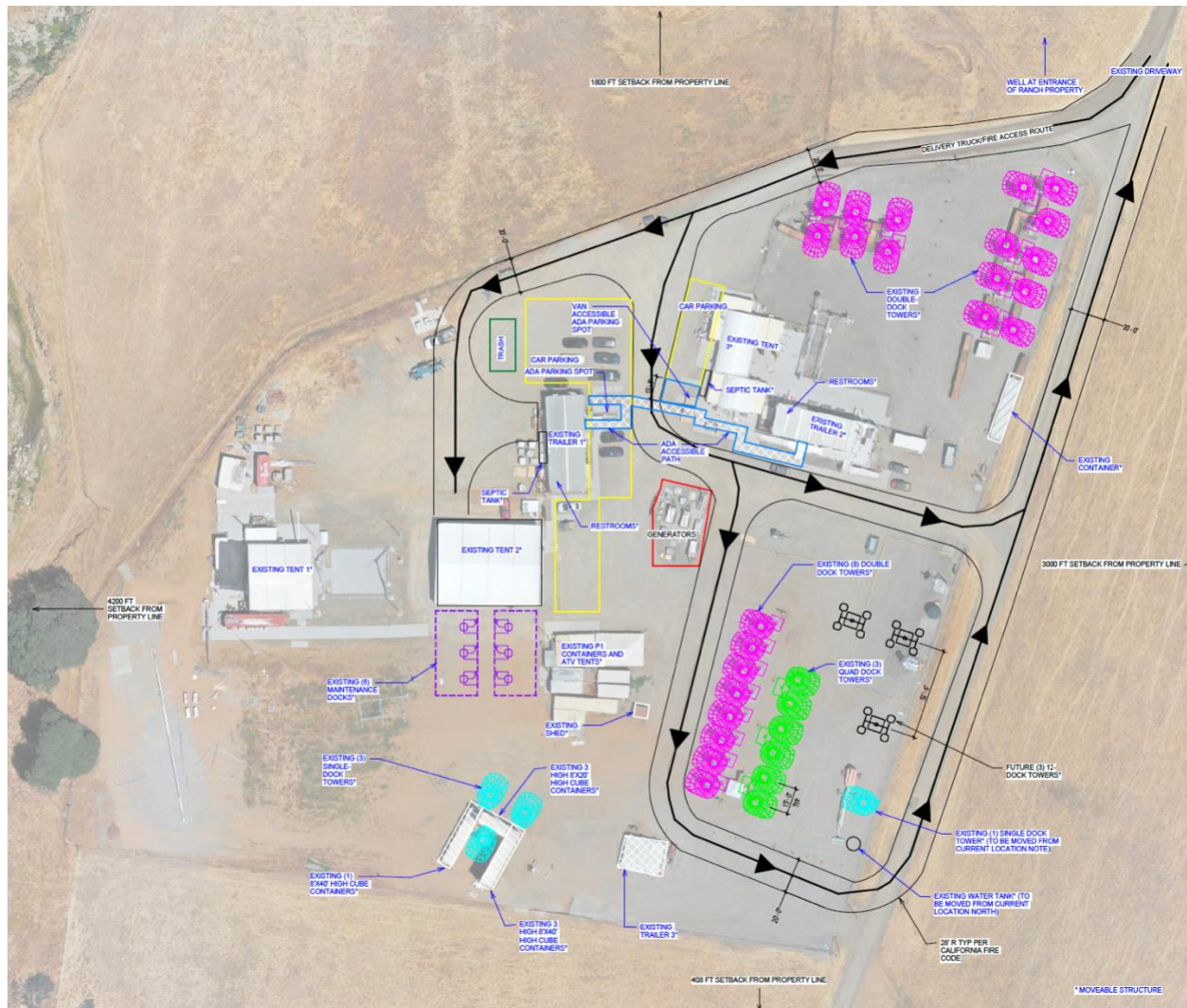
- 12 additional 20ft x 8ft x 8ft6in Connex boxes for storage
- 3 additional drone docking towers
- Expansion of temporary mock delivery sites designed to resemble backyards

The proposed expansions will enable Nest Z to optimize its operational workflow, enhance drone storage and maintenance capabilities, and facilitate comprehensive testing environments. These upgrades will ensure continued efficiency and innovation in drone-based delivery solutions.

Additional Details:

- Current operational footprint (i.e. acreage not used for agriculture): 4.9 acres
- Planned footprint at full build-out: 4.9 acres
- Schedule of operations: 24/7
- Current number of employees/contractors who work at the site on a typical workday: 9-12 on day shift, 4-6 for night and overnight shifts; total: 13-18 daily
- Approximate number of daily employees at the site at full build-out: same as above
- Current number of daily test flights: 500-600
- Approximate number of daily test flights at full build-out: 2500
- Average distance of flights: 2km-6km round trip
- Average duration of flights: 5-15 minutes
- Maximum number of drones flying at once: 20
- Average number of drones flying: 7-8
- Maximum flight altitude: 700 feet above ground level (limited number of test flights)
- Standard flight altitude: 330 feet / 100 m above ground level

Site Plan - Zipline Nest Z Facility (see also separate attachment)



Nest Z

Project Description



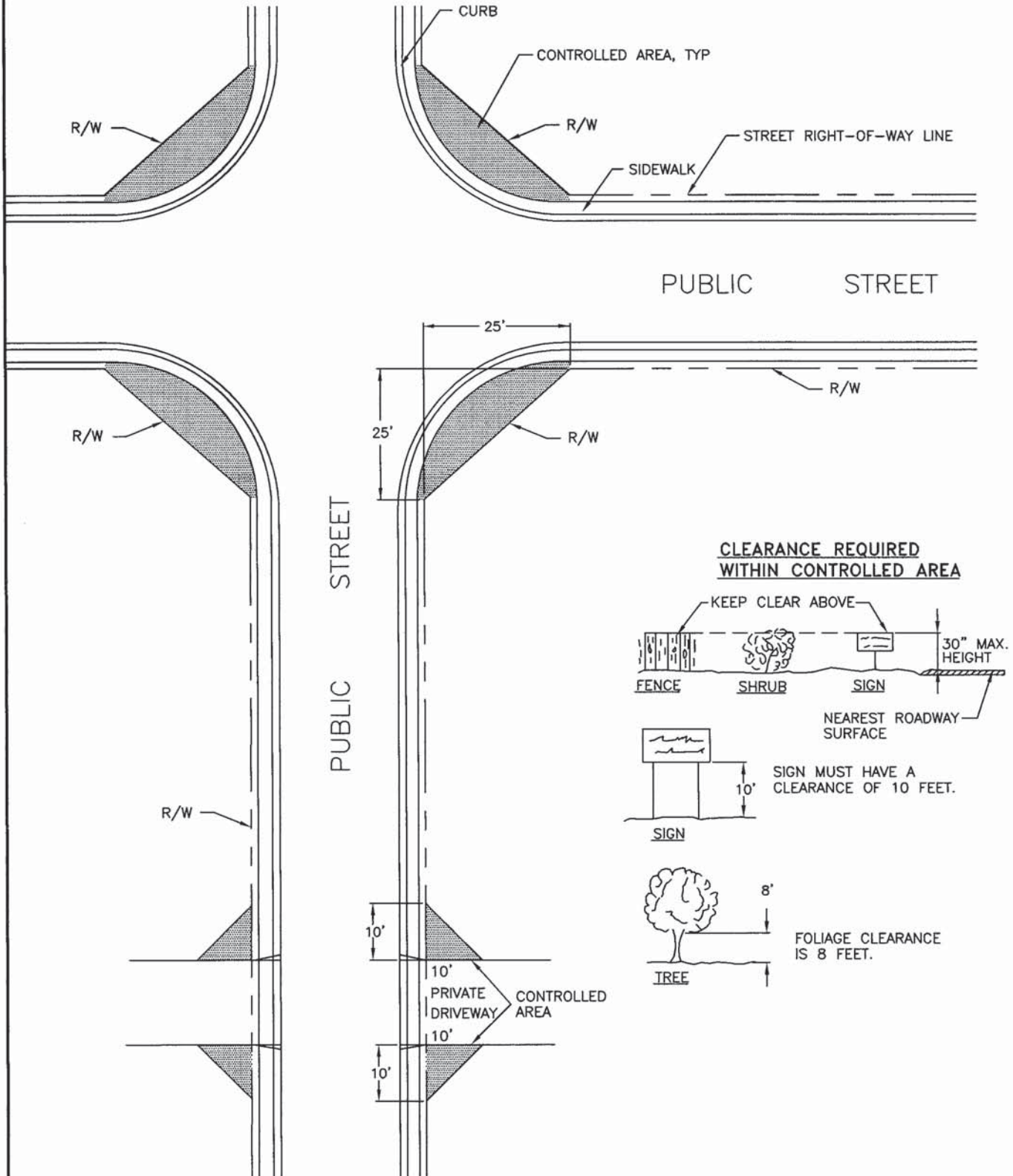
Site Location Aerial

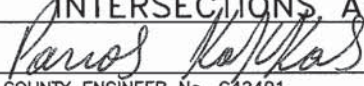




Visual Observer Tower

ATTACHMENT C



COUNTY OF YOLO		DATE:	08/05/08
PLANNING AND PUBLIC WORKS DEPARTMENT		SHEET #	1 OF 1
VISIBILITY REQUIREMENTS AT INTERSECTIONS AND DRIVEWAYS		DRAWING #:	4-13
 COUNTY ENGINEER No. C42401		28 AUG 08 APPROVAL DATE	NOT TO SCALE

ATTACHMENT D



County of Yolo

DEPARTMENT OF COMMUNITY SERVICES
PUBLIC WORKS DIVISION

Taro Echiburú
DIRECTOR

292 West Beamer Street, Woodland, CA; 95695-2598; (530) 666-8775; FAX (530) 666-8156; www.yolocounty.org

Date: May 17, 2021

Subject: Foliage/Tree Maintenance Required By Landowners Along County Roads

Dear LANDOWNER:

As a landowner in Yolo County you are required to trim the foliage/trees along the frontage of your property. If not properly cared for, foliage/trees can become a potential safety hazard to the traveling public. Attaining a safe distance between traffic and the foliage/trees adjacent to roads and sidewalks will maintain safe roadways by increasing visibility both for vehicle clearance and access. In addition, regular maintenance of foliage keeps trees healthy, subsequently providing cleaner air, cooler temperatures, natural insect and pest control, and a pleasing landscape in our county. As a landowner, you are responsible for the maintenance of foliage/trees on your property and along the frontage to public and private roads.

The maintenance guidelines for foliage and tree trimming adjacent to county roads are as follows:

- *Trim foliage/trees to maintain: a minimum **twenty-foot (20)** vertical clearance from the vehicle travel way; a minimum **five-foot (5)** horizontal clearance from road shoulders, sidewalks and bike paths or to the trunk of the tree; and a minimum **eight-foot (8)** vertical clearance for all branches over sidewalks and bike paths. Please have your contractor contact Public Works encroachment permit staff (see below) for a no-cost encroachment permit for traffic control along the county road.*
- *Remove all dead, diseased and crossing or crowded limbs to allow light penetration through the foliage/tree canopy, including all insect-infested limbs and those with any structural defects to reduce future safety hazards.*

It should also be understood that according to the State of California Streets and Highways Code Section 1480.5, a property owner may be liable for damage caused by the foliage/trees located on their property, and the expense of removal from the public right of way. Yolo County appreciates your assistance in keeping your foliage/trees maintained to the standards outlined above and partnering with the County in preserving public safety.

If you have any questions or need clarification on these requirements, please contact Public Works encroachment permit staff at (530) 666-8775 or ppw@yolocounty.org.

Sincerely,

Nicholas S. Burton, P.E.
Director of Public Works

November 3, 2025

Jeff Anderson
County of Yolo
292 W Beamer Street
Woodland, CA 95695

Re: ZF 2025-009 Zipline Site Plan Review
23845 Co Rd 25, Esparto, CA 95627

Dear Jeff Anderson,

Thank you for providing PG&E the opportunity to review your proposed plans for ZF 2025-009 Zipline Site Plan Review received on 10/27/25. Our review indicates the proposed work and/or improvements do not appear to directly interfere with any of PG&E's existing facilities or land rights.

Please note, this is our preliminary review and PG&E may provide additional comments in the future as the project progresses or if additional information is provided. If there are subsequent modifications made to the design, we ask that the plans be resubmitted for review to the email address listed below.

If PG&E gas and/or electric service are needed, please submit an application through PG&E's Your Project Portal: [Sign In \(yourprojects-pge.com\)](https://yourprojects-pge.com).

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of two (2) working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding our response, please contact me at alexa.boyd@pge.com.

Sincerely,



Alexa Boyd
Land Management



October 29, 2025

Jeff Anderson
Principal Planner
292 West Beamer Street
Woodland, CA 95695

Ref: Gas and Electric Transmission and Distribution

Dear Jeff Anderson,

Thank you for submitting **the ZF 2025-009, Zipline** project plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: <https://www.pge.com/en/account/service-requests/building-and-renovation.html>.
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team
Land Management



Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf>

1. Standby Inspection: A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.
2. Access: At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.
3. Wheel Loads: To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. Grading: PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.
5. Excavating: Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 24 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch



wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [$24/2 + 24 + 36/2 = 54$] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 24 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible ($90^\circ \pm 15^\circ$). All utility lines crossing the gas pipeline must have a minimum of 24 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.



11. Cathodic Protection: PG&E pipelines are protected from corrosion with an “Impressed Current” cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E’s facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.



Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. Buildings and Other Structures: No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as **"RESTRICTED USE AREA – NO BUILDING."**
2. Grading: Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. Fences: Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. Landscaping: Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), plant only low-growing shrubs under the wire zone and only grasses within the area directly below the tower. Along the border of the transmission line right-of-way, plant only small trees no taller than 10 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
5. Reservoirs, Sumps, Drainage Basins, and Ponds: Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
6. Automobile Parking: Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
7. Storage of Flammable, Explosive or Corrosive Materials: There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.



8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.