



County of Yolo

Taro Echiburú

DIRECTOR

DEPARTMENT OF COMMUNITY SERVICES

Planning, Building and Public Works
292 West Beamer Street
Woodland, CA 95695-2598
(530) 666-8775 FAX (530) 666-8156
www.yolocounty.org

Environmental Health
292 West Beamer Street
Woodland, CA 95695
(530) 666-8646

Integrated Waste Management
44090 CR 28 H
Woodland, CA 95776
(530) 666-8852

APPLICATION

Applicant Billing and Property Owner Information			
Applicant Modena Enterprises LLC		Company (if applicable)	
Mailing Address [REDACTED]		Email [REDACTED]	
City Woodland	State CA	Zip 95695	Daytime [REDACTED]
Property Owner Same			
Address		Email	
City	State	Zip	Daytime Phone

Project Information	
Assessor's Parcel No. 049-250-003;-004;-007;-009	Parcel size 1.42 AC
Property Address/Location County Rd 87	
Existing use of property vacant	
Tax Rate Area(s) (taken from property tax bill):	
Application Request:	
develop 28-1 bedroom apartment complex	

Required Signatures	
I hereby make application for the above-referenced land use entitlement and certify that this application, other documents, and exhibits submitted are true and correct to the best of my knowledge and belief. Should any information or representation submitted in connection with this application form be incorrect or untrue, I understand that Yolo County may rescind any approval or determination, or take other appropriate action. I hereby acknowledge that I have been informed of my right to make written request to the County to receive notice of any proposal by the County to adopt or amend a general or specific plan, or a zoning ordinance or other ordinance affecting building or grading permits, prior to action on said item. I also certify that I am the owner of the above property or have attached the owner's written consent to file this application. (Please attach a consent letter for each property owner if there is more than one. If owner refuses or is unable to sign, provide copy of lease, title report or other documentation.) I understand that verification of property ownership or interests in the property or application may be required.	
Applicant's/Owner's Signature <i>[Signature]</i>	Date 4-6-21

Accounting @ use this email

PERMIT PROCESSING FEE AGREEMENT

I, the undersigned, hereby authorize the County of Yolo to process the permit request on the previous side of this application in accordance with the Yolo County Code. I (the land owner and/or the applicant) am depositing a minimum initial deposit to cover staff review, coordination, and processing costs related to my application request based on actual staff time expended and other direct costs, including, but not limited to, outside consultant services, county counsel charges, and materials costs in accordance with the adopted Yolo County Fee Resolution and the Project Cost Reimbursement Agreement attached to this application. This initial deposit will be held by the County in a deposit account to pay for staff time and other charges spent processing the application. I understand that such costs will be drawn from the deposit account and that I will be billed on a "time and materials" basis in order to maintain a positive account balance at all times during the review process. I further understand that no work will be performed on the project with a negative fund balance. By signing below, I agree to pay all permitting costs, including requests to supplement the deposit account, plus any accrued interest, if the applicant does not pay costs.

I agree not to alter the physical condition of the property during the processing of this application by removing trees, demolishing structures, altering streams, and grading or filling. I agree not to start construction of any new structures prior to permit approval. I understand that such alteration or new construction may result in the imposition of criminal, civil or administrative fines or penalties, or may result in the delay or denial of the project application.

FISH AND WILDLIFE REVIEW FEES: I understand that my application and/or any applicable environmental document for my project may be referred to the California Department of Fish and Wildlife (CDFW) for review and comment in accordance with the provisions of the California Environmental Quality Act. Should this review be required, I understand that I must pay all fees for the cost of CDFW review as required by Section 711.4 of the Fish and Game Code (currently \$2,480.25 for Negative Declarations or \$3,445.25 for Environmental Impact Reports, plus \$50.00 County Clerk fee). Should these fees be required, I agree to remit a cashier's check or money order in the required amount, payable to the Yolo County Clerk, to the Planning Division prior to the posting of any Notice of Determination following project approval.

MITIGATION FEES OR REQUIREMENTS: I further understand that my project, if approved, may be subject to one or more mitigation fees including the following fees current as of 2020:

Yolo HCP/NCCP land cover fee*: \$14,950 per acre of impact to all applicable land cover types

Yolo HCP/NCCP fresh emergent wetland fee*: \$76,042 per acre of impact to fresh emergent wetland areas

Yolo HCP/NCCP valley foothill riparian fee*: \$84,217 per acre of impact to valley foothill riparian areas

Yolo HCP/NCCP lacustrine and riverine fee*: \$60,986 per acre of impact to lacustrine or riverine areas

Agricultural mitigation in lieu fee: \$10,100 per acre of farmland converted (for projects less than 20 acres)

Inclusionary Housing in lieu fee: sliding scale for projects under 8/10 units (\$1,292 for single family house)

**Fee amounts subject to change in March of each year per the conditions outlined in the Yolo HCP/NCCP*

AFFIDAVIT OF CERTIFIED PROPERTY OWNERS

I further certify that the attached list of property owners contains the names and addresses of all persons to whom all property is assessed as they appear on the latest available assessment roll of the County within the area described on the attached application and for a distance of three hundred feet (300) from the exterior boundaries of the property described on the attached application.

I certify under penalty of perjury that the foregoing is true and correct.

CERTIFICATION STATEMENT OF HAZARDOUS WASTE OR SUBSTANCE SITE

Pursuant to the requirements of Section 65962.5 of the California Government Code, I certify that the project site for the above entitlement is not located on the State list of identified hazardous waste/or hazardous substance sites.

REQUIRED SIGNATURES

I hereby certify that I have read all the above information on this page. All this information is correct and I agree to abide by the requirements therein.

PROPERTY OWNER OR AUTHORIZED REPRESENTATIVE:

NAME RAUL MELENDEZ

SIGNATURE: 

Date: 9-6-2021

INDEMNIFICATION AGREEMENT

As part of this application, applicant and real party in interest if different, agree to defend, indemnify, hold harmless, and release Yolo County, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document, which accompanies it. This indemnification obligation shall include but not be limited to: damages, costs, expenses, attorney fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent passive negligence on the part of Yolo County, its agents, officers, attorneys, or employees.

APPLICANT: **RAUL MELENDEZ** _____

Signature:  _____

Mailing Address:  _____

REAL PARTY INTEREST: _____
(If different from Applicant)

Signature: _____

Mailing Address: _____



County of Yolo

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Site Plan Review

File No.:	ZF 2021-0013
Date:	5/27/2021
Applicant:	Raul Melendez [REDACTED] Woodland, CA 95695
Owner:	Modena Enterprises, LLC [REDACTED] Woodland, CA 95695
Situs:	County Road 87, Esparto, CA
APN:	049-250-003, -004, -007
General Plan:	Residential Medium (RM)
Zoning:	Medium Density Residential (R-M)

Permitting Requirement: Per *Yolo County Zoning Code Section 8-2.506(c)*, Multi-family projects are allowed with the issuance of a Site Plan Review in R-M zones provided that the project meets development standards.

Project Description: The applicant proposes to construct 28 one-bedroom apartments including six units rent restricted to very low income and six units restricted to low income renters. The 2030 Countywide General Plan designates the land use as Residential Medium (RM) and it is zoned for Medium Density Residential (R-M) use. The project parcel currently consists of three parcels totaling 1.1 acres allowing 22 units conforming with the R-M zoning. The number of Low-Income Inclusionary units was increased to 25% for an additional density bonus of 27.5% or six units for a total of 28 residences. The parcel fronts on County Road 87. Adjacent properties are zoned Local Commercial (C-L), Low Density Residential (R-L), and High Density Residential (R-H).

Amenities provided include a greenspace/playground, 32 covered parking spaces with two accessible parking stalls. Access is provided by County Road 87 and the project proposes three trash and recycling bin enclosures, a hammerhead turnround for service vehicles, and fire hydrants and water connections for fire protection. The Esparto Community Service District provides public water and sewer. The applicant has agreed to merge the three lots into one and dedicate the westernmost 15 feet as Right-of-Way.

STANDARD REQUIREMENTS

A. PLANNING DIVISION (530-666-8036)

1. The project is an administrative approval of a Site Plan Review for a 28-unit apartment complex as described above.
2. The applicant shall be responsible for all costs associated with implementing the standard requirements contained within this Site Plan Review.
3. The proposed use and site plan shall be initiated within one year of this approval. If the use is not initiated within one year, this approval shall become null and void. If all County standard requirements have not been complied with within one year, the applicant may apply to the County for an extension of time. The County will not disapprove the extension request if there is clear indication that the applicant has made substantial process in complying with the list of standard requirements.
4. Any future proposal to significantly modify or expand the uses allowed by this Site Plan Review (as generally described in the "Project Description" section of this document) shall be submitted for review and approval to the Director of Community Services.
5. Approval of this Site Plan Review is subject to review by County staff to ensure compliance with County Codes and other applicable standards that protect the public's health, safety, and welfare.
7. Per Section 8-8.107 of the Inclusionary Housing Ordinance (Title 8, Yolo County Code), multi-family rental development shall provide 25% of the units at a rent affordable to Very Low-Income households and 10% affordable to Low-Income households as defined in Sec 8-8.105. A density bonus, as described in Chapter 12 (Housing Density Bonuses) of Title 8, has been applied to increase the number of Low-Income units to 25% of the base 22 units allowing an additional six units. Of the 28 units permitted with the Density Bonus, six shall be rented to Very Low-Income households and six shall be rented to Low-Income households. An Inclusionary Housing Agreement shall be signed and recorded prior to final approval of the Building Permit.
8. Prior to final Building Permit approval, a Landscape Plan with Water Efficient Landscape Documentation shall be approved by the Director of Community Services. The Landscape Plan shall include screening of the parking lot to County Road 87 and any proposed playground and greenspace areas.
9. Prior to installation of any signage, the operator and/or owner of the facility shall contact Yolo County Planning to go over permit requirements in the County's Sign Ordinance regulating the placement, size, and height of such signs (Yolo County Code Sections 8-2.1201-1209).
10. Outdoor light fixtures shall be low intensity, shielded, and/or directed away from adjacent properties, the public right-of-way and the night sky.

B. PUBLIC WORKS DIVISION (530-666-8039)

1. The applicant shall provide a hydrology/hydraulic report, signed and sealed by a professional civil engineer licensed in the State of California that complies with Section 9 Storm Drainage

of the Yolo County Improvements Standards and uses methods outlined in the Yolo County City/County Drainage Manual. The report will be submitted for review and approval by the County Engineer prior to grading or building permit issuance. Conclusions need to discuss the upstream and downstream impacts caused by the development of the project (planned, full build out) and how the improvements mitigate it in accordance with the standards. The applicant shall reimburse the County for all activities associated with review of the report.

2. Prior to grading/building permit issuance, an operations and maintenance plan (O&M plan) shall be submitted for Public Works review that ensures the onsite storm drainage facilities will receive appropriate annual and routine inspections, maintenance, and operation (including, but not limited to, drop inlets, inlet filters, bioswales, pipelines, etc.; can be as brief as one page, but specific on how the owner is to maintain the storm water system going forward).
3. The County requests that the applicant dedicate fifteen feet of frontage along the east side CR 87 to the County for road and utility purposes to accommodate future road widening, and to match the existing County right-of-way adjacent to the south.
4. 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.
5. Applicant shall secure and pay for a County encroachment permit to install a commercial driveway connection to CR 87 in conformance with the Yolo County Improvement Standards. Applicant shall extend the frontage improvements (curb/gutter/sidewalk) to widen and tie-in to the existing frontage improvements south of property along CR 87 per Yolo County Improvement Standards. The applicant shall reimburse the County for all activities associated with encroachment permit issuance and inspection. Developer to tie-in all new drainage improvements to existing drainage facilities and features, as necessary (including curb/gutter and roadside ditches).
6. The applicant shall provide a traffic circulation plan (or other acceptable evidence) demonstrating that all truck/vehicle types to utilize this development will be able to enter and exit the proposed driveway approaches without crossing into an opposing lane on CR 87.
7. Driveway visibility shall be maintained per Yolo County Improvement Standards Drawing #4-13 at a minimum. Landowners are responsible for tree maintenance along the property frontage to County roads.
8. Signs associated with the business are not permitted in County road right-of-way.
9. County roads shall not be used for event/business/operations parking.
10. 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.

11. The owner shall be responsible for the maintenance and repairs of the private road, driveway, lighting, weed abatement, parking stalls, playground, irrigation, on-site utilities, drainage system facilities, and the sidewalk, curb and gutter along CR 87 (only the portion that is bounded by property).
12. Prior to the issuance of a grading permit, the developer shall submit engineered civil improvement plans for the entire project site for review by the Public Works Division. The plans must be signed and sealed by a civil engineer licensed in the State of California.

C. ESPARTO FIRE PROTECTION DISTRICT (530) 787-3300

1. The applicant shall provide at least two fire hydrants, one on the north side of the entrance and one on the west corner of the turnaround.
2. Four Fire Department Connection (FDC) shall be provided for each building, two on the west side of Building #1, and two on the east side of Building #3.
3. Curbs shall be painted to identify No Parking/Fire Lanes.
4. All buildings shall have adequate signage to label buildings and unit numbers, and FDCs will match appropriate building labels.
5. Buildings shall meet all fire code requirements and all applicable fees shall be paid.

D. BUILDING DIVISION (530) 666-8035

1. 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.
2. Due to the limited information provided on an application for a planning permit, a detailed analysis of building code requirements is not possible. 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. Prior to permit application, please schedule a meeting with the Building Division if the project has unique features that require a code interpretation.
3. The applicant shall pay the appropriate fees prior to issuance of building permits, including but not limited to applicable school and fire district fees, County facility fees, and Environmental Health fees.

E. MISCELLANEOUS STANDARDS OR REQUIREMENTS:

1. 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.
2. The project shall be in compliance with all applicable Federal and State laws, Yolo County Code regulations, and Yolo County Engineering Improvement Standards.
3. 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 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.
4. 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, 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.

IF THE COUNTY'S STANDARD REQUIREMENTS FOR THIS PROJECT ARE NOT MET OR IF SIGNIFICANT PUBLIC HEALTH OR PUBLIC SAFETY HAZARDS ARE IDENTIFIED IN CONJUNCTION WITH THE PROPOSED PROJECT, A PUBLIC HEARING MAY BE CONDUCTED BY THE YOLO COUNTY PLANNING COMMISSION TO CONSIDER ADDITIONAL CONDITIONS OR TO CONSIDER REVOCATION OF THIS PERMIT TO CONSTRUCT AND/OR OPERATE THE PROJECT.

PREPARED BY: JD Trebec
JD Trebec, Senior Planner

5/27/2021
Date

APPROVED BY: Stephanie Cormier
Stephanie Cormier, Zoning Administrator

5-27-2021
Date

ACKNOWLEDGMENT of STANDARD REQUIREMENTS for ZONE FILE #2021-0013. I hereby concur with the standard requirements as set forth above.

Signature of Owner/Applicant:

[Signature]
NAME

5-27-2021
Date

Attachment A - Site Plan
Attachment B - Parcel Page



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APPLICATION

Applicant Billing and Property Owner Information

Applicant	Company (if applicable)Bullseye Farms
-----------	---------------------------------------

	Email
--	-------

CityNewport Beach

StateCa

Zip92675

Dayti

Property Owner

Email

City

StateCa

Zip95776

Dayti

Project Information

Assessor's Parcel No.041-040-055

Parcel size10 Acres

Property Address/LocationNW Corner of County Roads 27 & Harry Lorenzo ave

Existing use of propertyWalnut Huller

Tax Rate Area(s) (taken from property tax bill):87046

Application Request:

Site Plan Review to construct Medium Sized solar
--

Required Signatures

I hereby make application for the above-referenced land use entitlement and certify that this application, other documents, and exhibits submitted are true and correct to the best of my knowledge and belief. **Should any information or representation submitted in connection with this application form be incorrect or untrue, I understand that Yolo County may rescind any approval or determination, or take other appropriate action.**

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REQUIRED SIGNATURES

I hereby certify that I have read all the above information on this page. All this information is correct and I agree to abide by the requirements therein.

PROPERTY OWNER OR AUTHORIZED REPRESENTATIVE:

NAME Tim Beeman

SIGNATURE: 

Date: 5/13/21

INDEMNIFICATION AGREEMENT

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APPLICANT: Perpetual Power _____

Signature:  _____

Mailing Address:  _____

REAL PARTY INTEREST: _____
(If different from Applicant)

Signature: _____

Mailing Address: _____



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Site Plan Review

File No.:	ZF 2021-0024
Date:	July 23, 2021
Applicant:	Perpetual Power Paul Townsend [REDACTED]
Owner:	Bullseye Farms [REDACTED]
Situs Address:	40908 County Road 27 in Woodland
APN:	041-040-055 (Previously APN: 041-040-017)
General Plan:	AG
Zoning:	Agricultural Intensive (A-N)
FEMA Zone:	X
Project Land Use:	Medium solar energy system, per Sec. 8-2.1104

Project Description

As per the Small and Medium Solar Energy Systems Ordinance (Section. 8-2.1104), a medium-sized facility that occupies more than 2.5 acres, but no more than 30 acres, used to produce utility power to onsite uses shall require the issuance of a Site Plan Review to ensure it meets the development standards outlined in Section 8-2.1104(h) of the Yolo County Code.

Perpetual Power proposes to install a 3.1-acre (1,130-kilowatt) ground mount solar energy system to provide onsite power for Bullero Farms. The project meets all of the standards set forth in Section 8-2.1104 and does not trigger a discretionary Use Permit. The medium-sized facility will not be located on Williamson Act contracted land, nor will it be located on predominantly prime farmland, per the attached Yolo County Important Farmland 2016 map. Additionally, the proposed solar facility will not impact more than 2.5 acres of Swainson's hawk foraging habitat, per the attached memo from Estep Environmental Consulting that confirms there will be no impact on biological resources, including special-status species. Per Section 8-2.404(b) *Agricultural Use*, the project is not subject to agricultural mitigation because the energy generated from the ground mount solar energy system will provide onsite power to the agricultural operation and

thus will not convert an agricultural use to a non-agricultural use.

The project site is located on an 85-acre± Agricultural Intensive (A-N) zoned parcel, approximately 2.5 miles south of the City of Woodland along County Road 27. The parcel is developed with an existing truck scale, seasonal office, wet trash conveyor system and a walnut huller/dryer and associated equipment. Approximately 45± acres is currently farmed in alfalfa and 20± acres is in tomatoes. The surrounding agricultural parcels are currently in sunflowers and tomatoes. Access to the site will continue off County Road 27. The new ground mount solar system and equipment will be enclosed within a perimeter fence for security. No new employees will be needed.

STANDARD REQUIREMENTS for Bullero Solar

1. The applicant shall be responsible for all costs associated with implementing the standard requirements contained within this Site Plan Review.
2. The proposed use and site plan shall be initiated within one year of this approval. If the use is not initiated within one year, this approval shall become null and void. If all County standard requirements have not been complied with within one year, the applicant may apply to the County for an extension of time. The County will not disapprove the extension request if there is clear indication that the applicant has made substantial process in complying with the list of standard requirements.
3. Any future proposal to significantly modify or expand the uses allowed by this Site Plan Review (as generally described in the "Project Description" section of this document) shall be submitted for review and approval to the Director of Community Services, and may require a discretionary application process.
4. Approval of this Site Plan Review is subject to review by County staff to ensure compliance with County Codes and other applicable standards that protect the public's health, safety, and welfare.
5. Outdoor light fixtures shall be low intensity, shielded and/or directed away from adjacent properties, the public right-of-way, and the night sky.
6. Any signage posted at the PV site, both onsite and off-site, shall comply with the County's Sign Ordinance regulating the placement, size, and height of such signs (Yolo County Code Sections 8-2.1201-1209).

Miscellaneous standards or requirements:

7. 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.
8. The applicant should contact the California State Department of Fish and Wildlife to ensure compliance with any applicable state requirements, which may include, but not be limited to special status species and streambed alterations.

9. The property owner and/or operator(s) shall maintain the site in such a manner, and with such frequency, to insure for public health, safety, and general welfare.
10. The project shall be in compliance with all applicable Federal and State laws, Yolo County Code regulations, and Yolo County Engineering Improvement Standards.
11. 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 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.
12. 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, 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.

Yolo County Public Works has the following requirements. Attached you will find the memo that was prepared. For more information, contact Jair Bautista, at Jair.Bautista@yolocounty.org or (530) 666-8436:

13. The applicant shall apply for a County encroachment permit for any proposed work within the County right-of-way (County Roads 27 and 101).
14. 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.
15. Signs associated with the business are not permitted in County road right-of-way.
16. Ongoing maintenance of gravel parking areas and access roads shall be provided, including but not limited to, stabilizing any areas that have eroded, preventing the downstream conveyance of sediment, and providing dust control.
17. County roads shall not be used for event/business/operations parking.

Yolo County Building Division has the following requirements. For more information, please contact Scott Doolittle, Scott.Doolittle@yolocounty.org or (530) 666-8609:

18. 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.
19. Due to the limited information provided on an application for a planning permit, a detailed analysis of building code requirements is not possible. A licensed design professional (architect, engineer) 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. Prior to permit application, please schedule a meeting with the building division if the project has unique features that require a code interpretation.
20. The applicant shall pay the appropriate fees prior to issuance of building permits, including but not limited to applicable school and fire district fees, County facility fees, and Environmental Health fees.
21. Site access for fire engines shall be coordinated with the local fire district chief.

Other Requirements:

22. Please contact Emily Walling, Fire Marshal, with the Woodland/Springlake Fire Department for development requirements, at (530) 661-5855.
23. Please see the attached requirements from Yolo County Environmental Health (YCEH). Please contact Suzie Dawley, at Suzie.Dawley@yolocounty.org or (530) 666-8591 for more information.

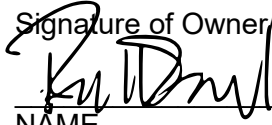
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PREPARED BY:  07/23/2021
Tracy Gonzalez, Junior Planner Date

APPROVED BY:  07/23/2021
Stephanie Cormier, Principal Planner Date

ACKNOWLEDGMENT of STANDARD REQUIREMENTS for ZONE FILE #2021-0024. I hereby concur with the standard requirements as set forth above.

Signature of Owner/Applicant:



NAME

7/23/21

Date

Attachments

1. Site Plan (dated 7/6/2021)
2. Agency Comment Letters
 - a. Yolo County Environmental Health
 - b. Yolo County Public Works
 - c. Yolo County Building Division/Floodplain Administrator
3. Memo from Estep Environmental Consulting
4. Yolo County Important Farmland 2016



County of Yolo

Taro Echiburú

DIRECTOR

DEPARTMENT OF COMMUNITY SERVICES

Planning, Building and Public Works
292 West Beamer Street
Woodland, CA 95695-2598
(530) 666-8775 FAX (530) 666-8156
www.yolocounty.org

Environmental Health
292 West Beamer Street
Woodland, CA 95695
(530) 666-8646

Integrated Waste Management
44090 CR 28 H
Woodland, CA 95776
(530) 666-8852

APPLICATION

Applicant Billing and Property Owner Information				
Applicant <i>LYMAN GROUP INC.</i>		Company (if applicable) <i>DBA GROW WEST</i>		
Mailing Address			Email	
City <i>WOODLAND</i>	State <i>CA</i>	Zip <i>95776</i>	Daytime	
Property Owner <i>AGS LAND HOLDINGS LLC</i>				
Address			Email	
City <i>WOODLAND</i>	State <i>CA</i>	Zip <i>95776</i>	Daytime	

Project Information	
Assessor's Parcel No. <i>056-250-013</i>	Parcel size <i>38.67</i>
Property Address/Location <i>39290 CR 16</i>	
Existing use of property <i>Ag.</i>	
Tax Rate Area(s) (taken from property tax bill): <i>087-094</i>	
Application Request:	

Required Signatures

I hereby make application for the above-referenced land use entitlement and certify that this application, other documents, and exhibits submitted are true and correct to the best of my knowledge and belief. **Should any information or representation submitted in connection with this application form be incorrect or untrue, I understand that Yolo County may rescind any approval or determination, or take other appropriate action.**

I hereby acknowledge that I have been informed of my right to make written request to the County to receive notice of any proposal by the County to adopt or amend a general or specific plan, or a zoning ordinance or other ordinance affecting building or grading permits, prior to action on said item.

I also certify that I am the owner of the above property or have attached the owner's written consent to file this application. (Please attach a consent letter for each property owner if there is more than one. If owner refuses or is unable to sign, provide copy of lease, title report or other documentation.) I understand that verification of property ownership or interests in the property or application may be required.

Applicant's/Owner's Signature

Date

[Signature]
5/17/21

PERMIT PROCESSING FEE AGREEMENT

I, the undersigned, hereby authorize the County of Yolo to process the permit request on the previous side of this application in accordance with the Yolo County Code. I (the land owner and/or the applicant) am depositing a minimum initial deposit to cover staff review, coordination, and processing costs related to my application request based on actual staff time expended and other direct costs, including, but not limited to, outside consultant services, county counsel charges, and materials costs in accordance with the adopted Yolo County Fee Resolution and the Project Cost Reimbursement Agreement attached to this application. This initial deposit will be held by the County in a deposit account to pay for staff time and other charges spent processing the application. I understand that such costs will be drawn from the deposit account and that I will be billed on a "time and materials" basis in order to maintain a positive account balance at all times during the review process. I further understand that no work will be performed on the project with a negative fund balance. By signing below, I agree to pay all permitting costs, including requests to supplement the deposit account, plus any accrued interest, if the applicant does not pay costs.

I agree not to alter the physical condition of the property during the processing of this application by removing trees, demolishing structures, altering streams, and grading or filling. I agree not to start construction of any new structures prior to permit approval. I understand that such alteration or new construction may result in the imposition of criminal, civil or administrative fines or penalties, or may result in the delay or denial of the project application.

FISH AND WILDLIFE REVIEW FEES: I understand that my application and/or any applicable environmental document for my project may be referred to the California Department of Fish and Wildlife (CDFW) for review and comment in accordance with the provisions of the California Environmental Quality Act. Should this review be required, I understand that I must pay all fees for the cost of CDFW review as required by Section 711.4 of the Fish and Game Code (currently \$2,480.25 for Negative Declarations or \$3,445.25 for Environmental Impact Reports, plus \$50.00 County Clerk fee). Should these fees be required, I agree to remit a cashier's check or money order in the required amount, payable to the Yolo County Clerk, to the Planning Division prior to the posting of any Notice of Determination following project approval.

MITIGATION FEES OR REQUIREMENTS: I further understand that my project, if approved, may be subject to one or more mitigation fees including the following fees current as of 2020:

Yolo HCP/NCCP land cover fee*: \$14,950 per acre of impact to all applicable land cover types

Yolo HCP/NCCP fresh emergent wetland fee*: \$76,042 per acre of impact to fresh emergent wetland areas

Yolo HCP/NCCP valley foothill riparian fee*: \$84,217 per acre of impact to valley foothill riparian areas

Yolo HCP/NCCP lacustrine and riverine fee*: \$60,986 per acre of impact to lacustrine or riverine areas

Agricultural mitigation in lieu fee: \$10,100 per acre of farmland converted (for projects less than 20 acres)

Inclusionary Housing in lieu fee: sliding scale for projects under 8/10 units (\$1,292 for single family house)

**Fee amounts subject to change in March of each year per the conditions outlined in the Yolo HCP/NCCP*

AFFIDAVIT OF CERTIFIED PROPERTY OWNERS

I further certify that the attached list of property owners contains the names and addresses of all persons to whom all property is assessed as they appear on the latest available assessment roll of the County within the area described on the attached application and for a distance of three hundred feet (300) from the exterior boundaries of the property described on the attached application.

I certify under penalty of perjury that the foregoing is true and correct.

CERTIFICATION STATEMENT OF HAZARDOUS WASTE OR SUBSTANCE SITE

Pursuant to the requirements of Section 65962.5 of the California Government Code, I certify that the project site for the above entitlement is not located on the State list of identified hazardous waste/or hazardous substance sites.

REQUIRED SIGNATURES

I hereby certify that I have read all the above information on this page. All this information is correct and I agree to abide by the requirements therein.

PROPERTY OWNER OR AUTHORIZED REPRESENTATIVE:

NAME Lesly J. Man

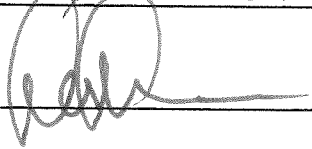
SIGNATURE: [Signature]

Date: 5/13/21

INDEMNIFICATION AGREEMENT

As part of this application, applicant and real party in interest if different, agree to defend, indemnify, hold harmless, and release Yolo County, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document, which accompanies it. This indemnification obligation shall include but not be limited to: damages, costs, expenses, attorney fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent passive negligence on the part of Yolo County, its agents, officers, attorneys, or employees.

APPLICANT: LYMAN GROUP INC. DBA GROW WEST

Signature: 

Mailing Address: _____

REAL PARTY INTEREST: _____
(If different from Applicant)

Signature: _____

Mailing Address: _____



County of Yolo

DEPARTMENT OF COMMUNITY SERVICES

Taro Echiburú, DIRECTOR

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www.yolocounty.org

Site Plan Review

File No.:	ZF 2021-0025
Date:	7/7/2021
Applicant:	Lyman Group Inc (Grow West) [REDACTED] Woodland, CA 95695
Owner:	AGS Land Holdings LLC [REDACTED] Woodland, CA 95695
Situs:	39290 County Road 16, Zamora, CA
APN:	056-250-013
General Plan:	Agricultural (AG)
Zoning:	Agricultural Intensive (A-N)

Permitting Requirement: Per *Yolo County Zoning Code Section 8-2.304(d)*, small agricultural support services are allowed with the issuance of a Site Plan Review in A-N zones provided that the project meets development standards.

Project Description: The applicant proposes to construct and operate a soil blending facility for offsite retail sale on an approximately 39-acre agriculturally-zoned parcel northeast of Yolo. The 2030 Countywide General Plan designates the land use as Agricultural (AG) and it is zoned Agricultural Intensive (A-N). Access is from County Road 16. Adjacent properties are zoned Agricultural Intensive (A-N).

Existing structures include a 10,500-squarefoot barn and 7,800-squarefoot shop building in addition to an existing residence. The project would add an ADA-compliant restroom and truck scale with an additional electrical panel to power equipment for producing packaged soil blends by combining materials such as alfalfa meal, guano, blood and bone meal, coco coir, kelp, limestone oyster shell, peat moss, perlite, lava rock, sand, soil and worm castings. Ten parking spaces would be provided for employees including an ADA parking space. Six employees would work during regular hours of operation weekdays from 7 am to 4 pm. Facility has onsite well and septic. Access to the project is provided off County Road 16. Up to 20 truck trips per day are expected during peak season.

STANDARD REQUIREMENTS

A. PLANNING DIVISION (530-666-8036)

1. The project is an administrative approval of a Site Plan Review for a small agricultural support use as described above.
2. The applicant shall be responsible for all costs associated with implementing the standard requirements contained within this Site Plan Review.
3. The proposed use and site plan shall be initiated within one year of this approval. If the use is not initiated within one year, this approval shall become null and void. If all County standard requirements have not been complied with within one year, the applicant may apply to the County for an extension of time. The County will not disapprove the extension request if there is clear indication that the applicant has made substantial process in complying with the list of standard requirements.
4. Any future proposal to significantly modify or expand the uses allowed by this Site Plan Review (as generally described in the "Project Description" section of this document) shall be submitted for review and approval to the Director of Community Services.
5. Approval of this Site Plan Review is subject to review by County staff to ensure compliance with County Codes and other applicable standards that protect the public's health, safety, and welfare.
6. Prior to installation of any signage, the operator and/or owner of the facility shall contact Yolo County Planning to go over permit requirements in the County's Sign Ordinance regulating the placement, size, and height of such signs.
7. Outdoor light fixtures shall be low intensity, shielded, and/or directed away from adjacent properties, the public right-of-way and the night sky.

B. BUILDING DIVISION (530-666-8037)

1. 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.
2. Due to the limited information provided on an application for a planning permit, a detailed analysis of building code requirements is not possible. Your licensed design professional will 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. Prior to permit application, please schedule a meeting with the building division if the project has unique features that require a code interpretation.

3. The applicant shall pay the appropriate fees prior to issuance of building permits, including but not limited to applicable school and fire district fees, county facility fees, and Environmental Health fees.
4. Site access for fire engines shall be coordinated with the local fire district chief.
5. All construction shall meet all of the requirements of Yolo County Code Chapter 8-4 Flood Protection Article 5 Provisions for Flood Hazard Reduction. These requirements include elevating structures so that the lowest floor is at least one foot above the base flood elevation, venting enclosures below the lowest floor, anchoring the structures to resist flood loads, locating or designing all utilities to prevent the entry an accumulation of flood waters. All new structure elevation certificates must be submitted and approved three times: Once with the permit application, once prior to construction above the lowest floor, and once prior to final inspection.

Please see the following attachments:

- Flood Determination
- FIRMette Base Flood Map
- FloodSAFE Yolo Map
- Flood Protection Requirements Summary
- Mandatory Purchase of Flood Insurance
- Substantial Improvements Determination Form

C. ENVIRONMENTAL HEALTH DIVISION (530-666-8591)

Onsite Wastewater Disposal

1. The site plan shows a septic system south of the shop that needs to be determined. The septic system for the house needs to be identified. A site plan for Well Permit # 95-316 shows a septic system north of the house and west of the garage.
2. The site plan shows a restroom addition south of the shop. A Site Evaluation will need to be completed to determine the size and type of an appropriate septic system for this restroom. Please contact YCEH or visit our website for more information.

Drinking Water Well

3. YCEH was not able to locate records of a domestic water well. If the restroom addition will be connected to the existing domestic well, a final inspection of the well will be required as well as water.

Hazardous Materials

4. Any storage or handling of hazardous materials or hazardous waste may require submittal to Yolo County Hazardous Materials Unit for review.

Solid Waste

5. The activity described in the application will not require a Solid Waste Facility Permit. Addition of composting materials (materials that reach 122F or higher) will require a Solid Waste Facility Permit. Excluded activities may be subject to inspection.

D. PUBLIC WORKS DIVISION (530-666-8436)

1. Applicant shall secure and pay for a County encroachment permit to improve the commercial driveway connection to County Road 16 and bring it into conformance with the Yolo County Improvement Standards (see attached Drawing # 4-23, Sheet 2 of 2). The applicant shall reimburse the County for all activities associated with encroachment permit issuance and inspection (County Zone File No. ZF2021-0025).
2. The applicant is required to provide a traffic circulation plan (or other acceptable evidence) demonstrating that all truck/vehicle types to utilize this development will be able to enter and exit the proposed driveway approach without crossing into an opposing lane on County Road 16.
3. Driveway visibility shall be maintained per Yolo County Improvement Standards Drawing # 4-13 at a minimum. Please note attached letter to county landowners regarding tree maintenance guidelines along county roads (dated May 17, 2021). Applicant shall maintain trees along County Road 16 frontage per these tree maintenance guidelines.
4. County Road 16 is not rated to withstand extralegal loads and significant road deterioration is expected due to hauling activities for this development. Therefore, the applicant will make the following road improvements to Public Works' satisfaction:
 - Perform minor repairs to the worn chip seal surface on County Road 16 in areas identified by County staff along your development frontage. An encroachment permit will be issued to target and monitor the scope of these repairs (this work can be combined into the driveway approach encroachment permit, see Condition 1).

In lieu of directly performing the above maintenance work the applicant may defer these repairs to County for an appropriate fee to cover materials, equipment, and labor costs. Contact Public Works staff for this option.

5. Signs associated with the business are not permitted in county road right-of-way.
6. County roads shall not be used for event/business/operations parking.
7. Prior to building permit issuance, an operations and maintenance plan (O&M plan) shall be submitted for Public Works review that ensures the onsite storm drainage facilities will not negatively impact neighboring lots and that drainage conditions will be, at the very least, restored to pre-operations conditions.

E. MISCELLANEOUS STANDARDS OR REQUIREMENTS:

1. 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.
2. The project shall be in compliance with all applicable Federal and State laws, Yolo County Code regulations, and Yolo County Engineering Improvement Standards.
3. 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 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.

4. 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, 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.

IF THE COUNTY'S STANDARD REQUIREMENTS FOR THIS PROJECT ARE NOT MET OR IF SIGNIFICANT PUBLIC HEALTH OR PUBLIC SAFETY HAZARDS ARE IDENTIFIED IN CONJUNCTION WITH THE PROPOSED PROJECT, A PUBLIC HEARING MAY BE CONDUCTED BY THE YOLO COUNTY PLANNING COMMISSION TO CONSIDER ADDITIONAL CONDITIONS OR TO CONSIDER REVOCATION OF THIS PERMIT TO CONSTRUCT AND/OR OPERATE THE PROJECT.

PREPARED BY: JD Trebec
JD Trebec, Senior Planner

7/20/2020
Date

APPROVED BY: Stephanie Cormier
Stephanie Cormier, Zoning Administrator

7.20.2021
Date

APPLICANT ACKNOWLEDGMENT of STANDARD REQUIREMENTS

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

Signature of Owner/Applicant:

Ernie Roncoroni
NAME Ernie Roncoroni

July 13, 2021

Date

Attachment A - Site Plan

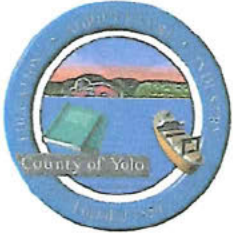
Attachment B - Parcel Page

Attachment C- Flood Zone Attachments

- Flood Determination
- FIRMette Base Flood Map
- FloodSAFE Yolo Map
- Flood Protection Requirements Summary
- Mandatory Purchase of Flood Insurance
- Substantial Improvements Determination Form

Attachment D- Public Works Information

- Yolo County Improvement Standards Drawing # 4-23 and 4-13
- Tree maintenance letter



County of Yolo

Taro Echiburú

DIRECTOR

DEPARTMENT OF COMMUNITY SERVICES

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44090 CR 28 H
Woodland, CA 95776
(530) 666-8852

APPLICATION

Applicant Billing and Property Owner Information			
Applicant Jeff Orwig		Company (if applicable)	
Mailing Address [REDACTED]		Email [REDACTED]	
City Danville	State CA	Zip 94526	Daytim [REDACTED]
Property Owner Joe & Bo Urban Investment LLC			
Address [REDACTED]		Email	
City Oakland	State CA	Zip 94609	Daytime Phone

Project Information	
Assessor's Parcel No. 051-160-004 & 051-160-005	Parcel size 18.8 acres
Property Address/Location 28700 County Road 6 Dunnigan	
Existing use of property Vacant	
Tax Rate Area(s) (taken from property tax bill):	
Application Request:	
Building new gas station, fast food, market, restaurant , retail buildings	

Required Signatures	
I hereby make application for the above-referenced land use entitlement and certify that this application, other documents, and exhibits submitted are true and correct to the best of my knowledge and belief. Should any information or representation submitted in connection with this application form be incorrect or untrue, I understand that Yolo County may rescind any approval or determination, or take other appropriate action. I hereby acknowledge that I have been informed of my right to make written request to the County to receive notice of any proposal by the County to adopt or amend a general or specific plan, or a zoning ordinance or other ordinance affecting building or grading permits, prior to action on said item. I also certify that I am the owner of the above property or have attached the owner's written consent to file this application. (Please attach a consent letter for each property owner if there is more than one. If owner refuses or is unable to sign, provide copy of lease, title report or other documentation.) I understand that verification of property ownership or interests in the property or application may be required.	
Applicant's/Owner's Signature [Signature]	Date 11/16/2021

PERMIT PROCESSING FEE AGREEMENT

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MITIGATION FEES OR REQUIREMENTS: I further understand that my project, if approved, may be subject to one or more mitigation fees including the following fees current as of 2021:

Yolo HCP/NCCP land cover fee*: \$15,169 per acre of impact to all applicable land cover types

Yolo HCP/NCCP fresh emergent wetland fee*: \$77,366 per acre of impact to fresh emergent wetland areas

Yolo HCP/NCCP valley foothill riparian fee*: \$85,683 per acre of impact to valley foothill riparian areas

Yolo HCP/NCCP lacustrine and riverine fee*: \$62,048 per acre of impact to lacustrine or riverine areas

Agricultural mitigation in lieu fee: \$10,100 per acre of farmland converted (for projects less than 20 acres)

Inclusionary Housing in lieu fee: sliding scale for projects under 8/10 units (\$1,292 for single family house)

**Fee amounts subject to change in March of each year per the conditions outlined in the Yolo HCP/NCCP*

AFFIDAVIT OF CERTIFIED PROPERTY OWNERS

I further certify that the attached list of property owners contains the names and addresses of all persons to whom all property is assessed as they appear on the latest available assessment roll of the County within the area described on the attached application and for a distance of three hundred feet (300) from the exterior boundaries of the property described on the attached application.

I certify under penalty of perjury that the foregoing is true and correct.

CERTIFICATION STATEMENT OF HAZARDOUS WASTE OR SUBSTANCE SITE

Pursuant to the requirements of Section 65962.5 of the California Government Code, I certify that the project site for the above entitlement is not located on the State list of identified hazardous waste/or hazardous substance sites.

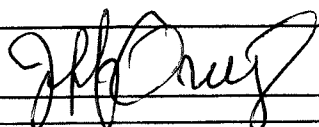
REQUIRED SIGNATURES

I hereby certify that I have read all the above information on this page. All this information is correct and I agree to abide by the requirements therein.

PROPERTY OWNER OR AUTHORIZED REPRESENTATIVE:

NAME Jeff Orwig

SIGNATURE: _____



Date: 11/16/2021

INDEMNIFICATION AGREEMENT

As part of this application, applicant and real party in interest if different, agree to defend, indemnify, hold harmless, and release Yolo County, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document, which accompanies it. This indemnification obligation shall include but not be limited to: damages, costs, expenses, attorney fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent passive negligence on the part of Yolo County, its agents, officers, attorneys, or employees.

Jeff Orwig

APPLICANT: _____

Signature: _____

66 Ambleside Court Danville CA 94526

Mailing Address: _____

REAL PARTY INTEREST: _____
(If different from Applicant)

Signature: _____

Mailing Address: _____



County of Yolo

DEPARTMENT OF COMMUNITY SERVICES

Taro Echiburú
DIRECTOR

Planning & Public Works

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

Environmental Health

292 West Beamer Street
Woodland, CA 95695-2598
(530) 666-8646
FAX (530) 669-1448
www.yolocounty.org

Integrated Waste

Management
44090 CR 28H
Woodland, CA 95776
(530) 666-8852
FAX (530) 666-8853
www.yolocounty.org

Site Plan Review

File No.:	ZF2021-0029
Date:	03/24/2022
Applicant:	Jeff Orwig [REDACTED] Danville, CA 94526
Owner:	Joe & Bo Urban Investment LLC [REDACTED] Oakland, CA 94609
Situs Address:	28700 County Road 6 Dunnigan, CA 95637
APN:	051-160-004
General Plan:	CG
Zoning:	Highway Services Commercial (C-H)
FEMA Zone:	A, X
Project Land Use:	<i>A mix of uses in the C-H Zone that includes retail, eating and drinking, services, and public/quasi-public uses.</i>

Project Description

The project is a phased development proposal that will result in build-out on two parcels with a total of 18.8 acres (APN: 051-160-004, a 2.405-acre parcel, and APN: 051-160-005, a 16.08-acre parcel), located in the Highway Services Commercial (C-H) Zone. The project will include a mixture of allowed uses in the C-H Zone, such as retail, eating and drinking establishments, services, and public/quasi-public uses.

The project site is located adjacent to Interstate-5 (I-5), north of the intersection of County Roads 6 and 89W, in Dunnigan. A new private roadway, Dunnigan Creek Road (shown on the attached Site Plan), will be the main ingress and egress for each of the proposed buildings. The phased development will include the following at final build-out (see attached Site Plan):

- Gas station with minimum of six fueling dispensers and a canopy that includes a mini market with a drive-thru coffee shop (approx. 9,600 sq. ft.)
- Two recreational vehicle (RV) fueling stations
- Restaurant (approx. 6,400 sq. ft.)

- Food market building (approx. 4,500 sq. ft.)
- Two fast food restaurants with drive-thru (approx. 3,600 - 4,000 sq. ft.)
- Two retail buildings (approx. 7,200 – 9,800 sq. ft.)
- Sixty-room motel (approx. 27,000 sq. ft.)
- Two freeway signs (60 ft. in height maximum)
- Ground mount solar array with battery storage at the north end of the project site (minimum of 1-acre/maximum of 2-acres). The system design has not been finalized.

Additional development and amenities on the site will include electrical vehicle charging stations, green spaces, a park to the north of parcel, onsite signage, pedestrian and/or safety lighting throughout the site and along the new private access road (Dunnigan Creek Road), retention basins to capture new and pre-existing stormwater run-off, and rooftop solar, where feasible.

The proposed development will employ approximately thirty to forty employees locally. The hours of operation and truck deliveries/loadings per day for each business will vary depending on the tenants. Dust will be controlled on-site via water trucks and security will be provided via security patrol. Landscaping throughout the site will be designed using drought tolerant methods in compliance with the County's Water Efficient Landscaping Ordinance and CalGreen standards, as applicable. Building exteriors will be designed with a "country" feel and incorporate wood porches, decks and overhangs mirroring the past.

STANDARD REQUIREMENTS for DUNNIGAN CREEK ROAD

1. The Applicant shall be responsible for all costs associated with implementing the standard requirements contained within this Site Plan Review.
2. The proposed use and site plan shall be initiated within one year of this approval. If the use is not initiated within one year, this approval shall become null and void. If all County standard requirements have not been complied with within one year, the Applicant may apply to the County for an extension of time. The County will not disapprove the extension request if there is clear indication that the Applicant has made substantial progress in complying with the list of standard requirements.
3. Any future proposal to modify or expand the uses allowed by this Site Plan Review, including changes to the proposed use identified at the northernmost portion of APN: 051-160-004, shall be subject to review by the Planning Director. Any significant changes or modifications to the project allowed by this Approval may require a Use Permit.
4. Approval of this Site Plan Review is subject to review by County staff to ensure compliance with County Codes and other applicable standards that protect the public's health, safety, and welfare.
5. A County Business License shall be obtained prior to operation and maintained in good standing by each tenant.

6. Yolo County Commercial Design Guidelines. The County strongly encourages the Applicant to review the County's Design Guidelines for Commercial uses ([link](#)) in conjunction with the relevant sections of code listed in this approval.
7. This proposed development shall be constructed in a manner consistent with the development requirements in Article 6 for Highway Services Commercial (C-H) Zones, set forth in Chapter 2 of Title 8 of the Yolo County Code ([link](#)).
8. The Applicant shall maintain a 100-foot minimum setback from Dunnigan Creek, located at the north end of the property. General Plan Policy CO-2.22 prohibits development within a minimum of 100 feet from the top of the bank for all lakes, perennial ponds, rivers, creeks sloughs, and perennial streams in a manner that minimizes impacts to aquatic and riparian features.
9. New development shall follow the recommendations for siting new sensitive land uses, such as hotels and lodging, consistent with the California Air Resources Board (CARB) recommendation, shown in Table CO-9 of the County of Yolo 2030 Countywide General Plan. (Action CO-A107)
 - Table CO-9 (Recommendations on Siting New Sensitive Land Uses) recommends avoiding concentrating sensitive land uses within 500 feet of a freeway, urban roads with 100,000 vehicles/day, or rural roads with 50,000 vehicles/day.
10. Outdoor light fixtures shall be low intensity, shielded and/or directed away from adjacent properties, the public right-of-way, and the night sky.
11. Any signage posted, both onsite and off-site, shall comply with the County's Sign Ordinance ([link](#)) regulating the placement, size, and height of such signs (Yolo County Code Sections 8-2.1201-1209).
12. The parking area shall include adequate parking spaces and meet the shading requirements in accordance with Article 13 (Off-Street Parking and Loading) in Chapter 2 of Title 8 of the Yolo County Code ([link](#)).
 - All off-street parking and loading areas shall be paved, graded, and drained to dispose of all surface water accumulated within such areas. The use of swales and pervious surfaces to capture storm water runoff for maximum groundwater recharge are encouraged (Yolo County Code Section 8-2.1313(b)).
 - CalGreen requirements regarding vehicle charging stations must be met.
13. 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.
14. A Landscape Documentation Package must be submitted to the County for review and approval, in accordance with the Water Efficient Landscaping Ordinance in Chapter 3 of Title 8 of the Yolo County Code ([link](#)).
 - Please also refer to the County's Off-street Parking and Loading Ordinance in Section 8-2.1312 of the Yolo County Code for landscaping and screening requirements ([link](#)). See standard item #43 for additional landscaping requirements under the CalGreen development code.

15. The construction of solar energy systems and battery storage energy systems shall comply with the County's Solar Ordinance ([link](#)) regulating the placement, size, and height of such systems (Yolo County Code Section 8-2.1104).
 - If the proposed system exceeds the thresholds of a small-sized solar energy system, as defined in Sec. 8-2.1104(b), or, in the event a medium-sized solar energy system is installed which does not meet one or more of the standards listed in Sec. 8-2.1104(h), a Use Permit may be required.
16. The sale of alcoholic beverages in the unincorporated area of Yolo County requires a Use Permit, per Section 8-2.606(c) in Chapter 2 of Title 8, and the Alcoholic Beverage Control (ABC) Ordinance in Chapter 6 of Title 8 of the Yolo County Code ([link](#)).
17. In accordance with Chapter 15 of Title 6, Yolo County Code of Ordinances ([link](#)), a tobacco retailer permit is prohibited at this location, as per Sec. 6-15.04(a).

Miscellaneous standards or requirements:

18. 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.
19. The Applicant should contact the California State Department of Fish and Wildlife to ensure compliance with any applicable state requirements, which may include, but not be limited to special status species and streambed alterations.
20. The property owner and/or operator(s) shall maintain the site in such a manner, and with such frequency, so as to insure for public health, safety, and general welfare.
21. The project shall be in compliance with all applicable Federal and State laws, Yolo County Code regulations, and Yolo County Engineering Improvement Standards.
22. 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 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.
23. 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, 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.

YOLO COUNTY PUBLIC WORKS DIVISION (530) 666-8436

Yolo County Public Works has the following requirements. Please refer to Attachment B. For more information, please contact Jair Bautista, Jair.Bautista@yolocounty.org or (530)

666-8436:

24. Prior to the issuance of a grading permit, the developer shall submit engineered civil improvement plans for the entire site for review by the Public Works Division. Adequate on-site street lighting shall be provided for the development to light the site entrance driveway.
25. Please refer to **Attachment B** regarding item 2) a through f which includes several frontage improvements along County Road 6 from the westerly parcel line to the transition to Caltrans Interstate 5 right-of-way that will require a County encroachment permit prior to issuance of a building/grading permit. Improvements within County right-of-way shall be to County Standards and approved by the County Engineer.
26. A Transportation Impact Study (TIS) per County standards is required and must be submitted to the Yolo County Department of Community Services for review prior to grading permit issuance ([link](#)). Specifically, the Applicant shall address the impacts to traffic caused by the addition of Dunnigan Creek Road and the proposed right-turn only lane on two-lane County Road 6. The Applicant shall reimburse the County for all activities associated with TIS review (County Zone File No. ZF2021-0029).
 - Due to the location of the project within the County, the “Bicycle Facilities” element, as mentioned in Table 2 of the guidelines, can be minimized in the analysis.
27. The Applicant shall provide a traffic circulation plan (or other acceptable evidence) demonstrating that all truck/vehicle types to utilize this development will be able to enter and exit the driveway approach without crossing into the opposing lane on County Road 6.
28. The developer shall submit a site geotechnical report for Public Works Division review prior to grading permit issuance. Road and embankment (if any) design shall be incorporated in the report. The report must be signed and sealed by a civil engineer licensed in the State of California.
29. Driveway visibility shall be maintained per Yolo County Improvement Standards Drawing #4-13 at a minimum (**see Attachment B1**) Please note attached letter to County landowners (**Attachment B2**) regarding tree maintenance guidelines along County roads (dated May 17, 2021). Applicant shall maintain trees along County Road 6 frontage per these tree maintenance guidelines.
30. Signs associated with the business are not permitted in County road right-of-way.
31. County roads shall not be used for event/business/operations/customer parking.
32. Existing Yolo County traffic signs and road striping/pavement markings damaged by development activities shall be replaced in their entirety by the developer per current Yolo County Improvement Standards.
33. Prior to the issuance of a grading permit, the Applicant shall provide an engineered drainage study for the entire project per County of Yolo Improvement Standards for review and approval by the County Engineer. The study shall include the proposed overland release paths for the detention/retention basins, examine the downstream storm water conveyance facilities to ensure the drainage conditions and capacity are

adequate for the increased concentrated flow introduced by this project, and address stormwater quality due to stormwater collection from large parking lots and a gas station. The study must be signed and sealed by a civil engineer licensed in the State of California. The Applicant shall reimburse the County for all activities associated with review of the report (County Zone File No. ZF2021-0029).

34. Construction of the proposed development shall comply with the County of Yolo Improvement Standards that require best management practices to address storm water quality, erosion, and sediment control. 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.
35. Prior to grading/building permit issuance, an operations and maintenance plan (O&M plan) shall be submitted for Public Works review that ensures the onsite storm drainage facilities will receive appropriate annual and routine inspections, maintenance, and operation (including, but not limited to, drop inlets, inlet filters, bioswales, basins, etc.). This plan can be as brief as one page but should outline in enough detail how the owner is to maintain the storm drainage system going forward.
36. Applicant shall contact the Central Valley Regional Water Quality Control Board (CVRWQCB) to determine if an Industrial SWPPP is required for controlling operation activities that may adversely affect water quality. Applicant shall provide a copy of the CVRWQCB response, along with CVRWQCB contact information, to the Public Works Division prior to issuance of a grading permit.
37. All applicable permanent post-construction storm water pollution controls for new development (Section 11-5 of the County of Yolo Improvement Standards) shall be included in the site design. Plans and supporting drainage calculations shall be signed and sealed by a civil engineer licensed in the State of California.
38. Provide confirmation whether a State of California Department of Fish and Wildlife (DFW) Lake or Streambed Alteration Agreement is required for this project due to the work associated with the drainage ditches, channels, and culverts. Applicant shall provide a copy of the DFW response, if necessary, along with DFW contact information, to the Public Works Division prior to issuance of a grading permit.
39. 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 (County Zone File No. ZF2021-0029).

YOLO COUNTY BUILDING DIVISION (530) 666-8037

Yolo County Building Division has the following requirements. Please refer to Attachment C. For more information, please contact Building.Division@yolocounty.org or (530) 666-8037:

40. **Permits Required:** Building and Fire permits shall be required for all construction or change of occupancy classification, including demolition, grading and other site improvements. The application and construction documents shall be in compliance with state and local regulations, including the California Building Code, California Residential Code, California Fire Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Energy Code, and California Green Building Code.
41. **Optional Preapplication Meeting:** Due to the limited information provided on an application for a planning review, a detailed analysis of building code requirements is not always possible. Your licensed design professional will 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. If the project has unique features that require a code interpretation you may schedule a preapplication meeting with the Building Division.
42. **Fees:** The Applicant shall pay the appropriate fees prior to issuance of building permits, including but not limited to applicable permit fees, school and fire district fees, County facility (FSA) fees, and Environmental Health fees.
43. **CalGreen/Shade Trees:** Meet all CalGreen development requirements, including shade tree coverage minimum #10 container size shall be 50% of parking area and 20% of hardscape within 15 years. The landscape architect shall document the calculations and attest to this on the final landscape plan.
44. **Fire Access:** Site access for fire engines shall be coordinated with the local fire district chief in compliance with the California Fire Code. Ensure fire apparatus access is available within 150 feet of all portions of the building. Fire apparatus access roads must be a minimum of 20 feet (with no parking permitted on either side.) Fire apparatus access roads must maintain a minimum turning radii of 20 feet interior / 40 feet exterior.
45. **Sprinklers & Alarms:** The fire suppression system and fire alarm monitoring system will need to be submitted as deferred submittals to the Building Division and/or the local fire district. Provide calculations for the proposed water supply for fire suppression. Provide a list of commodities, classifications, and locations for review.

Because these structures are in a special flood hazard area, additional requirements apply. For more information, please contact Building.Division@yolocounty.org or (530) 666-8037:

46. **Flood Zone:** Any development within a flood zone (currently only locations within 200 feet of Dunnigan Creek are in Flood Zone A) will have to be reviewed for compliance

with Yolo County Code Chapter 8-4 Flood Protection Article 5 Provisions for Flood Hazard Reduction.

DUNNIGAN FIRE PROTECTION DISTRICT (530) 724-3515

The Dunnigan Fire Protection District has the following comments. Please see the attached comment letter for more information (Attachment D). If you have questions, please contact the Dunnigan Fire Protection District at (530) 724-3515.

47. Fire Department Access:

Approved fire apparatus access roads shall be provided for every facility and building. The fire apparatus access roads shall comply with California Fire Code (CFC), Section 503 and Appendix D. See **Attachment D** for items A through G.

48. Fire Access and Water Supply During Construction:

An approved water supply for fire protection, either temporary or permanent, shall be installed, operational and readily accessed by roads approved by Dunnigan Fire Protection District prior to combustible materials arriving on site. (CFC, Section 3312)

49. Water Supply (Fire Flow):

The fire flow for the project shall comply with CFC, Section 507 and Appendix B. See **Attachment D** for items A and B.

50. Hydrants:

Fire hydrants shall comply with CFC, Section 507 and Appendix C with the following amendments. See **Attachment D** for items A through F.

51. Knox Boxes and Keys:

All structures shall be provided with Knox Box 3200 series. All products shall be ordered through the Dunnigan Fire Protection District. (CFC, Section 506)

52. Addressing:

Approved address identification shall be provided for the site development and for each building on the site. The address identification shall be legible and placed in a position that is legible from the road fronting the property or building.

53. Improvement (Civil) Plans:

A fire plan sheet shall be included in the improvement plans that shows all Fire District requirements relating to fire access roads (locations and dimensions) and hydrant locations. All underground fire protection mains shall be indicated on a utility plan and compliance with 2016 NFPA 24 shall be demonstrated.

54. Automatic Fire Sprinkler System:

Fire sprinkler systems shall be provided as required by CFC, Section 903 or at the discretion of the Dunnigan Fire Protection District Fire Chief with good cause.

55. Automatic Fire Detection System:

A monitored fire detection and alarm system shall be provided for all structures accessed by the public. The system shall be monitored by a UL listed Central Station. The system

shall include an exterior visible/audible appliance in proximity to the required building address visible from the road fronting the property.

56. Hazardous Materials:

Hazardous materials shall comply with CFC, Chapter 50 and other Chapters dependent upon the material.

57. Energy Storage Systems:

The site plan indicates a battery energy storage system (ESS) at the north end of the project. The (ESS) shall comply with the provisions of CFC, Section 1206 and NFPA 855.

58. Fire Apparatus – Ladder Trucks:

A Ladder Fire Truck may be a required to access a multi-story building. Please refer to the District's comments in **Attachment D** for additional information.

YOLO-SOLANO AIR QUALITY MANAGEMENT DISTRICT (YSAQMD)

YSAQMD has the following comments below. Please see the attached email (Attachment E) for additional information. If you have questions, please contact Paul Hensleigh at (530) 757-3665 or PHensleigh@ysaqmd.org.

59. During construction, portable engines over 50 horsepower need to be either permitted by the YSAQMD, or registered with the statewide Portable Equipment Registration Program (PERP) - <https://www.ysaqmd.org/permits/perp/>
60. Permitting requirements may apply to other equipment that may be installed as part of this project, including but not limited to: emergency engines, boilers, and heaters.
61. Several of the YSQAMD prohibitory rules will apply during construction; see rules below:
- Rule 2.3 - (<https://www.ysaqmd.org/wp-content/uploads/2020/05/2.3.pdf>) for visible Emissions.
 - Rule 2.4 - (<https://www.ysaqmd.org/wp-content/uploads/2020/05/2.5.pdf>) for nuisance.
 - Rule 2.14 - (<https://www.ysaqmd.org/wp-content/uploads/2020/05/2.14.pdf>) for architectural coatings.
 - Rule 2.37 - (<https://www.ysaqmd.org/wp-content/uploads/2020/05/2.37.pdf>) for small Boilers.
 - Rule 2.44 - (<https://www.ysaqmd.org/wp-content/uploads/2020/05/2.44.pdf>) for furnaces.

YOLO COUNTY ENVIRONMENTAL HEALTH (530) 666-8646

Yolo County Environmental Health (YCEH) has reviewed ZF2021-0029 and has the following requirements. Please refer to the Attachment F for more information, or contact Suzie Dawley, the district REHS, Suzie.Dawley@yolocounty.org or (530) 666-8604:

62. ONSITE WASTEWATER DISPOSAL:

The revised plan provides an estimated wastewater flow of 7,370 gallons per day for the development. The plan identifies on-site wastewater treatment systems (OWTS—septic tank and/or grease interceptor with leach fields and replacement leach fields) for each building. Please see **Attachment F** regarding YCEH's review.

63. **DRINKING WATER WELL:**

The revised site plan states that the project is to include a well and elsewhere states that the water supply will be a public water system. It is unclear if the project is seeking to be permitted as a new public water system or is planning to connect to an existing public water system. The revised plan does not include the location of a well nor a connection. Please see **Attachment F** for more information regarding YCEH's review.

64. **RETAIL FOOD FACILITIES:**

- Plans for retail food facilities shall be reviewed and approved by YCEH prior to issuance of the associated building permit. Payment of the current fee for plan review is required before release of the plan approval letter to the Building Division. Contact YCEH at 530-666-8646 and ask to speak to a Consumer Protection Unit inspector for more information.
- Construction of the food facility must receive final approval inspection from YCEH prior to certificate of occupancy or final approval of the associated building permit.

65. **RECREATIONAL POOL:**

- Plans for public pools shall be reviewed and approved by YCEH prior to issuance of the associated building permit. Payment of the current fee for plan review is required before release of the plan approval letter to the Building Division. Contact YCEH at 530-666-8646 and ask to speak to a Consumer Protection Unit inspector for more information.
- Construction of public pool must receive final approval inspection from YCEH prior to certificate of occupancy or final approval of the associated building permit.

66. **HAZARDOUS MATERIALS/HAZARDOUS WASTE:**

- 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 YCEH. Please refer to **Attachment F** for more information.
- Prior to installation, upgrade or repair of Underground Storage Tanks (USTs), UST Installation Packet (Underground Storage Tank Program Applications Packet for Installations, Modifications, and Repairs) must be completed and submitted on paper to YCEH. Please refer to **Attachment F** for more information.

DEPARTMENT OF TRANSPORTATION (CALTRANS):

The Department of Transportation (CALTRANS) has the following comments. Please see **ATTACHMENT G** for more information. If you have questions, please contact Edward Lincoln, Intergovernmental Review Coordination, at (530) 565-3963 or by email at Edward.lincoln@dot.ca.gov.

67. Provide Caltrans with truck turning templates at Dunnigan Creek Road to ensure trucks will be able to make the turn without causing back up on the southbound I-5 offramp.
 68. Provide Caltrans a safety queuing analysis at the intersection of CR 6 and the northbound/southbound I-5 on and off ramps, and identify any necessary measures to reduce potential impacts to the Caltrans facility.
 69. Provide Caltrans a vehicle miles traveled analysis that includes the intersections of the ramps in the northbound and southbound directions. See **Attachment G** for further clarification.
 70. Work done in the State right of way will require an encroachment permit. Please see **Attachment G** for additional information regarding work conducted within the State Right of way.
-

OTHER REQUIREMENTS:

71. Please see the attached comment letter (**Attachment H**) from Pacific Gas and Electric Company. If you have questions, please contact the PG&E Plan Review Team at (877) 259-8314 or pgeplanreview@pge.com.
 72. Please see the attached comment letter (**Attachment I**) from the Dunnigan Citizens Advisory Committee (CAC). If you have questions, please contact Neil Busch, Chairman, at (530) 724-3373 or nhbusch@gmail.com.
 73. Please see the attached email from the Dunnigan Water District (**Attachment J**). If you have questions, please contact William Vanderwaal, Manager, at (530) 812-6276 or dunniganwater@gmail.com.
 74. Please see the attached email from Sacramento/Yolo Mosquito & Vector Control District (**Attachment K**). If you have questions, please reach out to Marty Scholl at mscholl@fightthebite.net.
-

IF THE COUNTY'S STANDARD REQUIREMENTS FOR THIS PROJECT ARE NOT MET OR IF SIGNIFICANT PUBLIC HEALTH OR PUBLIC SAFETY HAZARDS ARE IDENTIFIED IN CONJUNCTION WITH THE PROPOSED PROJECT, A PUBLIC HEARING MAY BE CONDUCTED BY THE YOLO COUNTY PLANNING COMMISSION TO CONSIDER ADDITIONAL CONDITIONS OR TO CONSIDER REVOCATION OF THIS PERMIT TO CONSTRUCT AND/OR OPERATE THE PROJECT.

PREPARED BY:


Tracy Gonzalez, Assistant Planner

03/29/2022
Date

APPROVED BY:

Stephanie Cormier, Principal Planner

Date

ACKNOWLEDGMENT of STANDARD REQUIREMENTS for ZONE FILE #2021-0029. I hereby concur with the standard requirements as set forth above.

Signature of Owner/Applicant:

NAME



Date

3/24/2022

Attachments

- A. Site Plan
- B. Yolo County Public Works Division – Comment Letter
 - 1. Drawing #4-13
 - 2. Tree Maintenance Letter
- C. Yolo County Building Division – Comment Letter
- D. Dunnigan Fire Protection District – Comment Letter
- E. Yolo Solano Air Quality Management District - Email
- F. Yolo County Environmental Health – Comment Letter
- G. Department of Transportation (Caltrans) – Comment Letter
- H. Pacific Gas & Electric Company (PG&E) – Comment Letter
- I. Dunnigan Citizens Advisory Committee – Comment Letter
- J. Dunnigan Water District - Email
- K. Sacramento Mosquito and Vector Control - Email



County of Yolo

Taro Echiburú

DIRECTOR

DEPARTMENT OF COMMUNITY SERVICES

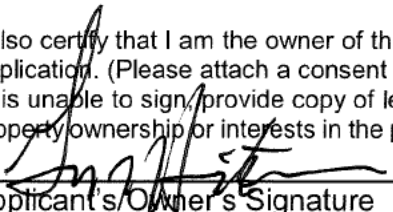
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Integrated Waste Management
44090 CR 28 H
Woodland, CA 95776
(530) 666-8852

APPLICATION

Applicant Billing and Property Owner Information			
Applicant Gregg Herrington		Company (if applicable) Yolo Beer Ranch, LLC	
Mailing Address [REDACTED]		Davis 95617	Email [REDACTED]
City Davis	State CA	Zip 95617	Daytime [REDACTED]
Property Owner DDD Partnership			
[REDACTED]		Email [REDACTED]	
City Davis	State CA	Zip 95617	Daytime Phone [REDACTED]

Project Information	
Assessor's Parcel No. 041-020-037-000	Parcel size 29 acres
Property Address/Location 40101 County Road 25A, Woodland, CA 95776	
Existing use of property Winery, Tasting Room, Restaurant, Patio areas for drinking and dining	
Tax Rate Area(s) (taken from property tax bill): 87-046	
Application Request:	
Site Plan review for existing use permit.	
Required Signatures	
I hereby make application for the above-referenced land use entitlement and certify that this application, other documents, and exhibits submitted are true and correct to the best of my knowledge and belief. Should any information or representation submitted in connection with this application form be incorrect or untrue, I understand that Yolo County may rescind any approval or determination, or take other appropriate action. I hereby acknowledge that I have been informed of my right to make written request to the County to receive notice of any proposal by the County to adopt or amend a general or specific plan, or a zoning ordinance or other ordinance affecting building or grading permits, prior to action on said item. I also certify that I am the owner of the above property or have attached the owner's written consent to file this application. (Please attach a consent letter for each property owner if there is more than one. If owner refuses or is unable to sign, provide copy of lease, title report or other documentation.) I understand that verification of property ownership or interests in the property or application may be required.	
Applicant's/Owner's Signature 	Date 6.22.2021

PERMIT PROCESSING FEE AGREEMENT

I, the undersigned, hereby authorize the County of Yolo to process the permit request on the previous side of this application in accordance with the Yolo County Code. I (the land owner and/or the applicant) am depositing a minimum initial deposit to cover staff review, coordination, and processing costs related to my application request based on actual staff time expended and other direct costs, including, but not limited to, outside consultant services, county counsel charges, and materials costs in accordance with the adopted Yolo County Fee Resolution and the Project Cost Reimbursement Agreement attached to this application. This initial deposit will be held by the County in a deposit account to pay for staff time and other charges spent processing the application. I understand that such costs will be drawn from the deposit account and that I will be billed on a "time and materials" basis in order to maintain a positive account balance at all times during the review process. I further understand that no work will be performed on the project with a negative fund balance. By signing below, I agree to pay all permitting costs, including requests to supplement the deposit account, plus any accrued interest, if the applicant does not pay costs.

I agree not to alter the physical condition of the property during the processing of this application by removing trees, demolishing structures, altering streams, and grading or filling. I agree not to start construction of any new structures prior to permit approval. I understand that such alteration or new construction may result in the imposition of criminal, civil or administrative fines or penalties, or may result in the delay or denial of the project application.

FISH AND WILDLIFE REVIEW FEES: I understand that my application and/or any applicable environmental document for my project may be referred to the California Department of Fish and Wildlife (CDFW) for review and comment in accordance with the provisions of the California Environmental Quality Act. Should this review be required, I understand that I must pay all fees for the cost of CDFW review as required by Section 711.4 of the Fish and Game Code (currently \$2,480.25 for Negative Declarations or \$3,445.25 for Environmental Impact Reports, plus \$50.00 County Clerk fee). Should these fees be required, I agree to remit a cashier's check or money order in the required amount, payable to the Yolo County Clerk, to the Planning Division prior to the posting of any Notice of Determination following project approval.

MITIGATION FEES OR REQUIREMENTS: I further understand that my project, if approved, may be subject to one or more mitigation fees including the following fees current as of 2020:

Yolo HCP/NCCP land cover fee*: \$14,950 per acre of impact to all applicable land cover types

Yolo HCP/NCCP fresh emergent wetland fee*: \$76,042 per acre of impact to fresh emergent wetland areas

Yolo HCP/NCCP valley foothill riparian fee*: \$84,217 per acre of impact to valley foothill riparian areas

Yolo HCP/NCCP lacustrine and riverine fee*: \$60,986 per acre of impact to lacustrine or riverine areas

Agricultural mitigation in lieu fee: \$10,100 per acre of farmland converted (for projects less than 20 acres)

Inclusionary Housing in lieu fee: sliding scale for projects under 8/10 units (\$1,292 for single family house)

**Fee amounts subject to change in March of each year per the conditions outlined in the Yolo HCP/NCCP*

AFFIDAVIT OF CERTIFIED PROPERTY OWNERS

I further certify that the attached list of property owners contains the names and addresses of all persons to whom all property is assessed as they appear on the latest available assessment roll of the County within the area described on the attached application and for a distance of three hundred feet (300) from the exterior boundaries of the property described on the attached application.

I certify under penalty of perjury that the foregoing is true and correct.

CERTIFICATION STATEMENT OF HAZARDOUS WASTE OR SUBSTANCE SITE

Pursuant to the requirements of Section 65962.5 of the California Government Code, I certify that the project site for the above entitlement is not located on the State list of identified hazardous waste/or hazardous substance sites.

REQUIRED SIGNATURES

I hereby certify that I have read all the above information on this page. All this information is correct and I agree to abide by the requirements therein.

PROPERTY OWNER OR AUTHORIZED REPRESENTATIVE:

NAME DD Partnership

Dan Dowling gen partner

SIGNATURE: [Signature]

Date: 6/22/21

INDEMNIFICATION AGREEMENT

As part of this application, applicant and real party in interest if different, agree to defend, indemnify, hold harmless, and release Yolo County, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document, which accompanies it. This indemnification obligation shall include but not be limited to: damages, costs, expenses, attorney fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent passive negligence on the part of Yolo County, its agents, officers, attorneys, or employees.

APPLICANT: Gregg Herrington, Manager, Yolo Beer Ranch, LLC

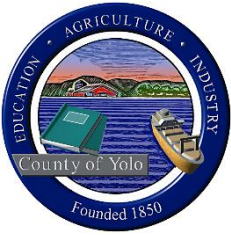
Signature: 

Mailing Address: 

REAL PARTY INTEREST: DDD Partnership/ Dan Dowling, Managing Partner
(If different from Applicant)

Signature: 

Mailing Address: 



County of Yolo

DEPARTMENT OF COMMUNITY SERVICES

Taro Echiburú, DIRECTOR

Planning, Building & Public Works

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Woodland, CA 95695-2598
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Integrated Waste Management

44090 CR 28 H
Woodland, CA 95776
(530) 666-8852
FAX (530) 666-8853
www.yolocounty.org

Site Plan Review

File No.:	ZF 2021-0031
Date:	8/16/2021
Applicant:	Gregg Herrington Yolo Beer Ranch, LLC [REDACTED] Davis, CA 95617
Owner:	DDD Partnership [REDACTED] Davis, CA 95617
Situs:	40101 County Road 25A, Woodland, CA
APN:	041-020-037
General Plan:	Agricultural (AG)
Zoning:	Agricultural Commercial (A-C)/Agricultural Intensive (A-N)
FEMA Zone:	X
Project Land Use:	Yolo Store

Permitting Requirement: Approval of a Site Plan Review shall be required, at the discretion of the Director, for the establishment or change of use of any land, building, or structure, that is allowed by right, requires a building permit, and is subject to specific zoning or development standards [Yolo County Code Section 8-2.215(c)(1)]. This Site Plan Review concludes that the proposed uses are consistent with the intent of uses previously permitted for Satiety Winery and/or are allowed by-right in the A-C Zone.

Project Description: The applicant proposes to repurpose the Satiety Winery, originally permitted as a winery production facility in 1983 (ZF#3329), with an approved expansion in 1989 to increase production and retail facilities, and include tastings in a restaurant setting (ZF#3899). The project site is located on an approximately 29-acre agriculturally-zoned parcel south of the City of Woodland near the interchange at County Road 25A and State Route 113. The 2030 Countywide General Plan designates the land use as Agricultural (AG) and the parcel is zoned Agricultural Intensive (A-N), with the exception of the approximately 1.5-acre project site which is zoned Agricultural Commercial (A-C). Access to the site is from County Road 25A. Adjacent properties are zoned Agricultural Intensive (A-N).

Existing structures include a 2,500-square foot building previously used for wine production, tastings, and a small café, with an approximately 1,000-square foot upstairs dining hall used for wine pairings. The project would reuse the existing 2,500-square foot building space and adjacent outdoor area in a similar manner, but in the form of a brewery that would serve locally brewed beers and non-alcoholic beverages, with a Yolo Store-type concept that would sell table grapes grown onsite, as well as locally grown almonds, walnuts, honey, tomatoes, and other Yolo County grown agricultural commodities and products. Office and storage would remain in the upstairs portion of the existing structure. Outdoor amenities include relocating the outdoor seating areas away from the roadway and construction of a shade structure for enhanced enjoyment of the property, and improved onsite parking. All brewing would occur offsite. Yolo Stores are allowed in the A-C Zone through a Site Plan Review. The proposed reuse of the site is found to be consistent with the existing Use Permit(s) for the property.

**STANDARD REQUIREMENTS
For
YOLO BEER RANCH (ZF2021-0031)**

A. PLANNING DIVISION (530-666-8041)

1. The project is an administrative approval of a Site Plan Review to repurpose the Satiety Winery into the Yolo Beer Ranch, as described in the Project Description.
2. The applicant shall be responsible for all costs associated with implementing the standard requirements contained within this Site Plan Review.
3. The proposed use and site plan shall be initiated within one year of this approval. If the use is not initiated within one year, this approval shall become null and void. If all County standard requirements have not been complied with within one year, the applicant may apply to the County for an extension of time. The County will not disapprove the extension request if there is clear indication that the applicant has made substantial process in complying with the list of standard requirements.
4. Any future proposal to significantly modify or expand the uses allowed by this Site Plan Review (as generally described in the "Project Description" section of this document) shall be submitted for review and approval to the Director of Community Services.
5. A County Business License shall be maintained in good standing by the operator and/or owner of Yolo Beer Ranch.
6. The hours of operation are expected to vary from Thursday to Sunday, between the hours of 12:00PM to 10:00PM.
7. Approval of this Site Plan Review is subject to review by County staff to ensure compliance with County Codes and other applicable standards that protect the public's health, safety, and welfare.

8. Any signage posted for Yolo Beer Ranch, both onsite and off-site, shall comply with the County's Sign Ordinance regulating the placement, size, and height of such signs (Yolo County Code Section 8-2, Article 12).
9. Outdoor light fixtures shall be low intensity, shielded, and/or directed away from adjacent properties, the public right-of-way, and the night sky.
10. 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. Agriculturally exempt structures shall not be used by the public unless the structures are reclassified through the issuance of a new building permit.
10. The parking area shall include adequate parking spaces, in accordance with Article 13 (Off-Street Parking and Loading) in Chapter 2 of Title 8 of the Yolo County Code.
11. Required parking spaces, loading areas, and roads required in agricultural zones shall be all-weather and usable for the purposes for they are provided, but are not required to be paved.

B. BUILDING DIVISION (530-666-8037)

1. Building and Fire permits shall be required for all construction or change of occupancy classification, including demolition, grading and other site improvements. The application and construction documents shall be in compliance with state and local regulations, including the California Building Code, California Residential Code, California Fire Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Energy Code, and California Green Building Code, as applicable.
2. Due to the limited information provided on an application for a planning permit, a detailed analysis of building code requirements is not possible. 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. If the project has unique features that require a code interpretation, a meeting may be scheduled with the building division.
3. The applicant shall pay the appropriate fees prior to issuance of building permits, including but not limited to applicable permit fees, school and fire district fees, County facility (FSA) fees, and Environmental Health fees.
4. Site access for fire engines shall be as per the Woodland Fire District.

C. ENVIRONMENTAL HEALTH DIVISION (530-666-8591)

Onsite Wastewater Treatment System for Domestic Waste (Septic System)

1. A site evaluation was conducted on June 25, 2021, to evaluate the onsite soils. Based upon the site evaluation, a new septic system will need to be installed. The new septic system must be installed and finalized under a Yolo County Environmental Health permit prior to opening to the public.
2. If generated in the future, industrial wastewater cannot be discharged into a domestic waste septic system. Industrial wastewater discharge is permitted through the Central Valley Regional Water Quality Control Board (Lani.Andam@waterboards.ca.gov).

Public Water System

3. A change of ownership must be completed for the water system permit previously issued to Satiety Winery. Please contact Tammy Yu at tammy.yu@yolocounty.org for assistance with the permitting process. It is strongly recommended that the water system permitting process begin as soon as possible, since it may involve review and approval through the State Water Resources Control Board, which can take months to complete.

Retail Food

4. A change of ownership must be completed for the food facility permit previously issued to Satiety Winery. The facility will need to be brought to current code requirements with the change of ownership. Any remodeling of areas related to food preparation and service would require a plan review through the County Environmental Health Consumer Protection Unit. For more information regarding retail food permitting requirements, please contact Catalina Ibarra at catalina.ibarra@yolocounty.org. The change of ownership must be completed prior to opening to the public.

D. PUBLIC WORKS DIVISION (530-666-8436)

1. The applicant shall apply for a County encroachment permit for any proposed work within the County right-of-way (County Roads 25A and East Street).
2. Signs associated with the business are not permitted in County road right-of-way. Existing business signs must be removed or relocated outside of the County right-of-way (i.e. typically behind utility poles, roadside ditches).
3. County roads shall not be used for event/business/operations parking.
4. 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.

E. MISCELLANEOUS STANDARDS OR REQUIREMENTS:

1. 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.
2. 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
3. The project shall be in compliance with all applicable Federal and State laws, Yolo County Code regulations, and Yolo County Engineering Improvement Standards.

4. The applicant should contact the California State Department of Fish and Wildlife to ensure compliance with any applicable state requirements, which may include, but not be limited to special status species and streambed alterations.
5. 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 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.
6. 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, 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.

IF THE COUNTY'S STANDARD REQUIREMENTS FOR THIS PROJECT ARE NOT MET OR IF SIGNIFICANT PUBLIC HEALTH OR PUBLIC SAFETY HAZARDS ARE IDENTIFIED IN CONJUNCTION WITH THE PROPOSED PROJECT, A PUBLIC HEARING MAY BE CONDUCTED BY THE YOLO COUNTY PLANNING COMMISSION TO CONSIDER ADDITIONAL CONDITIONS OR TO CONSIDER REVOCATION OF THIS PERMIT TO CONSTRUCT AND/OR OPERATE THE PROJECT.

PREPARED BY: Tracy L. Gonzalez
Tracy Gonzalez, Junior Planner

08/16/2021
Date

Stephanie Cormier
APPROVED BY: _____
Stephanie Cormier, Zoning Administrator

08/16/2020
Date

APPLICANT ACKNOWLEDGMENT of STANDARD REQUIREMENTS for ZF2021-0031

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

Signature of Owner/Applicant:

NAME

Date

Attachment A - Site Plan
Attachment B - Parcel Page



County of Yolo

Taro Echiburú

DIRECTOR

DEPARTMENT OF COMMUNITY SERVICES

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Woodland, CA 95776
(530) 666-8852

APPLICATION

Applicant Billing and Property Owner Information				
Applicant Rachel Bruin		Company (if applicable) The Derna Group		
Mailing Address		Email		
City Rancho Santa Margarita	State CA	Zip 92688	Dayti	
Property Owner Yolo Shortline Railroad Company				
Address		Email		
City Woodland	State CA	Zip 95776	Dayti	
Project Information				
Assessor's Parcel No. 057-170-099			Parcel size	
Property Address/Location County Road 22, Woodland				
Existing use of property Wireless Facility				
Tax Rate Area(s) (taken from property tax bill):				
Application Request:				
Site Plan Review				
Required Signatures				
I hereby make application for the above-referenced land use entitlement and certify that this application, other documents, and exhibits submitted are true and correct to the best of my knowledge and belief. Should any information or representation submitted in connection with this application form be incorrect or untrue, I understand that Yolo County may rescind any approval or determination, or take other appropriate action. I hereby acknowledge that I have been informed of my right to make written request to the County to receive notice of any proposal by the County to adopt or amend a general or specific plan, or a zoning ordinance or other ordinance affecting building or grading permits, prior to action on said item. I also certify that I am the owner of the above property or have attached the owner's written consent to file this application. (Please attach a consent letter for each property owner if there is more than one. If owner refuses or is unable to sign, provide copy of lease, title report or other documentation.) I understand that verification of property ownership or interests in the property or application may be required.				
Applicant's/Owner's Signature		Rachel Bruin		Date 8/18/21

PERMIT PROCESSING FEE AGREEMENT

I, the undersigned, hereby authorize the County of Yolo to process the permit request on the previous side of this application in accordance with the Yolo County Code. I (the land owner and/or the applicant) am depositing a minimum initial deposit to cover staff review, coordination, and processing costs related to my application request based on actual staff time expended and other direct costs, including, but not limited to, outside consultant services, county counsel charges, and materials costs in accordance with the adopted Yolo County Fee Resolution and the Project Cost Reimbursement Agreement attached to this application. This initial deposit will be held by the County in a deposit account to pay for staff time and other charges spent processing the application. I understand that such costs will be drawn from the deposit account and that I will be billed on a "time and materials" basis in order to maintain a positive account balance at all times during the review process. I further understand that no work will be performed on the project with a negative fund balance. By signing below, I agree to pay all permitting costs, including requests to supplement the deposit account, plus any accrued interest, if the applicant does not pay costs.

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MITIGATION FEES OR REQUIREMENTS: I further understand that my project, if approved, may be subject to one or more mitigation fees including the following fees current as of 2021:

Yolo HCP/NCCP land cover fee*: \$15,169 per acre of impact to all applicable land cover types

Yolo HCP/NCCP fresh emergent wetland fee*: \$77,366 per acre of impact to fresh emergent wetland areas

Yolo HCP/NCCP valley foothill riparian fee*: \$85,683 per acre of impact to valley foothill riparian areas

Yolo HCP/NCCP lacustrine and riverine fee*: \$62,048 per acre of impact to lacustrine or riverine areas

Agricultural mitigation in lieu fee: \$10,100 per acre of farmland converted (for projects less than 20 acres)

Inclusionary Housing in lieu fee: sliding scale for projects under 8/10 units (\$1,292 for single family house)

**Fee amounts subject to change in March of each year per the conditions outlined in the Yolo HCP/NCCP*

AFFIDAVIT OF CERTIFIED PROPERTY OWNERS

I further certify that the attached list of property owners contains the names and addresses of all persons to whom all property is assessed as they appear on the latest available assessment roll of the County within the area described on the attached application and for a distance of three hundred feet (300) from the exterior boundaries of the property described on the attached application.

I certify under penalty of perjury that the foregoing is true and correct.

CERTIFICATION STATEMENT OF HAZARDOUS WASTE OR SUBSTANCE SITE

Pursuant to the requirements of Section 65962.5 of the California Government Code, I certify that the project site for the above entitlement is not located on the State list of identified hazardous waste/or hazardous substance sites.

REQUIRED SIGNATURES

I hereby certify that I have read all the above information on this page. All this information is correct and I agree to abide by the requirements therein.

PROPERTY OWNER OR AUTHORIZED REPRESENTATIVE:

NAME Rachel Bruim

SIGNATURE: Rachel Bruim

Date: 8/17/21

INDEMNIFICATION AGREEMENT

As part of this application, applicant and real party in interest if different, agree to defend, indemnify, hold harmless, and release Yolo County, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document, which accompanies it. This indemnification obligation shall include but not be limited to: damages, costs, expenses, attorney fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent passive negligence on the part of Yolo County, its agents, officers, attorneys, or employees.

APPLICANT: Rachel Bruin

Signature: *Rachel Bruin*

Mailing Address

REAL PARTY INTEREST: _____
(If different from Applicant)

Signature: _____

Mailing Address: _____



County of Yolo

DEPARTMENT OF COMMUNITY SERVICES

Taro Echiburú
DIRECTOR

Planning & Public Works

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Site Plan Review

File No.:	ZF2021-0039
Date:	08/27/2021
Applicant:	The Derna Group Rachel Bruin [REDACTED]
Owner:	Yolo Shortline Railroad Company [REDACTED] Woodland, CA 95776
Situs Address:	NO SITUS ADDRESS
APN:	057-170-099 (Previously 057-190-001)
General Plan:	AG
Zoning:	Agricultural Intensive (A-N)
FEMA Zone:	AE
Project Land Use:	Wireless telecommunication facility, defined per Sec. 8-2.1102(b).

Project Description

The project is a request for approval of a Site Plan Review to document changes to an existing wireless telecommunication facility approved on March 17, 1993 under Zone File No. 4078 on APN: 057-170-099 (previously APN: 057-190-001) within the Agricultural Intensive (A-N) Zone. The original Use Permit approval included the construction of a 120-foot-high monopole with a 10' x 30' (300 sq. ft.) equipment-shelter that included security fencing around the perimeter of the 16' x 60' (960 sq. ft.) site. The project site is located approximately 1/4-mile west of the Yolo By-Pass, east of the City of Woodland, and just north of Interstate-5 (I-5).

The Derna Group proposes to expand the existing facility by approximately 192 sq. ft. (24' x 8') in order to install an 80kW standby generator system, automatic transfer switch, generator auxiliary power distribution, and remote monitoring communications circuitry for a communication tower tenant. The existing facility owned by American Tower is unmanned and requires a technician to visit the site approximately once a month for routine inspection and maintenance. The project will not result in any significant land use disturbance or affect storm water drainage. No sanitary sewer, potable water or trash disposal is required. No parking facilities will be created. Access to the site will continue

to be provided off County Road 22. Security will be provided via an eight-foot-tall perimeter fence.

STANDARD REQUIREMENTS for Yolo Shortline Telecommunications Facility Expansion

1. The applicant shall be responsible for all costs associated with implementing the standard requirements contained within this Site Plan Review.
2. The proposed use and site plan shall be initiated within one year of this approval. If the use is not initiated within one year, this approval shall become null and void. If all County standard requirements have not been complied with within one year, the applicant may apply to the County for an extension of time. The County will not disapprove the extension request if there is clear indication that the applicant has made substantial process in complying with the list of standard requirements.
3. The project allowed by this Site Plan Review shall continue to be subject to the Conditions of Approval under Use Permit ZF4078.
4. Any future proposal to significantly modify or expand the uses allowed by this Site Plan Review may be subject to a discretionary approval and shall be submitted for review and approval to the Director of Community Services.
5. Approval of this Site Plan Review is subject to review by County staff to ensure compliance with County Codes and other applicable standards that protect the public's health, safety, and welfare.
6. A County Business License shall be maintained in good standing by the operator and/or owner of existing facility.
7. Outdoor light fixtures shall be low intensity, shielded and/or directed away from adjacent properties, the public right-of-way and the night sky.
8. Any signage posted for the facility, both onsite and off-site, shall comply with the County's Sign Ordinance regulating the placement, size, and height of such signs (Yolo County Code Sections 8-2.1201-1209).

Miscellaneous standards or requirements:

9. 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.
10. It is the applicant's responsibility to contact the California State Department of Fish and Wildlife to ensure compliance with any applicable state requirements, which may include, but not be limited to special status species and streambed alterations.
11. The property owner and/or operator(s) shall maintain the site in such a manner, and with such frequency, so as to insure for public health, safety, and general welfare.

12. The project shall be in compliance with all applicable Federal and State laws, Yolo County Code regulations, and Yolo County Engineering Improvement Standards.
13. 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 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.
14. 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, 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.

IF THE COUNTY'S STANDARD REQUIREMENTS FOR THIS PROJECT ARE NOT MET OR IF SIGNIFICANT PUBLIC HEALTH OR PUBLIC SAFETY HAZARDS ARE IDENTIFIED IN CONJUNCTION WITH THE PROPOSED PROJECT, A PUBLIC HEARING MAY BE CONDUCTED BY THE YOLO COUNTY PLANNING COMMISSION TO CONSIDER ADDITIONAL CONDITIONS OR TO CONSIDER REVOCATION OF THIS PERMIT TO CONSTRUCT AND/OR OPERATE THE PROJECT.

PREPARED BY: Tracy L. Gonzalez 08/27/2021
Tracy Gonzalez, Junior Planner Date

APPROVED BY: Stephanie Cormier 08/27/2021
Stephanie Cormier, Principal Planner Date

ACKNOWLEDGMENT of STANDARD REQUIREMENTS for ZONE FILE #2021-0039. I hereby concur with the standard requirements as set forth above.

Signature of Owner/Applicant:

Rachel Bruin 8/30/21
NAME Date

Attachments

1. Site Plan



County of Yolo

Taro Echiburú

DIRECTOR

DEPARTMENT OF COMMUNITY SERVICES

Planning, Building and Public Works
292 West Beamer Street
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44090 CR 28 H
Woodland, CA 95776
(530) 666-8852

APPLICATION

Applicant Billing and Property Owner Information			
Applicant Kyle Trinosky		Company (if applicable)	
Mailing Address [REDACTED]		Email [REDACTED]	
City Davis	State CA	Zip 95618	Daytime [REDACTED]
Property Owner Same/Self			
Address		Email	
City	State	Zip	Daytime Phone

Project Information	
Assessor's Parcel No. 041-100-003-000	Parcel size 80
Property Address/Location 23412-16 County Road 99, Woodland CA 95695	
Existing use of property Agriculture/rural residence	
Tax Rate Area(s) (taken from property tax bill): 087046	
Application Request: Exception to the Ag residential clustering requirement.	
Required Signatures	
I hereby make application for the above-referenced land use entitlement and certify that this application, other documents, and exhibits submitted are true and correct to the best of my knowledge and belief. Should any information or representation submitted in connection with this application form be incorrect or untrue, I understand that Yolo County may rescind any approval or determination, or take other appropriate action. I hereby acknowledge that I have been informed of my right to make written request to the County to receive notice of any proposal by the County to adopt or amend a general or specific plan, or a zoning ordinance or other ordinance affecting building or grading permits, prior to action on said item. I also certify that I am the owner of the above property or have attached the owner's written consent to file this application. (Please attach a consent letter for each property owner if there is more than one. If owner refuses or is unable to sign, provide copy of lease, title report or other documentation.) I understand that verification of property ownership or interests in the property or application may be required.	
Applicant's/Owner's Signature <i>pf Trinosky</i>	Date 11/28/21

PERMIT PROCESSING FEE AGREEMENT

I, the undersigned, hereby authorize the County of Yolo to process the permit request on the previous side of this application in accordance with the Yolo County Code. I (the land owner and/or the applicant) am depositing a minimum initial deposit to cover staff review, coordination, and processing costs related to my application request based on actual staff time expended and other direct costs, including, but not limited to, outside consultant services, county counsel charges, and materials costs in accordance with the adopted Yolo County Fee Resolution and the Project Cost Reimbursement Agreement attached to this application. This initial deposit will be held by the County in a deposit account to pay for staff time and other charges spent processing the application. I understand that such costs will be drawn from the deposit account and that I will be billed on a "time and materials" basis in order to maintain a positive account balance at all times during the review process. I further understand that no work will be performed on the project with a negative fund balance. By signing below, I agree to pay all permitting costs, including requests to supplement the deposit account, plus any accrued interest, if the applicant does not pay costs.

I agree not to alter the physical condition of the property during the processing of this application by removing trees, demolishing structures, altering streams, and grading or filling. I agree not to start construction of any new structures prior to permit approval. I understand that such alteration or new construction may result in the imposition of criminal, civil or administrative fines or penalties, or may result in the delay or denial of the project application.

FISH AND WILDLIFE REVIEW FEES: I understand that my application and/or any applicable environmental document for my project may be referred to the California Department of Fish and Wildlife (CDFW) for review and comment in accordance with the provisions of the California Environmental Quality Act. Should this review be required, I understand that I must pay all fees for the cost of CDFW review as required by Section 711.4 of the Fish and Game Code (currently \$2,480.25 for Negative Declarations or \$3,445.25 for Environmental Impact Reports, plus \$50.00 County Clerk fee). Should these fees be required, I agree to remit a cashier's check or money order in the required amount, payable to the Yolo County Clerk, to the Planning Division prior to the posting of any Notice of Determination following project approval.

MITIGATION FEES OR REQUIREMENTS: I further understand that my project, if approved, may be subject to one or more mitigation fees including the following fees current as of 2021:

Yolo HCP/NCCP land cover fee*: \$15,169 per acre of impact to all applicable land cover types

Yolo HCP/NCCP fresh emergent wetland fee*: \$77,366 per acre of impact to fresh emergent wetland areas

Yolo HCP/NCCP valley foothill riparian fee*: \$85,683 per acre of impact to valley foothill riparian areas

Yolo HCP/NCCP lacustrine and riverine fee*: \$62,048 per acre of impact to lacustrine or riverine areas

Agricultural mitigation in lieu fee: \$10,100 per acre of farmland converted (for projects less than 20 acres)

Inclusionary Housing in lieu fee: sliding scale for projects under 8/10 units (\$1,292 for single family house)

**Fee amounts subject to change in March of each year per the conditions outlined in the Yolo HCP/NCCP*

AFFIDAVIT OF CERTIFIED PROPERTY OWNERS

I further certify that the attached list of property owners contains the names and addresses of all persons to whom all property is assessed as they appear on the latest available assessment roll of the County within the area described on the attached application and for a distance of three hundred feet (300) from the exterior boundaries of the property described on the attached application.

I certify under penalty of perjury that the foregoing is true and correct.

CERTIFICATION STATEMENT OF HAZARDOUS WASTE OR SUBSTANCE SITE

Pursuant to the requirements of Section 65962.5 of the California Government Code, I certify that the project site for the above entitlement is not located on the State list of identified hazardous waste/or hazardous substance sites.

REQUIRED SIGNATURES

I hereby certify that I have read all the above information on this page. All this information is correct and I agree to abide by the requirements therein.

PROPERTY OWNER OR AUTHORIZED REPRESENTATIVE:

NAME Kyle Trinovsky

SIGNATURE: [Signature]

Date: 11/28/21



County of Yolo

DEPARTMENT OF COMMUNITY SERVICES

Taro Echiburú
DIRECTOR

Planning & Public Works

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

Environmental Health

292 West Beamer Street
Woodland, CA 95695-2598
(530) 666-8646
FAX (530) 669-1448
www.yolocounty.org

Integrated Waste

Management
44090 CR 28H
Woodland, CA 95776
(530) 666-8852
FAX (530) 666-8853
www.yolocounty.org

Site Plan Review

File No.:	ZF2021-0048
Date:	02/03/2022
Applicant:	Kyle Trinosky [REDACTED] Davis, CA 95618
Owner:	Same as Applicant
Situs Address:	23412-16 County Road 99, Woodland, CA 95695
APN:	041-100-003
General Plan:	AG
Zoning:	Agricultural Intensive (A-N)
FEMA Zone:	AE, X
Project Land Use:	Agricultural Dwellings per Sec. 8-2.306(y) and defined in Sec. 8-2.307.

Project Description

Per Yolo County Code Section 8-2.306(y)(1), a new primary or ancillary home in an agricultural zone is allowed "by right" with the issuance of a building permit, provided the home meets all of the development siting standards of Sec. 8-2.402, which regulates the siting of home sites on agricultural lands.

- Section 8-2.402(d)(5)(i) requires agricultural residences to be clustered. Section 8-2.402(d)(6) gives the Planning Director the authority to modify setback and other development standards.*
- Section 8-2.402(d)(6)(ii) allows an exception to the 250-foot clustering requirement of an agricultural residence.*

The project is a request for approval of a Site Plan Review to allow for an exception to the clustering and siting requirement of ancillary residences under Section 8-2.402(d)(5)(i) of the County Code. This Section requires all ancillary residences in the agricultural zones to be clustered adjacent to the primary dwelling in a configuration to minimize the conversion of agricultural land and to minimize impacts to agricultural operations. Per this Section, the maximum separation between the primary and ancillary dwelling units is 250 feet if the parcel consists of 80 acres or less in the Agricultural Intensive (A-N) Zone.

The Applicant proposes to create a new home site near the center of the property to address security concerns, which includes agricultural theft and break-ins. The new home site will include a 6,600 sq. ft. home/storage structure that will be used as the primary dwelling and will exceed the County's clustering requirement. The proposed development will also include a new 2,400 sq. ft. barn. The requested exception to the clustering requirement would allow the Applicant to ensure the safety of his family, as well as his livelihood, by preventing burglaries on his property and protecting his agricultural equipment. The County Code allows for such exceptions under Section 8-2.402(d)(6)(ii). Please see Attachment A (Site Plan) for more information regarding the proposed development.

Existing development on the parcel includes a garage, a 1,300 square foot residence located close to the roadway, and a 900-square foot structure previously used as living quarters. The 900 sq. ft. structure is not currently inhabited due to its condition. The property owner has agreed that the 900 sq. ft. unit will not be inhabited until an approved Use Permit is obtained, per Sec. 8-2.306(y)(3) of the County Code, and the structure is brought into compliance with residential standards. Until then, a building permit will be required to remove all amenities in the 900 sq. ft. unit so that it does not meet definition of a *dwelling unit* in Section 8-2.507 of the Yolo County Code.

The project site is approximately 80 acres (APN: 041-100-003), located 3 miles north of the City of Davis along County Road 99, within the A-N Zone. The parcel is currently in row crops that the Applicant plans to convert to almond orchards. The construction of a new primary dwelling is compatible with the surrounding land uses, which also includes row crops, orchards, and scattered agricultural homesteads. The proposed construction is compatible with the Williamson Act (Contract No. 74-271) and Yolo County's Williamson Act Guidelines.

STANDARD REQUIREMENTS for Trinosky Home Site

1. The applicant shall be responsible for all costs associated with implementing the standard requirements contained within this Site Plan Review.
2. The proposed use and site plan shall be initiated within two years of this approval. If the use is not initiated within two years, this approval shall become null and void.
3. Prior to building permit issuance to develop the new homesite and construct a new primary dwelling, the applicant must submit an application for a 'change of use (or occupancy)' permit with a detailed plan of measures that will be taken to convert the existing 900 sq. ft. dwelling into an accessory structure. The accessory structure shall not provide living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, or sanitation. The 'change of use' permit to convert the dwelling to an accessory structure must be finalized before the new dwelling can be occupied.
4. Any future proposal to legalize the residential use of the 900 sq. ft. structure is subject to a Use Permit, which shall be submitted for review to the Department of Community Services, and may be approved upon finding that the residential use is compatible and appurtenant with the principal agricultural use of the property.

5. The proposed primary residence shall be constructed in a manner consistent with the development requirements for Agricultural Intensive (A-N) Zones, set forth in Title 8, Chapter 2, Article 3 and Article 4, Section 8-2.402 Siting Development Standards for New Homes in Agricultural Zones, of the Yolo County Code.
 - This Site Plan Review allows an exception to the 250-foot clustering requirement for residences set forth in Section 8-2.402(d)(6)(ii) of the County Code.
6. Any future proposal to significantly modify or expand the uses allowed by this Site Plan Review shall be submitted for review and approval to the Director of Community Services.
7. Approval of this Site Plan Review is subject to review by County staff to ensure compliance with County Codes and other applicable standards that protect the public's health, safety, and welfare.
8. Outdoor light fixtures shall be low intensity, shielded and/or directed away from adjacent properties, the public right-of-way and the night sky.

Miscellaneous standards or requirements

9. 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 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.
10. 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, 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.

YOLO COUNTY PUBLIC WORKS DIVISION (530) 666-8436

Yolo County Public Works has the following comments below. Additional requirements may apply at the time of building permit submittal. If you have questions or concerns, please contact Jair Bautista, Jair.Bautista@yolocounty.org or (530) 666-8436:

11. The existing agricultural driveway approach will be improved, per encroachment permit number PW2022-0025.
12. Additional connections or improvements to the County right-of-way will require a separate encroachment permit. Improvements within the County right-of-way shall be to County Standards and approved by the County Engineer.

YOLO COUNTY ENVIRONMENTAL HEALTH (530) 666-8646

Yolo County Environmental Health has reviewed ZF2021-0048 and has the following requirements. Please refer to the attached comment letter for more information, or contact Debbie Anderson, the district REHS, Deborah.Anderson@yolocounty.org or (530) 666-8604:

13. WASTEWATER:

- Site Evaluation: Prior to building permit issuance, a Site Evaluation/Soil Profile shall be completed* to approve the site, and to identify the OWTS area, size and type. To initiate a Site Evaluation process, a Site Evaluation Request form with the current fee shall be submitted to YCEH. The Site Evaluation is done simultaneously with YCEH and a Qualified Professional (QP) hired by the applicant; all horizontal and vertical setbacks are reviewed and recorded and evaluated to meet County Code.

*To deem the Site Evaluation as complete, submit a final Site Evaluation Report by your QP for review and approval by YCEH.

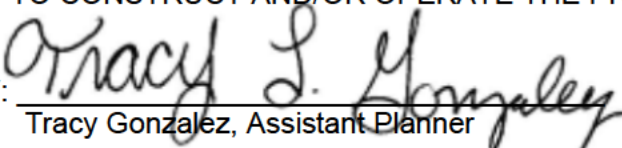
- OWTS / Septic System Installation: Prior to building permit final occupancy approval, a new OWTS shall be installed and finaled under an approved YCEH Septic Installation Permit. This permit application and fee will be due after building permit issuance, but before building permit final.

14. DOMESTIC WATER WELL:

- Prior to building permit final occupancy approval, a new domestic water well shall be installed and finaled under an approved YCEH Water Installation Permit. This permit application and fee can be submitted at any time; however, YCEH strongly suggests that an OWTS Site Evaluation is completed prior to well installation as the 100' setback requirement from a well to an OWTS could result in less than favorable conditions for the new build.

IF THE COUNTY'S STANDARD REQUIREMENTS FOR THIS PROJECT ARE NOT MET OR IF SIGNIFICANT PUBLIC HEALTH OR PUBLIC SAFETY HAZARDS ARE IDENTIFIED IN CONJUNCTION WITH THE PROPOSED PROJECT, A PUBLIC HEARING MAY BE CONDUCTED BY THE YOLO COUNTY PLANNING COMMISSION TO CONSIDER ADDITIONAL CONDITIONS OR TO CONSIDER REVOCATION OF THIS PERMIT TO CONSTRUCT AND/OR OPERATE THE PROJECT.

PREPARED BY:


Tracy Gonzalez, Assistant Planner

02/04/2021
Date

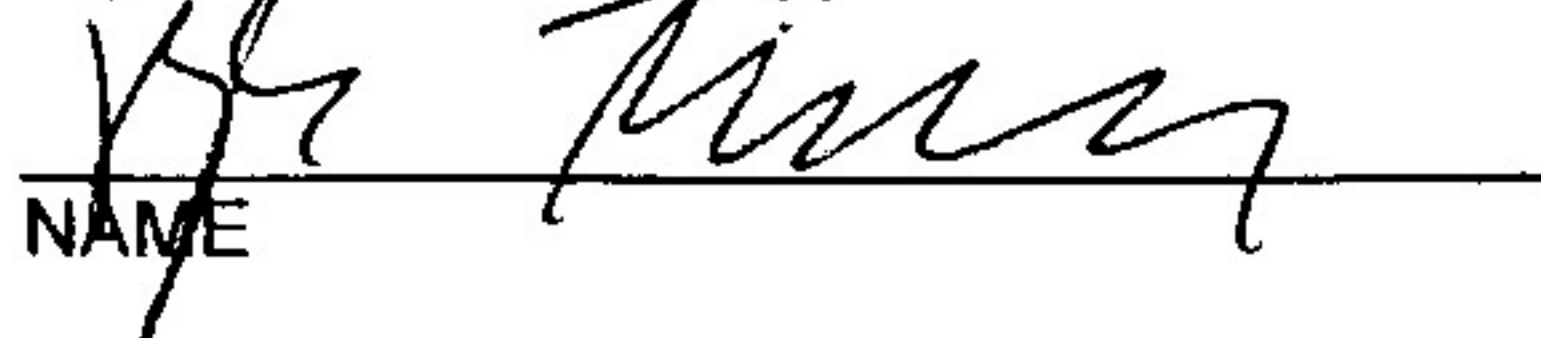
APPROVED BY:


Stephanie Cormier, Principal Planner

02/04/2021
Date

ACKNOWLEDGMENT of STANDARD REQUIREMENTS for ZONE FILE #2021-0048. I hereby concur with the standard requirements as set forth above.

Signature of Owner/Applicant:


NAME

2/13/22
Date

Attachments

- A. Site Plan
- B. Yolo County Environmental Health Comment Letter



County of Yolo

Taro Echiburū

DIRECTOR

DEPARTMENT OF COMMUNITY SERVICES

Planning, Building and Public Works
292 West Beamer Street
Woodland, CA 95695-2598
(530) 666-8775 FAX (530) 666-8156
www.yolocounty.org

Environmental Health
292 West Beamer Street
Woodland, CA 95695
(530) 666-8648

Integrated Waste Management
44090 GR 28 H
Woodland, CA 95776
(530) 666-8852

APPLICATION

Applicant Billing and Property Owner Information			
Applicant <u>Shannon Winton</u>		Company (if applicable) <u>Shannon's</u>	
Mailing Address [REDACTED]		Email [REDACTED]	
City <u>Dannigan</u>	State <u>CA</u>	Zip <u>95937</u>	Daytime [REDACTED]
Property Owner <u>Shannon Winton</u>			
Address [REDACTED]		Email [REDACTED]	
City <u>Dannigan</u>	State <u>CA</u>	Zip <u>95937</u>	Daytime [REDACTED]

Project Information	
Assessor's Parcel No. <u>051245005</u>	Parcel size <u>.69 acres</u>
Property Address/Location <u>Same as above 3980 County Rd 99W Dannigan CA</u>	
Existing use of property <u>Single Family Dwelling Unit in Local Commercial Zone 95937</u>	
Tax Rate Area(s) (taken from property tax bill) <u>62019</u>	
Application Request <u>Site Plan Review to construct a 2,100 SF building for commercial storage and conduct light manufacturing activities related to assembling bronco tubs from sheet metal</u>	
Required Signatures	
I hereby make application for the above-referenced land use entitlement and certify that this application, other documents, and exhibits submitted are true and correct to the best of my knowledge and belief. Should any information or representation submitted in connection with this application form be incorrect or untrue, I understand that Yolo County may rescind any approval or determination, or take other appropriate action. I hereby acknowledge that I have been informed of my right to make written request to the County to receive notice of any proposal by the County to adopt or amend a general or specific plan, or a zoning ordinance or other ordinance affecting building or grading permits, prior to action on said item. I also certify that I am the owner of the above property or have attached the owner's written consent to file this application. (Please attach a consent letter for each property owner if there is more than one. If owner refuses or is unable to sign, provide copy of lease, title report or other documentation.) I understand that verification of property ownership or interests in the property or application may be required.	
Applicant's/Owner's Signature <u>Shannon Winton</u>	Date <u>6-24-22</u>

PERMIT PROCESSING FEE AGREEMENT

I, the undersigned, hereby authorize the County of Yolo to process the permit request on the previous side of this application in accordance with the Yolo County Code. I (the land owner and/or the applicant) am depositing a minimum initial deposit to cover staff review, coordination, and processing costs related to my application request based on actual staff time expended and other direct costs, including, but not limited to, outside consultant services, county counsel charges, and materials costs in accordance with the adopted Yolo County Fee Resolution and the Project Cost Reimbursement Agreement attached to this application. This initial deposit will be held by the County in a deposit account to pay for staff time and other charges spent processing the application. I understand that such costs will be drawn from the deposit account and that I will be billed on a "time and materials" basis in order to maintain a positive account balance at all times during the review process. I further understand that no work will be performed on the project with a negative fund balance. By signing below, I agree to pay all permitting costs, including requests to supplement the deposit account, plus any accrued interest, if the applicant does not pay costs.

I agree not to alter the physical condition of the property during the processing of this application by removing trees, demolishing structures, altering streams, and grading or filling. I agree not to start construction of any new structures prior to permit approval. I understand that such alteration or new construction may result in the imposition of criminal, civil or administrative fines or penalties, or may result in the delay or denial of the project application.

FISH AND WILDLIFE REVIEW FEES: I understand that my application and/or any applicable environmental document for my project may be referred to the California Department of Fish and Wildlife (CDFW) for review and comment in accordance with the provisions of the California Environmental Quality Act. Should this review be required, I understand that I must pay all fees for the cost of CDFW review as required by Section 711.4 of the Fish and Game Code (currently \$2,548.00 for Negative Declarations or \$3,539.25 for Environmental Impact Reports, plus \$50.00 County Clerk fee). Should these fees be required, I agree to remit a cashier's check or money order in the required amount, payable to the Yolo County Clerk, to the Planning Division prior to the posting of any Notice of Determination following project approval.

MITIGATION FEES OR REQUIREMENTS: I further understand that my project, if approved, may be subject to one or more mitigation fees including the following fees current as of 2022:

Yolo HCP/NCCP land cover fee*: \$15,571 per acre of impact to all applicable land cover types

Yolo HCP/NCCP fresh emergent wetland fee*: \$80,864 per acre of impact to fresh emergent wetland areas

Yolo HCP/NCCP valley foothill riparian fee*: \$66,560 per acre of impact to valley foothill riparian areas

Yolo HCP/NCCP lacustrine and riverine fee*: \$64,854 per acre of impact to lacustrine or riverine areas

Agricultural mitigation in lieu fee: \$10,100 per acre of farmland converted (for projects less than 20 acres)

Inclusionary Housing in lieu fee: sliding scale for projects under 8/10 units (\$1,292 for single family house)

**Fee amounts subject to change in March of each year per the conditions outlined in the Yolo HCP/NCCP*

AFFIDAVIT OF CERTIFIED PROPERTY OWNERS

I further certify that the attached list of property owners contains the names and addresses of all persons to whom all property is assessed as they appear on the latest available assessment roll of the County within the area described on the attached application and for a distance of three hundred feet (300) from the exterior boundaries of the property described on the attached application.

I certify under penalty of perjury that the foregoing is true and correct.

CERTIFICATION STATEMENT OF HAZARDOUS WASTE OR SUBSTANCE SITE

Pursuant to the requirements of Section 65962.5 of the California Government Code, I certify that the project site for the above entitlement is not located on the State list of identified hazardous waste/or hazardous substance sites.

REQUIRED SIGNATURES

I hereby certify that I have read all the above information on this page. All this information is correct and I agree to abide by the requirements therein.

PROPERTY OWNER OR AUTHORIZED REPRESENTATIVE:

NAME Shannon Winton

SIGNATURE: [Signature]

Date: 6-24-22

INDEMNIFICATION AGREEMENT

As part of this application, applicant and real party in interest if different, agree to defend, indemnify, hold harmless, and release Yolo County, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document, which accompanies it. This indemnification obligation shall include but not be limited to: damages, costs, expenses, attorney fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent passive negligence on the part of Yolo County, its agents, officers, attorneys, or employees.

APPLICANT:

Shannon Winton

Signature:

[Signature]

Mailing Address:

[Redacted] Dunnigan, CA 95937

REAL PARTY INTEREST:

(If different from Applicant)

Signature:

Mailing Address:



County of Yolo

DEPARTMENT OF COMMUNITY SERVICES

Taro Echiburú
DIRECTOR

Planning & Public Works

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Site Plan Review

File No.:	ZF2022-0047
Date:	08/16/2022
Applicant:	Scott & Shannon L. Winton [REDACTED] Dunnigan, CA 95937
Owner:	Same as Applicant
Situs Address:	3980 County Road 99W
APN:	051-245-005
General Plan:	CL
Zoning:	Commercial Local (C-L)
FEMA Zone:	X
Project Land Use:	<i>Light manufacturing per Sec. 8-2.606(i). Accessory storage per Sec. 8-2.606(j).</i>

Project Description

The project is a request to construct a 2,100 square foot (SF) prefabricated metal building for commercial storage and light manufacturing activities related to assembling Bronco body shells from steel parts on an approximately 0.72-acre parcel (APN: 051-245-005) in the Local Commercial (C-L) Zone. The project site is located in close proximity to Interstate 5 (I-5) within the community of Dunnigan at the intersection of County Road 6 and 99W. Existing development on the parcel includes a single-family dwelling with a garage and a shipping container for storage.

No onsite services or sales are proposed, and the Applicant will manage the business and customer requests online through the business website. Any noise associated with the use of a small air-compressor and the assembly of sheet metal will be contained within the proposed structure to help reduce potential noise impacts. The hours of operation will be approximately 8AM to 5PM and the business will receive deliveries and/or load finished products (bronco tubs) every other month, as needed. Security will be provided via motion sensor lights and an alarm system.

STANDARD REQUIREMENTS for Shannon's Broncos

1. The Applicant shall be responsible for all costs associated with implementing the standard requirements contained within this Site Plan Review.
2. The proposed use and site plan shall be initiated within one year of this approval. If the use is not initiated within one year, this approval shall become null and void. If all County standard requirements have not been complied with within one year, the applicant may apply to the County for an extension of time. The County will not disapprove the extension request if there is clear indication that the applicant has made substantial process in complying with the list of standard requirements.
3. Any future proposal to significantly modify or expand the uses allowed by this Site Plan Review shall be submitted for review and approval to the Director of Community Services.
4. Approval of this Site Plan Review is subject to review by County staff to ensure compliance with County Codes and other applicable standards that protect the public's health, safety, and welfare.
5. A County Business License shall be maintained in good standing by the operator and/or owner of Shannon's Broncos.
6. Outdoor light fixtures shall be low intensity, shielded and/or directed away from adjacent properties, the public right-of-way and the night sky.
7. Any signs posted for Shannon's Broncos, both onsite and off-site, shall comply with the County's Sign Ordinance regulation the placement, size, and height of such signs (Yolo County Code Section 8-2.1201-1209).
8. 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.

Miscellaneous standards or requirements

9. 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.
10. The property owner and/or operator(s) shall maintain the site in such a manner, and with such frequency, to protect the public's health, safety, and general welfare.
11. 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 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.

12. 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, 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.

YOLO COUNTY PUBLIC WORKS DIVISION (530) 666-8436

Yolo County Public Works has the following comments below. Additional requirements may apply at the time of building permit submittal. If you have questions or concerns, please contact Jair Bautista, Jair.Bautista@yolocounty.org or (530) 666-8436:

13. The Applicant shall apply for a County encroachment permit for any proposed work within the County right-of-way (County Roads 6 and 99W).
14. Signs associated with the business are not permitted in County road right-of-way.
15. County roads shall not be used for event/business/operations parking
16. The Applicant shall 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. The California State Water Quality Control Board issued a Trash Amendment Policy to the Municipal Stormwater Sewer Sanitary System Phase II permit which the County is subject to. In response the County wrote an Implementation Plan for the Trash Amendment Policy which requires businesses in the certain areas be subject to trash pickup along the business frontage. This business is within a Priority Area and the applicant is therefore subject to 4 annual trash pickup event annually. Applicant shall email ppw@yolocounty.org with “before” and “after” photos when each quarterly trash pickup event has been successfully completed.

DUNNIGAN FIRE PROTECTION DISTRICT - (530) 724-3515

If you have questions or concerns, please contact David Garrison, Dunnigan Fire Chief, at (916) 871-7795 or dgarrison@dunniganfire.com.

18. Ensure a 20-foot-wide access to the property for fire apparatus vehicles.
19. The Dunnigan Fire Chief strongly encourages the Applicant to provide a larger setback up to 20 feet from the property lines to the structure and a minimum turning radius of 26 feet around the building, if feasible.

IF THE COUNTY'S STANDARD REQUIREMENTS FOR THIS PROJECT ARE NOT MET OR IF SIGNIFICANT PUBLIC HEALTH OR PUBLIC SAFETY HAZARDS ARE IDENTIFIED IN CONJUNCTION WITH THE PROPOSED PROJECT, A PUBLIC HEARING MAY BE CONDUCTED BY THE YOLO COUNTY PLANNING COMMISSION TO CONSIDER ADDITIONAL CONDITIONS OR TO CONSIDER REVOCATION OF THIS PERMIT TO CONSTRUCT AND/OR OPERATE THE PROJECT.

PREPARED BY: Tracy L. Gonzalez 08/16/2022
Tracy Gonzalez, Assistant Planner Date

APPROVED BY: Stephanie Cormier 08/16/2022
Stephanie Cormier, Principal Planner Date

ACKNOWLEDGMENT of STANDARD REQUIREMENTS for ZONE FILE #2022-0047. I hereby concur with the standard requirements as set forth above.

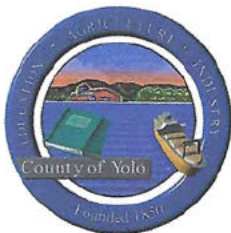
Signature of Owner/Applicant:

NAME

Date

Attachments

- A. Site Plan
- B. Yolo County Public Works Comment Letter



County of Yolo

Taro Echiburú

DIRECTOR

DEPARTMENT OF COMMUNITY SERVICES

Planning, Building and Public Works
292 West Beamer Street
Woodland, CA 95695-2598
(530) 666-8775 FAX (530) 666-8156
www.yolocounty.org

Environmental Health
292 West Beamer Street
Woodland, CA 95695
(530) 666-8646

Integrated Waste Management
44090 CR 28 H
Woodland, CA 95776
(530) 666-8852

APPLICATION

Applicant Billing and Property Owner Information			
Applicant Olivia Barrett		Company (if applicable) The Rustic Chandelier LLC	
Mailing Address [REDACTED]		Email	[REDACTED]
City West Sacramento	State CA	Zip 95691	Daytime [REDACTED]
Property Owner Ahsan Sana/Mobeen Yamin			
Address [REDACTED]		Email	[REDACTED]
City Sacramento	State CA	Zip 95834	Daytime [REDACTED]

Project Information	
Assessor's Parcel No. 043-160-030-0000	Parcel size 5.35 acres
Property Address/Location 50050 Central Ave. Clarksburg, CA 95620	
Existing use of property Seed Factory	
Tax Rate Area(s) (taken from property tax bill): 1%	
Application Request: Convert to event venue	

Required Signatures

I hereby make application for the above-referenced land use entitlement and certify that this application, other documents, and exhibits submitted are true and correct to the best of my knowledge and belief. **Should any information or representation submitted in connection with this application form be incorrect or untrue, I understand that Yolo County may rescind any approval or determination, or take other appropriate action.**

I hereby acknowledge that I have been informed of my right to make written request to the County to receive notice of any proposal by the County to adopt or amend a general or specific plan, or a zoning ordinance or other ordinance affecting building or grading permits, prior to action on said item.

I also certify that I am the owner of the above property or have attached the owner's written consent to file this application. (Please attach a consent letter for each property owner if there is more than one. If owner refuses or is unable to sign, provide copy of lease, title report or other documentation.) I understand that verification of property ownership or interests in the property or application may be required.

Applicant's/Owner's Signature

Date

11/13/23

PERMIT PROCESSING FEE AGREEMENT

I, the undersigned, hereby authorize the County of Yolo to process the permit request on the previous side of this application in accordance with the Yolo County Code. I (the land owner and/or the applicant) am depositing a minimum initial deposit to cover staff review, coordination, and processing costs related to my application request based on actual staff time expended and other direct costs, including, but not limited to, outside consultant services, county counsel charges, and materials costs in accordance with the adopted Yolo County Fee Resolution and the Project Cost Reimbursement Agreement attached to this application. This initial deposit will be held by the County in a deposit account to pay for staff time and other charges spent processing the application. I understand that such costs will be drawn from the deposit account and that I will be billed on a "time and materials" basis in order to maintain a positive account balance at all times during the review process. I further understand that no work will be performed on the project with a negative fund balance. By signing below, I agree to pay all permitting costs, including requests to supplement the deposit account, plus any accrued interest, if the applicant does not pay costs.

I agree not to alter the physical condition of the property during the processing of this application by removing trees, demolishing structures, altering streams, and grading or filling. I agree not to start construction of any new structures prior to permit approval. I understand that such alteration or new construction may result in the imposition of criminal, civil or administrative fines or penalties, or may result in the delay or denial of the project application.

FISH AND WILDLIFE REVIEW FEES: I understand that my application and/or any applicable environmental document for my project may be referred to the California Department of Fish and Wildlife (CDFW) for review and comment in accordance with the provisions of the California Environmental Quality Act. Should this review be required, I understand that I must pay all fees for the cost of CDFW review as required by Section 711.4 of the Fish and Game Code (currently \$2,548.00 for Negative Declarations or \$3,539.25 for Environmental Impact Reports, plus \$50.00 County Clerk fee). Should these fees be required, I agree to remit a cashier's check or money order in the required amount, payable to the Yolo County Clerk, to the Planning Division prior to the posting of any Notice of Determination following project approval.

MITIGATION FEES OR REQUIREMENTS: I further understand that my project, if approved, may be subject to one or more mitigation fees including the following fees current as of 2021:

Yolo HCP/NCCP land cover fee*: \$15,169 per acre of impact to all applicable land cover types

Yolo HCP/NCCP fresh emergent wetland fee*: \$77,366 per acre of impact to fresh emergent wetland areas

Yolo HCP/NCCP valley foothill riparian fee*: \$85,683 per acre of impact to valley foothill riparian areas

Yolo HCP/NCCP lacustrine and riverine fee*: \$62,048 per acre of impact to lacustrine or riverine areas

Agricultural mitigation in lieu fee: \$10,100 per acre of farmland converted (for projects less than 20 acres)

Inclusionary Housing in lieu fee: sliding scale for projects under 8/10 units (\$1,292 for single family house)

**Fee amounts subject to change in March of each year per the conditions outlined in the Yolo HCP/NCCP*

AFFIDAVIT OF CERTIFIED PROPERTY OWNERS

I further certify that the attached list of property owners contains the names and addresses of all persons to whom all property is assessed as they appear on the latest available assessment roll of the County within the area described on the attached application and for a distance of three hundred feet (300) from the exterior boundaries of the property described on the attached application.

I certify under penalty of perjury that the foregoing is true and correct.

CERTIFICATION STATEMENT OF HAZARDOUS WASTE OR SUBSTANCE SITE

Pursuant to the requirements of Section 65962.5 of the California Government Code, I certify that the project site for the above entitlement is not located on the State list of identified hazardous waste/or hazardous substance sites.

REQUIRED SIGNATURES

I hereby certify that I have read all the above information on this page. All this information is correct and I agree to abide by the requirements therein.

PROPERTY OWNER OR AUTHORIZED REPRESENTATIVE:

NAME Olivia Barrett

SIGNATURE: _____



Date: _____

11/13/23

INDEMNIFICATION AGREEMENT

As part of this application, applicant and real party in interest if different, agree to defend, indemnify, hold harmless, and release Yolo County, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document, which accompanies it. This indemnification obligation shall include but not be limited to: damages, costs, expenses, attorney fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent passive negligence on the part of Yolo County, its agents, officers, attorneys, or employees.

APPLICANT: Olivia Barrett

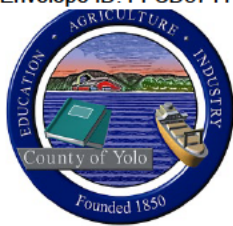
Signature: 

Mailing Address: 

REAL PARTY INTEREST: _____
(If different from Applicant)

Signature: _____

Mailing Address: _____



County of Yolo

DEPARTMENT OF COMMUNITY SERVICES
PLANNING DIVISION

Leslie Lindbo
DIRECTOR

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

Site Plan Review

File No.:	ZF2022-0052
Review Date:	3/12/2024
Applicant:	Olivia Barrett The Rustic Chandelier LLC [REDACTED] West Sacramento, CA 95691
Owner:	Ahsan Sana and Mobeen Yamin [REDACTED] Sacramento, CA 95838
Situs Address:	50050 Central Avenue Clarksburg, CA 95612
APN:	043-160-030
General Plan:	AG
Zoning:	Agricultural Intensive (A-N)/Clarksburg Agricultural District (CAD) overlay zones
FEMA Zone:	A
Project Land Use:	<i>Small bed and breakfast (up to 6 beds) with less than 12 events per year allowed by- right in the CAD-overlay zone.</i>

Project Description

The Applicant proposes to operate a small bed and breakfast (up to 6 beds) near the community of Clarksburg with limited events (less than 12 events per year), a by-right use listed in the Clarksburg Agricultural District (CAD) Overlay Zone, per Section 8-2.401 of the County Code. Each event will attract fewer than 150 guests and generate less than 100 vehicle trips. The Applicant seeks to document the request via a Site Plan Review and to return to the Yolo County Planning Division approximately two years after the review date for staff to reevaluate the project and take any public feedback received during the two years of operations, if any, into consideration before modifying the documented approval, or elevating the project to a Use Permit, if necessary.

The operation will be located on an approximately 5.35-acre parcel (APN: 043-160-030) located in the Agricultural Intensive (A-N)/Clarksburg Agricultural District Overlay (CAD) overlay zones. A small bed and breakfast with six or fewer guest beds is an allowed by-right use in the CAD overlay zone, which is a zone intended to enhance and promote the distinctive agricultural and recreational character of the Clarksburg area by streamlining regulations.

The project site is located approximately 2.5 miles southwest from the community of Clarksburg near the Main Drainage Canal surrounded by intensive agricultural uses, including rotating crops and vineyards protected by the County's Right-to-Farm Ordinance. The point of ingress and egress to the site will be from Central Avenue, and existing development onsite includes a single-family dwelling unit at the northern end of the parcel consisting of 4 bedrooms with an attached 2-bedroom ancillary unit (2,984 SF total). There are also two existing warehouses that were previously used as a seed warehouse (10,200 SF and 4,800 SF, respectively). The smaller warehouse (4,800) to the south will remain as storage, and the lower level of the larger warehouse (10,200 SF) located at the center of the project site will be converted to an assembly use through

the building permit process. The second floor of the warehouse will not be available for public use and will remain as office space.

A building permit for a tenant improvement (building permit number BP2022-0068) to change the use and occupancy of the large warehouse (10,200 SF) to host private events onsite was submitted to the Yolo County Building Division concurrently with the Site Plan Review application in 2022. The scope of work for the tenant improvement includes the addition of restrooms, ADA accessibility features, a storage/holding area and dry bar (for catering use only), the construction of a one-hour rated fire wall, various signage, and associated plumbing and electrical work. The change of use of occupancy will also require the installation of fire sprinklers and an alarms system (building permit number BP2022-0945). The related decks, ramps, and stairs attached to the exterior of the warehouse were previously permitted under building permit number BP2021-0868.

Operating hours will be approximately 10AM to 10PM on a 'reserve only' basis for private events. With the exception of one full-time employee, staffing needs will be on a contracted basis. Music and other noise generating activities will cease by 10PM per Sec. 8-2.306(k)(4) and Sec. 8-2.401(d)(1) of the County Code. All food service will be catered by licensed vendors for all events and will be removed from the premises once the event has concluded. Approximately 12 truck deliveries are estimated per year to service private event reservations which may occur from 10AM to 6PM. Security will be provided on a contract basis for each private reservation. Fire protection will be provided via the installation 3,500-gallon fire sprinkler holding tank in conjunction with the required fire sprinklers and alarm system.

STANDARD REQUIREMENTS for THE RUSTIC CHANDELIER

1. The Applicant shall be responsible for all costs associated with implementing the standard requirements contained within this Site Plan Review.
2. The proposed use and site plan shall be initiated within one year of this review. If the use is not initiated within one year, a new review shall be required.
3. The Applicant voluntarily agrees to return to the Planning Division for project evaluation approximately two years after final occupancy has been granted via building permit number BP2022-0068 (Tenant Improvement) for the 10,200 SF private event venue. Staff will reevaluate the project to review any outstanding issues and/or land use incompatibilities during the two-year operational period before considering any proposal to significantly modify, change, or expand the uses allowed by this Site Plan Review. Any significant changes or modifications to the project, including an increase in number of beds or events, may require a Use Permit. A Use Permit may also be required at the Planning Director's discretion if significant community concerns and/or land use incompatibilities have been documented within the two-year operational period.
4. The small bed and breakfast shall be limited to 6 beds or less and hold no more than 12 events per year. Each event shall attract fewer than 150 attendees and generate less than 100 vehicle trips.
5. Outdoor events are limited to the hours of 9AM to 10PM [Sec. 8-2.401(d)(1)].
6. This Site Plan Review is subject to review by County staff to ensure compliance with County Codes and other applicable standards that protect the public's health, safety, and welfare.
7. Farm stay and bed and breakfast inns shall comply with all California Conference of Directors of Environmental Health (CCDEH) guidelines and California Uniform Retail Food Facilities Law (CURFFL) requirements [Sec. 8-2.401(d)(2)].
8. The Applicant recognizes the Right-To-Farm Ordinance per Chapter 6 of Title 10 of the Yolo County Code (<https://codelibrary.amlegal.com/codes/yolocounty/latest/yolo/0-0-0-18533>).
9. The proposed conversion shall be constructed in a manner consistent with the development requirements in Article 3 for Agricultural Zones, and Article 4 for Special Agricultural Regulations (Section 8-2.401) related to the Clarksburg Agricultural District Overlay (CADO) zone set forth in Chapter 2 of Title 8 of the Yolo County Code (<https://www.yolocounty.org/government/general-government-departments/community-services/planning-division/zoning-code>).
10. The Applicant shall maintain a 100-foot minimum setback from the irrigation ditch located along the western boundary of the APN: 043-160-041. General Plan Policy CO-2.22 prohibits development within a minimum of 100 feet from the top of the bank for all lakes, perennial ponds, rivers, creeks sloughs, and perennial streams in a manner that minimizes impacts to aquatic and riparian features.
11. Outdoor light fixtures shall be low intensity, shielded and/or directed away from adjacent properties, residences, the public right-of-way, and the night sky.
12. Any signage posted, both onsite and off-site, shall comply with the County's Sign Ordinance (<https://www.yolocounty.org/home/showpublisheddocument/65424/637323036577570000>)

regulating the placement, size, and height of such signs (Yolo County Code Sections 8-2.1201-1209).

- Entryways (pilasters, gates, etc.) and on-site signs may be located within the front yard setback, upon approval of a building permit. Entries and signs may not be located within any part of the County right-of-way [Sec. 8-2.401(c)(3)(ii)].
- General business signs shall be no more than 32 square feet in size and no more than 10 feet in height (Yolo County Code Table 8-2.1207).

13. Per Section 8-2.1313, required parking spaces, loading areas, and roads required in agricultural zones shall be all-weather and usable for the purpose for which they are provided, but are not required to be paved, unless as required as part of a discretionary approval, or when stricter fire access requirements prevail.

(<https://www.yolocounty.org/home/showpublisheddocument/65426/637323036580670000>)

- In conformance with Section 8-2.1307(a), accessible parking shall be required for applicable uses. The required parking spaces shall be clearly marked and maintained, as described in Section 8-2.1304(f), when the land use is in operation.
- Connections of the access driveway(s) to the public road, and parking lot surface design shall be per County of Yolo Improvement Standards on file in the Community Services Department.

14. Per Section 8-2.401(c), permanent parking spaces, either of gravel or other permeable surface, shall be provided for all sales, gift, handicraft, and food service areas. Paved handicapped spaces shall be provided as required.

(<https://www.yolocounty.org/home/showpublisheddocument/71970/637750786163370000>)

- Parking for special events, receptions, marketing promotional events, and similar functions may utilize temporary, overflow parking areas. Overflow parking areas may be of dirt, decomposed granite, gravel or other permeable surface, provided that the parking area is fire safe.
- On-street parking shall not be permitted.

15. 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.

16. A County Business License shall be obtained prior to operation and maintained in good standing by each operator and/or owner.

17. The operator and/or owner shall comply with all Transient Occupancy Tax requirements in Yolo County Code Title 3 Chapter 7 including obtaining a "Transient Occupancy Registration Certificate" from the County Treasurer-Tax Collector and reporting and remitting taxes collected.

(<https://codelibrary.amlegal.com/codes/yolocounty/latest/yolo/0-0-0-3497>)

18. To provide an adequate setback from the existing structures on Assessor's Parcel Number (APN): 043-160-030 to the western property line of the Project site (APN: 043-160-041), the Applicant shall either merge APNs: 043-160-041 and 043-160-030 to extinguish the lot lines between the two parcels, or submit an application for a Lot Line Adjustment to the Planning Division.

- Building Permit Number BP2021-0868 (New Deck), BP2022-0068 (Tenant Improvement), and any other permits related to the Project, shall not schedule, or receive, a Final Inspection with the Yolo County Building Division to obtain a Certificate of Occupancy until an application for a Lot Merger or Lot Line Adjustment has been submitted to, and approved by, the Yolo County Planning Division.

Miscellaneous standards or requirements:

19. 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.
20. The Applicant should contact the California State Department of Fish and Wildlife to ensure compliance with any applicable state requirements, which may include, but not be limited to special status species and streambed alterations.
21. The property owner and/or operator(s) shall maintain the site in such a manner, and with such frequency, so as to insure for public health, safety, and general welfare.
22. The project shall be in compliance with all applicable Federal and State laws, Yolo County Code regulations, and Yolo County Engineering Improvement Standards.
23. 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 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.
24. 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, 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.

APPLICANT PROPOSED VOLUNTARY MEASURES

25. The Applicant seeks to document the request via a Site Plan Review and to return to the Yolo County Planning Division approximately two years after the review date for staff to reevaluate the project and take any public feedback received during the two years of operations, if any, into consideration before modifying the use. Any modification to the project may require a Use Permit.
26. Trees will be planted along the westerly side of the property between the property line and the canal beginning approximately 25' off the canal to serve as a natural barrier for potential dust and overspray from adjacent farmland to the west.
27. The deck located on the westerly side of the 10,200 SF warehouse will be enclosed using a windbreak netting to protect guests from wind, dust, and overspray.
28. All events will be held inside the existing structure to protect guests from wind, dust, and overspray.
29. Trees and other foliage will be planted along the eastern property line, and a fence made of a netting-material will be installed along the eastern property line to act as a natural windbreak.
30. A Disclosure/Waiver will be signed by each event attendee acknowledging that Yolo County has adopted a Right to Farm Ordinance which restricts or prohibits legal actions for public or private nuisance being brought against properly operated farms per Title 10, Chapter 6, Article 1 of the

Yolo County Code (<https://codelibrary.amlegal.com/codes/yolocounty/latest/yolo/0-0-0-18533>). Attendees who RSVP to private events at the venue will be prompted to sign an online waiver acknowledging that the venue is located in a Right to Farm area and that the attendee holds the venue and surrounding farm owners harmless. The owner/operator will also send notifications regarding spray notification updates that are received from surrounding agricultural operators that would be relevant to the event date.

YOLO COUNTY PUBLIC WORKS DIVISION (530) 666-8436

Yolo County Public Works has the following requirements. Please refer to Attachment B. For more information, please contact Jair Bautista, Jair.Bautista@yolocounty.org or (530) 666-8436:

31. The Applicant shall apply for a County encroachment permit for any proposed work within the county right-of-way, which includes Central Ave. Contact ppw@yolocounty.org for encroachment permit inquiries.
32. Applicant to secure and pay for a County encroachment permit to improve the commercial/residential driveway connection to Central Ave. and bring it into conformance with the Yolo County Improvement Standards. The Applicant shall reimburse the County for all activities associated with encroachment permit issuance and inspection (County Zone File No. ZF2022-0052).
33. Signs associated with the business are not permitted in county road right-of-way. Current and proposed business signs must be removed or relocated outside of the county right-of-way (i.e., typically behind utility poles, roadside ditches). See condition #31 above.
34. County roads shall not be used for event/business/operations parking.
35. 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.
36. 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.
37. 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 (County Zone File No. ZF2022-0052).

YOLO COUNTY BUILDING DIVISION (530) 666-8037

Yolo County Building Division has the following requirements. Please refer to Attachment C. For more information, please contact Building.Division@yolocounty.org or (530) 666-8037:

38. **Permits Required:** Building and Fire permits shall be required for all construction or change of occupancy classification, including demolition, grading and other site improvements. The application and construction documents shall be in compliance with state and local regulations, including the California Building Code, California Residential Code, California Fire Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Energy Code, and California Green Building Code.
39. **Optional Preapplication Meeting:** Due to the limited information provided on an application for a planning permit, a detailed analysis of building code requirements is not always possible. Your licensed design professional will 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. If the project has unique features that require a code interpretation you may schedule a preapplication meeting with the Building Division.
40. **Fees:** The applicant shall pay the appropriate fees prior to issuance of building permits, including but not limited to applicable permit fees, school and fire district fees, county facility (FSA) fees, and Environmental Health fees.
41. **CalGreen/Shade Trees:** Meet all CalGreen development requirements, including shade tree coverage minimum #10 container size shall be 50% of parking area and 20% of hardscape within 15 years. The landscape architect shall document the calculations and attest to this on the final landscape plan.
42. **Fire Access:** As part of your building permit application, submit a plan showing site access for fire engines in compliance with the California Fire Code. Ensure fire apparatus access is available within 150 feet of all portions of the building. Fire apparatus access roads must be a minimum of 20 feet (with no parking permitted on either side.) Fire apparatus access roads must maintain a minimum turning radii of 20 feet interior / 40 feet exterior and be provided with dead-end turnarounds as necessary.
43. **Sprinklers & Alarms:** The fire suppression system and fire alarm monitoring system will need to be submitted as deferred submittals to the Building Division and/or the local fire district.
44. **Fire Fighting Water Supply:** As part of your permit application, provide calculations for the proposed water supply for fire suppression. Provide a list of commodities, classifications, and locations for review.

Because these structures are in a special flood hazard area, additional requirements apply. For more information, please contact Building.Division@yolocounty.org or (530) 666-8037:

45. **General Flood Requirements:** All construction shall meet all of the requirements of Yolo County Code Chapter 8-4 Flood Protection Article 5 Provisions for Flood Hazard Reduction. These requirements include elevating structures so that the lowest floor is at least one foot above the base flood elevation, venting enclosures below the lowest floor, anchoring the structures to resist flood loads, and locating or designing all utilities to prevent the entry and accumulation of flood waters.
46. **Flood Zone Boundaries on Site Plan:** For all development submit a site plan showing the flood zone boundaries. Any development that is within 100 ft of a flood zone boundary or as requested by the Floodplain Administrator will require a surveyor to provide the precise location of the structure relative to the flood zone boundary.

47. **Elevation Certificates:** For all new structures and substantial improvements, elevation certificates must be submitted and approved three times: Once with the permit application, once prior to construction above the lowest floor, and once prior to final inspection.
-

YOLO COUNTY ENVIRONMENTAL HEALTH (530) 666-8646

Yolo County Environmental Health (YCEH) has reviewed ZF2022-0052 and has the following requirements. Please refer to the Attachment D for more information, or contact, or (530) 666-8591:

48. **WASTEWATER:**

- A Septic Permit Application can be submitted, as the site evaluation report is complete. The updated site plan (dated 1/24/2024) shows the proposed leach field to be outside of the easement and gravel road.
- A new OWTS shall be installed and connected to a permitted bathroom to service the employees/guests of this facility. The OWTS shall be installed under an approved YCEH permit and shall be finalized prior to the building permit final approval.
- A Septic Permit will not be issued until a building permit has been reviewed.
- The Septic Permit needs to be finalized prior to final occupancy of the building permit.
- **Wastewater Strength:** OWTS are approved to treat only domestic wastewater and not industrial wastewater. Any wastewater from any other source (e.g., olive oil processing) would be considered industrial waste, regulated by the State Regional Water Quality Control Board, and is not approved to be discharged into the OWTS.

NOTE: YCEH has three septic system permits on record. Any abandoned septic tanks shall be destroyed under a Septic Abandonment Permit approved by YCEH.

49. **WATER WELLS:**

- Two Well Permit Applications were submitted for a new community well and a well abandonment in 2022, these permits have not yet been issued as additional information was needed to continue the review.
- Well Permits will need to be finalized prior to final occupancy of the building permit.

50. **HAZARDOUS MATERIALS:**

Contact our office to speak with a Hazardous Material Specialist for more information prior to The following:

- Handling hazardous materials in quantities greater than 55-gallons for liquids, 500-pounds for solids, or 200-cubic feet for compressed gases.
-

OTHER REQUIREMENTS:

51. Please see the attached comment letter (**Attachment E**) from Pacific Gas and Electric Company. If you have questions, please contact the PG&E Plan Review Team at or pgeplanreview@pge.com.
-

IF THE COUNTY'S STANDARD REQUIREMENTS FOR THIS PROJECT ARE NOT MET OR IF SIGNIFICANT PUBLIC HEALTH OR PUBLIC SAFETY HAZARDS ARE IDENTIFIED IN CONJUNCTION WITH THE PROPOSED PROJECT, A NEW SITE PLAN REVIEW MAY BE CONDUCTED BY THE YOLO COUNTY ZONING ADMINISTRATOR TO CONSIDER ADDITIONAL CONDITIONS.

PREPARED BY: Tracy L. Gonzalez 3/15/2024
Tracy Gonzalez, Associate Planner Date

REVIEWED BY: Stephanie Cormier 3/15/2024
Stephanie Cormier, Chief Assistance Director Date

ACKNOWLEDGMENT of STANDARD REQUIREMENTS for ZONE FILE #2022-0052. I hereby concur with the standard requirements as set forth above.

Signature of Owner/Applicant:

DocuSigned by: Olivia Barrett 3/15/2024
NAME Date

Attachments

- A. Site Plan
- B. Yolo County Public Works Division – Comment Letter
- C. Yolo County Building Division – Comment Letter
- D. Yolo County Environmental Health Division - Comment Letter
- E. Pacific Gas & Electric Company (PG&E) – Comment Letter



County of Yolo

Taro Echiburú

DIRECTOR

DEPARTMENT OF COMMUNITY SERVICES

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44090 CR 28 H
Woodland, CA 95776
(530) 666-8852

APPLICATION

Applicant Billing and Property Owner Information			
Applicant: Fernando Rios		Company (if applicable) Zamora Pistachio, LLC	
Mailing Address [REDACTED]		Email [REDACTED]	
City Zamora	State CA	Zip 95698	Daytime [REDACTED]
Property Owner Rainbow Orchards IX, LLC			
Address [REDACTED]		Email [REDACTED]	
City Zamora	State CA	Zip 95698	Daytime [REDACTED]

Project Information	
Assessor's Parcel No. 055-150-005	Parcel size 479.21
Property Address/Location Yolo County 95695	
Existing use of property Agriculture: Zoning A-N	
Tax Rate Area(s) (taken from property tax bill): 087078	
Application Request:	

Site Plan Review	
Required Signatures	
I hereby make application for the above-referenced land use entitlement and certify that this application, other documents, and exhibits submitted are true and correct to the best of my knowledge and belief. Should any information or representation submitted in connection with this application form be incorrect or untrue, I understand that Yolo County may rescind any approval or determination, or take other appropriate action. I hereby acknowledge that I have been informed of my right to make written request to the County to receive notice of any proposal by the County to adopt or amend a general or specific plan, or a zoning ordinance or other ordinance affecting building or grading permits, prior to action on said item. I also certify that I am the owner of the above property or have attached the owner's written consent to file this application. (Please attach a consent letter for each property owner if there is more than one. If owner refuses or is unable to sign, provide copy of lease, title report or other documentation.) I understand that verification of property ownership or interests in the property or application may be required.	
Applicant's/Owner's Signature <i>Fernando Rios</i>	Date 7-29-22

PERMIT PROCESSING FEE AGREEMENT

I, the undersigned, hereby authorize the County of Yolo to process the permit request on the previous side of this application in accordance with the Yolo County Code. I (the land owner and/or the applicant) am depositing a minimum initial deposit to cover staff review, coordination, and processing costs related to my application request based on actual staff time expended and other direct costs, including, but not limited to, outside consultant services, county counsel charges, and materials costs in accordance with the adopted Yolo County Fee Resolution and the Project Cost Reimbursement Agreement attached to this application. This initial deposit will be held by the County in a deposit account to pay for staff time and other charges spent processing the application. I understand that such costs will be drawn from the deposit account and that I will be billed on a "time and materials" basis in order to maintain a positive account balance at all times during the review process. I further understand that no work will be performed on the project with a negative fund balance. By signing below, I agree to pay all permitting costs, including requests to supplement the deposit account, plus any accrued interest, if the applicant does not pay costs.

I agree not to alter the physical condition of the property during the processing of this application by removing trees, demolishing structures, altering streams, and grading or filling. I agree not to start construction of any new structures prior to permit approval. I understand that such alteration or new construction may result in the imposition of criminal, civil or administrative fines or penalties, or may result in the delay or denial of the project application.

FISH AND WILDLIFE REVIEW FEES: I understand that my application and/or any applicable environmental document for my project may be referred to the California Department of Fish and Wildlife (CDFW) for review and comment in accordance with the provisions of the California Environmental Quality Act. Should this review be required, I understand that I must pay all fees for the cost of CDFW review as required by Section 711.4 of the Fish and Game Code (currently \$2,548.00 for Negative Declarations or \$3,539.25 for Environmental Impact Reports, plus \$50.00 County Clerk fee). Should these fees be required, I agree to remit a cashier's check or money order in the required amount, payable to the Yolo County Clerk, to the Planning Division prior to the posting of any Notice of Determination following project approval.

MITIGATION FEES OR REQUIREMENTS: I further understand that my project, if approved, may be subject to one or more mitigation fees including the following fees current as of 2022:

Yolo HCP/NCCP land cover fee*: \$15,571 per acre of impact to all applicable land cover types

Yolo HCP/NCCP fresh emergent wetland fee*: \$80,864 per acre of impact to fresh emergent wetland areas

Yolo HCP/NCCP valley foothill riparian fee*: \$66,560 per acre of impact to valley foothill riparian areas

Yolo HCP/NCCP lacustrine and riverine fee*: \$64,854 per acre of impact to lacustrine or riverine areas

Agricultural mitigation in lieu fee: \$10,100 per acre of farmland converted (for projects less than 20 acres)

Inclusionary Housing in lieu fee: sliding scale for projects under 8/10 units (\$1,292 for single family house)

**Fee amounts subject to change in March of each year per the conditions outlined in the Yolo HCP/NCCP*

AFFIDAVIT OF CERTIFIED PROPERTY OWNERS

I further certify that the attached list of property owners contains the names and addresses of all persons to whom all property is assessed as they appear on the latest available assessment roll of the County within the area described on the attached application and for a distance of three hundred feet (300) from the exterior boundaries of the property described on the attached application.

I certify under penalty of perjury that the foregoing is true and correct.

CERTIFICATION STATEMENT OF HAZARDOUS WASTE OR SUBSTANCE SITE

Pursuant to the requirements of Section 65962.5 of the California Government Code, I certify that the project site for the above entitlement is not located on the State list of identified hazardous waste/or hazardous substance sites.

REQUIRED SIGNATURES

I hereby certify that I have read all the above information on this page. All this information is correct and I agree to abide by the requirements therein.

PROPERTY OWNER OR AUTHORIZED REPRESENTATIVE:

NAME Fernando Rios

SIGNATURE: Fernando Rios

Date: 07/29/2022

INDEMNIFICATION AGREEMENT

As part of this application, applicant and real party in interest if different, agree to defend, indemnify, hold harmless, and release Yolo County, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document, which accompanies it. This indemnification obligation shall include but not be limited to: damages, costs, expenses, attorney fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent passive negligence on the part of Yolo County, its agents, officers, attorneys, or employees.

APPLICANT: Fernando Rios

Signature: 

Mailing Address:  Zamora, CA 95698

REAL PARTY INTEREST: _____
(If different from Applicant)

Signature: _____

Mailing Address: _____



County of Yolo

DEPARTMENT OF COMMUNITY SERVICES
PLANNING DIVISION

Leslie Lindbo
INTERIM DIRECTOR

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

Site Plan Review

File No.:	ZF 2022-0054
Date:	4/5/23
Applicant:	Fernando Rios [REDACTED] Zamora, CA 95698
Owner:	Rainbow Orchards IX, LLC [REDACTED] Zamora, CA 95698
Situs:	Located in the unincorporated County at the Southeast corner of County Roads 13 and 95 near the town of Zamora.
APN:	055-150-005
General Plan:	Agricultural (AG)
Zoning:	Agricultural Intensive (A-N)

Permitting Requirement: Per *Yolo County Zoning Code Table 8-2.304(a)(2)*, regional-serving agricultural operations, including processing facilities, under 100,000 sf and 60 truck trips per day, are allowed with the issuance of a Site Plan Review in A-N zones provided that the project meets development standards.

Project Description: The applicant proposes to develop a pistachio hulling operation in two phases on an approximately 480-acre parcel (APN:55-150-005) one mile east of Zamora at the intersection of County Roads 13 and 95. Access would be from County Road (CR) 95 for Phase 1 and both CR 95 and CR 13 at Phase 2. The 2030 Countywide General Plan designates the land use as Agricultural (AG) and it is zoned Agricultural Intensive (A-N). Adjacent properties are zoned Agricultural Intensive (A-N). The project parcel is under a Williamson Act Contract and in Agricultural Preserve No. 003.

Phase 1 consists of silos, dryers, and associated equipment with a scale house, breakroom, maintenance building, and compressed natural gas tanks. The facility would be accessed from County Road 95. The tree nut and shelling operation will initially employ approximately 25 employees during the harvesting operations (6 weeks) and 8 full time employees for the balance of the year.

Phase Two would consist of the processing building, employee/visitor parking with solar shade structures, landscaping, a truckers break room, and an expanded maintenance building attached to the existing break room. A gas line will be extended to the facility and the aboveground CNG tanks removed.

The completed project will consist of 48 silos, dryers, peelers, per-cleaners, receiving pits, scale house, maintenance room, break room, truckers break room, parts storage area, processing building, solar carports, and storm and wastewater ponds. Overall, the huller operation will not exceed a building area of 56,510 square feet and will not generate more than 60 truck trips per day.

The ultimate build-out will employ 100 to 130 employees for 6 weeks, during harvest, operating 24 hours a day, 7 days a week. Dates outside of the harvest will employ 30-35 employees for the balance of the year.

STANDARD REQUIREMENTS

A. PLANNING DIVISION (530-666-8036)

1. The project is an administrative approval of a Site Plan Review for a regional-serving agricultural operation use as described above.
2. The applicant shall be responsible for all costs associated with implementing the standard requirements contained within this Site Plan Review.
3. The proposed use and site plan shall be initiated within one year of this approval. If the use is not initiated within one year, this approval shall become null and void. If all County standard requirements have not been complied with within one year, the applicant may apply to the County for an extension of time. The County will not disapprove the extension request if there is clear indication that the applicant has made substantial process in complying with the list of standard requirements.
4. Any future proposal to significantly modify or expand the uses allowed by this Site Plan Review (as generally described in the "Project Description" section of this document) shall be submitted for review and approval to the Director of Community Services. If building area exceeds the thresholds of 100,000 square feet or 60 average daily truck trips, a Use Permit may be required.
5. Approval of this Site Plan Review is subject to review by County staff to ensure compliance with County Codes and other applicable standards that protect the public's health, safety, and welfare.
6. Prior to installation of any signage, the operator and/or owner of the facility shall contact Yolo County Planning to go over permit requirements in the County's Sign Ordinance regulating the placement, size, and height of such signs.
7. Outdoor light fixtures shall be low intensity, shielded, and/or directed away from adjacent properties, the public right-of-way and the night sky. A lighting plan including light fixture details, pole height, and a photometric plan to one lumen isolines shall be submitted for review prior to approval of the building permit.

B. ENVIRONMENTAL HEALTH DIVISION (530-666-8646)

1. Wastewater

a. Domestic (Septic System)

- Only domestic waste, such as restroom and kitchen generated wastewater, is to be discharged into an Onsite Wastewater Treatment System or Septic System. A site evaluation is to be completed 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. Visit our website or contact our office for more information on requesting a site evaluation.
- Septic systems are to maintain a setback of 10 ft from a foundation/building and should be protected from vehicle traffic.
- Note: a building permit review will not be approved by Environmental Health until a complete site evaluation report is submitted.

b. Process

Process wastewater is regulated by the Regional Water Quality Control Board. Please contact Lani Andam for more information at lani.andam@waterboards.ca.gov.

2. Drinking Water Well/Public Water System

Based on the project description, this facility will be permitted as a Public Water System.

- Public Water System means a system for the provision of water for human consumption through pipes or other constructed conveyances that has 15 or more service connections or regularly serves at least 25 individuals daily at least 60 days out of the year. State Small Water System means a system for the provision of piped water to the public for human consumption that serves at least five, but not more than 14, service connections and does not regularly serve drinking water to more than an average of 25 individuals daily for more than 60 days out of the year. Human Consumption means the use of water for drinking, bathing or showering, hand washing, oral hygiene, or cooking, including, but not limited to, preparing food and washing dishes.
- Completing the permitting to become a Public Water System can be a lengthy process, contact Tammy Yu with YCEH at tammy.yu@yolocounty.org for Public Water System requirements and start the process.
- The following will need to be submitted for a Public Water System:
 - A Water Well Permit Application for review and approval prior to start of construction for a new well.
 - Water System Determination Form

3. Wells

- Submit a Well Permit Application for review and approval prior to construction of any well. The Application will need to be signed by a licensed well driller and the property owner and submitted with a site plan. Wells are to meet setbacks which include 100ft from source of contamination which includes leach fields, wastewater ponds and fuel storage tanks.
- Irrigation well permit applications are required to be reviewed by Yolo Subbasin Groundwater Agency (YSGA) and Yolo County Environmental Health. A Well Permit Application proposing a new irrigation well will need a hydrogeology review either by a hydrogeologist hired by the property owner or by Yolo County's procedure which will review for compliance of the hydrogeology component. A procedure is currently being development for the County. The hydrogeology component is to determine if the proposed new well will adversely impact nearby wells and cause future subsidence.

- c. A Well Permit Application proposing a domestic use or public water system use is not required to be reviewed by YSGA or to be reviewed by a hydrogeologist.

4. 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.

C. PUBLIC WORKS DIVISION (530-666-8436)

1. County Road (CR) 95 is not designed or constructed to handle the heavy truck traffic and hauling activities related to this development. Applicant has agreed to provide engineered improvement plans to reconstruct CR 95 within the existing road right-of-way per County Standards for a Rural Street from CR 13 to the southern end of the proposed new driveway approach for the development (please refer to the attached Standard Drawing #4-8). Plans shall be signed and sealed by a professional civil engineer in the State of California and reviewed and approved by the County Engineer. Design to include, but is not limited to, eleven-foot-wide travel lanes, minimum one-foot-wide paved shoulders, centerline striping,

signage, new pavement limit line and stop legend at CR 13, roadside ditches, and provisions for STAA (Surface Transportation Assistance Act of 1982) vehicle turning radii for all vehicle turning movements. Construction of these improvements shall be completed prior to issuance of Phase 1 building permit(s). An additional hot mix asphalt overlay, or other road structure improvements, may be required by the County Engineer to be installed on this stretch of CR 95 by the applicant prior to issuance of Phase 2 building permit(s). Any repairs, striping, legends, shoulder backing, would be required as well with this Phase 2 work.

2. To improve public safety, applicant has agreed to provide engineered improvement plans per County Standards for installing a left turn pocket on westbound CR 13 for entry into the proposed driveway approach for Phase 2 facilities. Design to include, but is not limited to, transition tapers and deceleration taper for eastbound right turns into the development, striping and signage, roadside ditch realignments, and provisions for STAA (Surface Transportation Assistance Act of 1982) vehicle turning radii for all vehicle turning movements. Any additional county road right-of-way required for this work, if necessary, is to be obtained by the applicant. Plans to be signed and sealed by a professional civil engineer in the State of California and reviewed and approved by the County Engineer. Construction of these improvements shall be completed prior to issuance of Phase 2 building permit(s).
3. Applicant shall secure a county encroachment permit for each phase to construct the public improvements along the project site's frontages on CR 95 and CR 13 according to its corresponding timelines per Standard Requirements #1 and #2, above. Additionally, the scope of work shall also include the construction of commercial driveway connections to CR 95 and CR 13 in Phases 1 and 2, respectively, and bring them into conformance with Yolo County Improvement Standards. See attached Standard Drawing #4-23. Applicant shall reimburse the County for all activities associated with encroachment permit issuance and inspection (County Zone File ZF2022-0054).
4. 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 (County Zone File No. ZF2022-0054).

5. Signs associated with the business are not permitted in county road right-of-way.
6. County roads shall not be used for event/business/operations parking.
7. Provide ongoing maintenance of onsite 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.

8. 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.
9. The applicant shall provide a hydrology/hydraulic report, signed and sealed by a professional civil engineer licensed in the State of California that complies with Section 9 Storm Drainage of the Yolo County Improvements Standards and uses methods outlined in the Yolo County City/County Drainage Manual. The report will be submitted for review and approval by the County Engineer prior to grading or building permit issuance for Phase 1. Conclusions need to discuss the upstream and downstream impacts caused by the development of the project (planned, full build out) and how the improvements mitigate impacts in accordance with the standards. The applicant shall reimburse the County for all activities associated with review of the report.
10. Prior to grading/building permit issuance for Phase 1, an operations and maintenance plan (O&M plan) shall be submitted for Public Works review that ensures the onsite storm drainage facilities will receive appropriate annual and routine inspections, maintenance, and operation (including, but not limited to, drop inlets, inlet filters, bioswales, pipelines, detention basins, etc.; can be as brief as one page, but specific on how the owner is to properly maintain the storm water drainage system going forward).

D. BUILDING DIVISION (530-666-8037)

1. **Permits Required:** Building and Fire permits shall be required for all construction or change of occupancy classification, including demolition, grading and other site improvements. The application and construction documents shall be in compliance with state and local regulations, including the California Building Code, California Residential Code, California Fire Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Energy Code, and California Green Building Code.
2. **Optional Preapplication Meeting:** Due to the limited information provided on an application for a planning permit, a detailed analysis of building code requirements is not always possible. A licensed design professional will 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. If the project has unique features that require a code interpretation you may schedule a preapplication meeting with the Building Division.
3. **Fees:** The applicant shall pay the appropriate fees prior to issuance of building permits, including but not limited to applicable permit fees, school and fire district fees, county facility (FSA) fees, and Environmental Health fees.
4. **CalGreen/Shade Trees:** Meet all CalGreen development requirements, including shade tree coverage minimum #10 container size shall be 50% of parking area and 20% of hardscape within 15 years. The landscape architect shall document the calculations and attest to this on the final landscape plan. Exemptions may be granted for solar shade structures.

5. **Fire Access:** Site access for fire engines shall be coordinated with the local fire district chief in compliance with the California Fire Code. Ensure fire apparatus access is available within 150 feet of all portions of the building. Fire apparatus access roads must be a minimum of 20 feet (with no parking permitted on either side.) Fire apparatus access roads must maintain a minimum turning radii of 20 feet interior / 40 feet exterior.
6. **Sprinklers & Alarms:** The fire suppression system and fire alarm monitoring system will need to be submitted as deferred submittals to the Building Division and/or the local fire district. Provide calculations for the proposed water supply for fire suppression. Provide a list of commodities, classifications, and locations for review.

E. YOLO SOLANO AIR QUALITY MANAGEMENT DISTRICT (530-757-3665)

1. Please be aware that this type of operation will require Yolo-Solano Air Quality Management District (District) permits, including Authority to Construct (ATCs) and Permits to Operate (PTOs). Once the applicant knows what equipment they plan to install, they should contact our engineering manager Ben Beattie to schedule a Zoom meeting to discuss permitting requirements. This should be done in advance of them purchasing any actual equipment.
2. Any contractors and subcontractors must know about the requirement that all non-road (portable) engines, over 50 hp must be permitted with the Yolo-Solano Air Quality Management District in accordance with District Rule 3.1. In lieu of obtaining local District permit(s), the equipment can operate under a voluntary Portable Equipment Registration Program (PERP) administered by the Air Resources Board (ARB) so long as the equipment complies with the PERP conditions. These non-road engines are ones that don't provide propulsion, such as tow behind generators, compressors, or pumps and also auxiliary mounted 2nd engines. For more information, see <https://www.ysaqmd.org/permits/perp/>
3. The applicant should be aware of District prohibitory rules that may apply, including but not limited to Rule 2.3 for visible emissions (<https://www.ysaqmd.org/wp-content/uploads/2020/05/2.3.pdf>), Rule 2.5 for nuisance (<https://www.ysaqmd.org/wp-content/uploads/2020/05/2.5.pdf>), and Rule 2.14 for architectural coatings (<https://www.ysaqmd.org/wp-content/uploads/2020/05/2.14.pdf>).

F. PACIFIC GAS AND ELECTRIC

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>

a. 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.

b. 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.

c. 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.

d. 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.

e. Excavating: Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 12 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.

f. 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.

g. 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 12 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.

h. 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 12 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.

i. 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.

j. 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.

k. 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.

l. 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.

m. 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.

n. 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.

o. 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.

- 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:

a. 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."**

b. 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.

c. 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.

d. Landscaping: Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 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.

e. Reservoirs, Sumps, Drainage Basins, and Ponds: Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.

f. 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.

g. 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.

h. 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.

i. 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.

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

k. 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.

l. 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/sb5q2.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.

m. 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.

G. MISCELLANEOUS STANDARDS OR REQUIREMENTS:

1. 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.
2. The project shall be in compliance with all applicable Federal and State laws, Yolo County Code regulations, and Yolo County Engineering Improvement Standards.
3. 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 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.

4. 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, 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.

IF THE COUNTY'S STANDARD REQUIREMENTS FOR THIS PROJECT ARE NOT MET OR IF SIGNIFICANT PUBLIC HEALTH OR PUBLIC SAFETY HAZARDS ARE IDENTIFIED IN CONJUNCTION WITH THE PROPOSED PROJECT, A PUBLIC HEARING MAY BE CONDUCTED BY THE YOLO COUNTY PLANNING COMMISSION TO CONSIDER ADDITIONAL CONDITIONS OR TO CONSIDER REVOCATION OF THIS PERMIT TO CONSTRUCT AND/OR OPERATE THE PROJECT.

PREPARED BY: JD Trebec
JD Trebec, Senior Planner

4/5/23
Date

APPROVED BY: Stephanie Cormier
Stephanie Cormier, Zoning Administrator

4/5/23
Date

APPLICANT ACKNOWLEDGMENT of STANDARD REQUIREMENTS

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

Signature of Owner/Applicant:

Fernando Rios
NAME

4/6/2023
Date

Attachment A – Overall Site Plan
Attachment B – Site Plan- Phase 1
Attachment C – Site Plan- Phase 2

Attachment D- Public Works Information

- Yolo County Improvement Standards Drawing # 4-8
- Yolo County Improvement Standards Drawing # 4-23



County of Yolo

Taro Echiburú

DIRECTOR

DEPARTMENT OF COMMUNITY SERVICES

Planning, Building and Public Works

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Environmental Health

292 West Beamer
Street Woodland, CA
95695
(530) 666-8646

Integrated Waste Management

44090 CR 28 H
Woodland, CA 95776
(530) 666-8852

APPLICATION

Applicant Billing and Property Owner Information

Applicant Jeremy Van Fleet & Michael Ragsdale		Company (if applicable) Rural Power Systems Inc	
Mailing Address [REDACTED]		Email [REDACTED]	
City Davis	State CA	Zip 95618	Daytime [REDACTED]
Property Owner Jeremy Van Fleet & Michael Ragsdale			
Address (same as above)		Email	
City	State	Zip	Daytime Phone

Project Information

Assessor's Parcel No. 042-120-028	Parcel size 80 ACRES
Property Address/Location 43565 County Road 29, Davis, CA 95618	
Existing use of property SFD / Agriculture	
Tax Rate Area(s) (taken from property tax bill): Yolo Code Area 061-003	
Application Request: Agricultural Services Building	

Required Signatures

I hereby make application for the above-referenced land use entitlement and certify that this application, other documents, and exhibits submitted are true and correct to the best of my knowledge and belief. **Should any information or representation submitted in connection with this application form be incorrect or untrue, I understand that Yolo County may rescind any approval or determination, or take other appropriate action.**

I hereby acknowledge that I have been informed of my right to make written request to the County to receive notice of any proposal by the County to adopt or amend a general or specific plan, or a zoning ordinance or other ordinance affecting building or grading permits, prior to action on said item.

I also certify that I am the owner of the above property or have attached the owner's written consent to file this application. (Please attach a consent letter for each property owner if there is more than one. If owner refuses or is unable to sign, provide copy of lease, title report or other documentation.) I understand that verification of property ownership or interests in the property or application may be required.

Applicant's/Owner's Signature

Date 5/20/2022

PERMIT PROCESSING FEE AGREEMENT

I, the undersigned, hereby authorize the County of Yolo to process the permit request on the previous side of this application in accordance with the Yolo County Code. I (the land owner and/or the applicant) am depositing a minimum initial deposit to cover staff review, coordination, and processing costs related to my application request based on actual staff time expended and other direct costs, including, but not limited to, outside consultant services, county counsel charges, and materials costs in accordance with the adopted Yolo County Fee Resolution and the Project Cost Reimbursement Agreement attached to this application. This initial deposit will be held by the County in a deposit account to pay for staff time and other charges spent processing the application. I understand that such costs will be drawn from the deposit account and that I will be billed on a "time and materials" basis in order to maintain a positive account balance at all times during the review process. I further understand that no work will be performed on the project with a negative fund balance. By signing below, I agree to pay all permitting costs, including requests to supplement the deposit account, plus any accrued interest, if the applicant does not pay costs.

I agree not to alter the physical condition of the property during the processing of this application by removing trees, demolishing structures, altering streams, and grading or filling. I agree not to start construction of any new structures prior to permit approval. I understand that such alteration or new construction may result in the imposition of criminal, civil or administrative fines or penalties, or may result in the delay or denial of the project application.

FISH AND WILDLIFE REVIEW FEES: I understand that my application and/or any applicable environmental document for my project may be referred to the California Department of Fish and Wildlife (CDFW) for review and comment in accordance with the provisions of the California Environmental Quality Act. Should this review be required, I understand that I must pay all fees for the cost of CDFW review as required by Section 711.4 of the Fish and Game Code (currently \$2,548.00 for Negative Declarations or \$3,539.25 for Environmental Impact Reports, plus \$50.00 County Clerk fee). Should these fees be required, I agree to remit a cashier's check or money order in the required amount, payable to the Yolo County Clerk, to the Planning Division prior to the posting of any Notice of Determination following project approval.

MITIGATION FEES OR REQUIREMENTS: I further understand that my project, if approved, may be subject to one or more mitigation fees including the following fees current as of 2021:

Yolo HCP/NCCP land cover fee*: \$15,169 per acre of impact to all applicable land cover types

Yolo HCP/NCCP fresh emergent wetland fee*: \$77,366 per acre of impact to fresh emergent wetland areas

Yolo HCP/NCCP valley foothill riparian fee*: \$85,683 per acre of impact to valley foothill riparian areas

Yolo HCP/NCCP lacustrine and riverine fee*: \$62,048 per acre of impact to lacustrine or riverine areas

Agricultural mitigation in lieu fee: \$10,100 per acre of farmland converted (for projects less than 20 acres)

Inclusionary Housing in lieu fee: sliding scale for projects under 8/10 units (\$1,292 for single family house)

**Fee amounts subject to change in March of each year per the conditions outlined in the Yolo HCP/NCCP*

AFFIDAVIT OF CERTIFIED PROPERTY OWNERS

I further certify that the attached list of property owners contains the names and addresses of all persons to whom all property is assessed as they appear on the latest available assessment roll of the County within the area described on the attached application and for a distance of three hundred feet (300) from the exterior boundaries of the property described on the attached application.

I certify under penalty of perjury that the foregoing is true and correct.

CERTIFICATION STATEMENT OF HAZARDOUS WASTE OR SUBSTANCE SITE

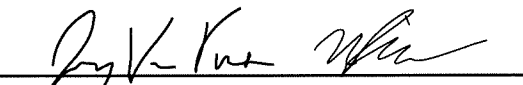
Pursuant to the requirements of Section 65962.5 of the California Government Code, I certify that the project site for the above entitlement is not located on the State list of identified hazardous waste/or hazardous substance sites.

REQUIRED SIGNATURES

I hereby certify that I have read all the above information on this page. All this information is correct and I agree to abide by the requirements therein.

PROPERTY OWNER OR AUTHORIZED REPRESENTATIVE:

NAME Jeremy Van Fleet & Michael Ragsdale

SIGNATURE: 

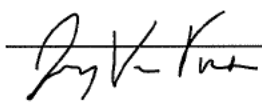
Date: 5/20/2022

INDEMNIFICATION AGREEMENT

As part of this application, applicant and real party in interest if different, agree to defend, indemnify, hold harmless, and release Yolo County, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document, which accompanies it. This indemnification obligation shall include but not be limited to: damages, costs, expenses, attorney fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent passive negligence on the part of Yolo County, its agents, officers, attorneys, or employees.

APPLICANT: ~~Jeremy Van Fleet & Michael Ragsdale~~

Signature:

Mailing Address:

 Davis CA 95618

REAL PARTY INTEREST: _____
(If different from Applicant)

Signature: _____

Mailing Address: _____



County of Yolo

DEPARTMENT OF COMMUNITY SERVICES

Taro Echiburú, DIRECTOR

Planning, Building & Public Works

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Integrated Waste Management

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Woodland, CA 95776
(530) 666-8852
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www.yolocounty.org

Site Plan Review

File No.:	ZF 2022-0055
Date:	9/27/2022
Applicant/Owners:	Jeremy Van Fleet and Michael Ragsdale [REDACTED]
Situs:	43565 County Road 29 approximately 0.5 mile north of Davis in the unincorporated County
APN:	042-120-28
General Plan:	Agricultural (AG)
Zoning:	Agricultural Intensive (A-N)

Permitting Requirement: Per *Yolo County Zoning Code Table 8-2.304(d)*, small agricultural support services, under five acres in area and 60 truck trips per day, are allowed with the issuance of a Site Plan Review in the agricultural zones provided that the project meets development standards.

Project Description: The applicant proposes to construct and operate an agricultural pump assembly, storage, and repair business located at 43565 CR 29 approximately 0.75 mile north of the City of Davis. The property (APN 055-150-005) is an 80-acre parcel zoned Agriculture Intensive (A-N) with two large ponds and a homesite.

The proposal is to construct a 25,000 square foot-building with warehouse, assembly, and offices areas. The business would operate from 8am to 5pm daily with approximately 30 employees. There would be 2-3 truck deliveries each day. A septic system would be added, and 30 parking spaces provided.

Planning Notes: Associated projects include a Tentative Parcel Map (ZF2014-0043 for parent parcel 042-120-009) and a Lot Line Adjustment (ZF2019-0052 for Parcel 42-120-021). At one time, the lakes were used as aquaculture ponds under a Use Permit (ZF96-033), approved in 1996 and included the exportation of approximately 600,000 cubic yards of excavated soil for the Yolo County Central Landfill.

STANDARD REQUIREMENTS

A. PLANNING DIVISION (530-666-8036)

1. The project is an administrative approval of a Site Plan Review for a small agricultural support service facility, as described above.
2. The applicant shall be responsible for all costs associated with implementing the standard requirements contained within this Site Plan Review.
3. The proposed use and site plan shall be initiated within one year of this approval. If the use is not initiated within one year, this approval shall become null and void. If all County standard requirements have not been complied with within one year, the applicant may apply to the County for an extension of time. The County will not disapprove the extension request if there is clear indication that the applicant has made substantial process in complying with the list of standard requirements.
4. Development including structures and parking areas shall be set back a minimum of 100 feet from top of the bank of the pond.
5. Parking areas shall be set back a minimum of 50 feet from actively managed onsite orchards.
6. Any future proposal to significantly modify or expand the uses allowed by this Site Plan Review (as generally described in the "Project Description" section of this document) shall be submitted for review and approval to the Director of Community Services. If an expansion results in building area that exceeds 60,000 square feet or more than 60 average daily truck trips, a Use Permit may be required.
7. Approval of this Site Plan Review is subject to review by County staff to ensure compliance with County Codes and other applicable standards that protect the public's health, safety, and welfare.
8. Prior to installation of any signage, the operator and/or owner of the facility shall contact Yolo County Planning to go over permit requirements in the County's Sign Ordinance regulating the placement, size, and height of such signs.
9. Outdoor light fixtures shall be low intensity, shielded, and/or directed away from adjacent properties, the public right-of-way and the night sky.

B. BUILDING DIVISION (530-666-8037)

1. 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.
2. Due to the limited information provided on an application for a planning permit, a detailed analysis of building code requirements is not possible. A licensed design professional will 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. Prior to permit application, please schedule a meeting with the building division if the project has unique features that require a code interpretation.

3. The applicant shall pay the appropriate fees prior to issuance of building permits, including but not limited to applicable school and fire district fees, County facility fees, and Environmental Health fees.
4. Site access for fire engines shall be coordinated with the East Davis Fire District at 530.757.5682.
5. All construction shall meet all of the requirements of Yolo County Code Title 8 Chapter 4 Flood Protection Article 5 Provisions for Flood Hazard Reduction. These requirements include elevating structures so that the lowest floor is at least one foot above the base flood elevation, venting enclosures below the lowest floor, anchoring the structures to resist flood loads, locating or designing all utilities to prevent the entry and accumulation of flood waters. All new structure elevation certificates must be submitted and approved three times: Once with the permit application, once prior to construction above the lowest floor, and once prior to final inspection.

Please see the following attachments:

- Flood Determination
- FIRMette Base Flood Map
- FloodSAFE Yolo Map
- Flood Protection Requirements Summary
- Mandatory Purchase of Flood Insurance
- Substantial Improvements Determination Form

C. ENVIRONMENTAL HEALTH DIVISION (530-666-8591)

Should there be any questions related to YCEH requirements, please contact Debbie Anderson, the district REHS, at 530.666.8604 or deborah.anderson@yolocounty.org.

Onsite Wastewater Disposal

1. Prior to building permit issuance, a Site Evaluation/Soil Profile shall be completed to approve the project for this site; and to identify the OWTS area, size, and type. To initiate a Site Evaluation process, a Site Evaluation Request form with the current fee shall be submitted to YCEH. The Site Evaluation is done simultaneously with YCEH and a Qualified Professional (QP) hired by the applicant; all horizontal and vertical setbacks are reviewed, recorded, and evaluated to meet County Code. (To deem the Site Evaluation as complete, submit a final Site Evaluation Report by your QP for review and approval by YCEH.)
2. Prior to building permit final occupancy approval, a new OWTS shall be installed and finalized under an approved YCEH Septic Installation Permit. This permit application and fee will be due after building permit issuance, but before building permit final.

Drinking Water Well

3. Water used for human consumption (e.g., drinking, hand washing, etc.) shall meet current domestic water well standards and be approved by YCEH.

4. If the existing domestic water well will be used, prior to building permit final occupancy approval, Well Permit #01-022 shall be reinstated and be finalized by YCEH. If this well will be considered a small Public Water System well, additional YCEH requirements may be applied.

Water System

5. Prior to building permit approval, an SB1263 Acknowledgement form shall be signed and filed; and a complete YCEH Water System Determination Form shall be submitted to YCEH for review (forms attached).

Please understand that if YCEH identifies this business as a small Public Water System, this will require a YCEH Domestic Water System Supply Permit to operate after a water system plan review. By definition, "Public Water System" means a system for the provision of water for human consumption through pipes or other constructed conveyances that regularly serves at least 25 individuals daily at least 60 days out of the year and "human consumption" means the use of water for drinking, bathing or showering, hand washing, oral hygiene, or cooking, including, but not limited to, preparing food and washing dishes.

D. PUBLIC WORKS DIVISION (530-666-8436)

1. Prior to building permit issuance, applicant shall secure and pay for a County encroachment permit to construct a commercial driveway connection to County Road 29 and bring it into conformance with the Yolo County Improvement Standards. The applicant shall reimburse the County for all activities associated with encroachment permit issuance and inspection (County Zone File No. ZF2022-0055). See attached standard drawings #4-23.
2. Prior to County encroachment permit issuance, applicant shall verify the width and span of the abutting Sacramento & San Joaquin Drainage District (SSJDD) or Central Valley Flood Protection Board (CVFPB) easement. If project boundary encroaches into said easement, applicant shall obtain an encroachment permit from the appropriate issuing agency.
3. Prior to building permit issuance, the applicant shall provide a traffic circulation plan (or other acceptable evidence) demonstrating that all truck/vehicle types (including overhang) to access the development will be able to enter and exit the proposed driveway approach safely and without disrupting traffic and negotiating the width of County Road 29.
4. Signs associated with the business are not permitted in County road right-of-way.
5. County roads shall not be used for event/business/operations parking.
6. Throughout the duration of the project, 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.
7. 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.

E. MISCELLANEOUS STANDARDS OR REQUIREMENTS:

1. 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.
2. The project shall be in compliance with all applicable Federal and State laws, Yolo County Code regulations, and Yolo County Engineering Improvement Standards.
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PREPARED BY: JD Trebec
JD Trebec, Senior Planner

9/28/2022
Date

APPROVED BY: 
Stephanie Cormier, Zoning Administrator

9.28.2022
Date

APPLICANT ACKNOWLEDGMENT of STANDARD REQUIREMENTS

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

Signature of Owner/Applicant:

NAME

Date _____



County of Yolo

Taro Echiburú

DIRECTOR

DEPARTMENT OF COMMUNITY SERVICES

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APPLICATION

Applicant Billing and Property Owner Information

Applicant Isaac Castaneda	Company (if applicable) Weed Management Company
---------------------------	---

	Email
--	-------

City Sacramento	State CA	Zip 95831	Dayti
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Property Owner Clark Pacific

	Email
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City Woodland	State CA	Zip 95695	Dayti
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Project Information

Assessor's Parcel No. 027-250-010	Parcel size 20 acres
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Property Address/Location 40665 CR 18C
--

Existing use of property farm land, house and shop
--

Tax Rate Area(s) (taken from property tax bill): 087019

Application Request: Site Plan Review for Agricultural Support Services

Required Signatures

I hereby make application for the above-referenced land use entitlement and certify that this application, other documents, and exhibits submitted are true and correct to the best of my knowledge and belief. **Should any information or representation submitted in connection with this application form be incorrect or untrue, I understand that Yolo County may rescind any approval or determination, or take other appropriate action.**

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Applicant's/Owner's Signature <i>Isaac Castaneda</i>	Date 8/03/2022
--	----------------

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Yolo HCP/NCCP lacustrine and riverine fee*: \$64,854 per acre of impact to lacustrine or riverine areas

Agricultural mitigation in lieu fee: \$10,100 per acre of farmland converted (for projects less than 20 acres)

Inclusionary Housing in lieu fee: sliding scale for projects under 8/10 units (\$1,292 for single family house)

**Fee amounts subject to change in March of each year per the conditions outlined in the Yolo HCP/NCCP*

AFFIDAVIT OF CERTIFIED PROPERTY OWNERS

I further certify that the attached list of property owners contains the names and addresses of all persons to whom all property is assessed as they appear on the latest available assessment roll of the County within the area described on the attached application and for a distance of three hundred feet (300) from the exterior boundaries of the property described on the attached application.

I certify under penalty of perjury that the foregoing is true and correct.

CERTIFICATION STATEMENT OF HAZARDOUS WASTE OR SUBSTANCE SITE

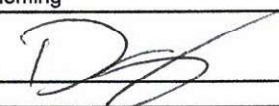
Pursuant to the requirements of Section 65962.5 of the California Government Code, I certify that the project site for the above entitlement is not located on the State list of identified hazardous waste/or hazardous substance sites.

REQUIRED SIGNATURES

I hereby certify that I have read all the above information on this page. All this information is correct and I agree to abide by the requirements therein.

PROPERTY OWNER OR AUTHORIZED REPRESENTATIVE:

NAME Danika Fleming

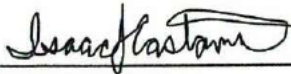
SIGNATURE: 

Date: 8/8/2022

INDEMNIFICATION AGREEMENT

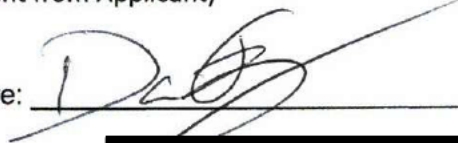
As part of this application, applicant and real party in interest if different, agree to defend, indemnify, hold harmless, and release Yolo County, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document, which accompanies it. This indemnification obligation shall include but not be limited to: damages, costs, expenses, attorney fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent passive negligence on the part of Yolo County, its agents, officers, attorneys, or employees.

APPLICANT: Isaac J Castaneda

Signature: 

Mailing Address: 

REAL PARTY INTEREST: Danika Fleming
(If different from Applicant)

Signature: 

Mailing Address: 



County of Yolo

DEPARTMENT OF COMMUNITY SERVICES

Taro Echiburú
DIRECTOR

Planning & Public Works
292 West Beamer Street
Woodland, CA 95695-2598
(530) 666-8775

Environmental Health
292 West Beamer Street
Woodland, CA 95695-2598
(530) 666-8646

Integrated Waste Management
44090 CR 28H
Woodland, CA 95776
(530) 666-8852

Site Plan Review

File No.:	ZF2022-0059
Date:	November 1, 2022
Applicant:	Isaac Castaneda [REDACTED]
Owner:	Clark Collective LLC (Clark Pacific) [REDACTED]
Situs Address:	40665 County Road 18C
APN:	027-250-010
General Plan:	Agriculture (AG)
Zoning:	Agricultural Intensive (A-N)
FEMA Zone:	AE
Project Land Use:	Agricultural Support Facility (Equipment and herbicide storage and loading for vegetation and weed management business)

Project Description

The project is a request for a Site Plan Review to conduct an agricultural support facility on approximately 3/4-acre of a 20-acre agriculturally zoned parcel. The applicant, Weed Management Company, is a vegetation and weed management business that controls vegetation and weeds using California registered herbicides. The applicant proposes to use the existing 3,800 square foot shop/storage building for the staging and storing of equipment and herbicides. Hours of operation will generally be from 6:00am to 5:00pm. Employees will report in the morning to fill spray equipment with water and load all equipment on trailers prior to departing for treatment sites and will then return at the end of day to unload equipment (herbicide tank mixing will only occur on the job site). Less than ten employees are employed by Weed Management Company. The applicant has made arrangements to use water from the agricultural well onsite to load spray equipment with water. The applicant proposes to fence a portion of the property for security purposes and will construct a gravel driveway from County Road 18C to the shop area.

Agricultural support services are industrial, wholesale trade, warehousing, and trucking uses directly supporting agricultural activities and products in the unincorporated areas of Yolo County. Small agricultural support facilities that occupy no more than five acres of land or 60,000 feet of indoor space, and/or that generate fewer than 60 truck trips per day, are allowed in the A-N zone through the issuance of a Site Plan review. A Site Plan Review is a non-discretionary,

administrative review that is used to determine compliance with specific zoning and other County standards. The applicant contracts with growers, ag haulers, tomato processors, rice dryers, private homeowners, and home developers. The applicant has operated the same business on a parcel about 1/4-mile west since 2003 (Business License #10024), but is in need of a larger building to store equipment.

STANDARD REQUIREMENTS for WEED MANAGEMENT COMPANY

1. The Applicant shall be responsible for all costs associated with implementing the standard requirements contained within this Site Plan Review.
2. The proposed use and site plan shall be initiated within one year of this approval. If the use is not initiated within one year, this approval shall become null and void. If all County standard requirements have not been complied with within one year, the applicant may apply to the County for an extension of time. The County will not disapprove the extension request if there is clear indication that the applicant has made substantial progress in complying with the list of standard requirements.
3. Any future proposal to significantly modify or expand the uses allowed by this Site Plan review (as generally described in the "Project Description" section of this document) shall be submitted for review and approval to the Director of the Community Services Department, and may require a Use Permit, which is subject to a discretionary application process. A Use Permit shall be required if the support facility occupies more than five (5) acres of land or if total gross indoor area exceeds 60,000 square feet and/or if the operations generate 60 or more truck trips per day.
4. The property owner and/or operator(s) shall maintain the site in such a manner, and with such frequency, to protect the public's health, safety, and general welfare.
5. Approval of this Site Plan Review is subject to review by County staff to ensure compliance with County Codes and other applicable standards that protect the public's health, safety, and welfare.
6. Agricultural Exempt structures shall not be a place of human habitation, nor a place of employment where agricultural products are processed, treated, or packaged. Employees may enter the structure on an occasional basis to store or remove equipment or otherwise perform tasks of a limited duration that require infrequent access to the structure. Activities requiring prolonged time spent in an Agricultural Exempt structure shall require further review and approval by the Community Services Department to ensure compliance with the Yolo County Code.
7. A business license in good standing shall be maintained by the operator and/or owner of the agricultural support operation. The majority of customers served by the Applicant shall be agricultural.

8. Outdoor light fixtures shall be low-intensity, shielded and directed away from adjacent properties, the public right-of-way, including County Road 18C, and the night sky.
 9. Any signage posted for the advertisement of the agricultural support operation, both onsite and off-site, shall comply with the County's Sign Ordinance regulating the placement, size, and height of such signs (Yolo County Code Section 8-2.1201-1209).
 10. In accordance with General Plan Policy HS-7.4, the applicant shall maintain exterior noise levels at or below 60dB CNEL at the property boundary lines, to the greatest extent feasible, by applying best-available noise reduction measures.
 11. The project shall be in compliance with all applicable Federal and State laws, Yolo County Code regulations, and Yolo County Engineering Improvement Standards.
 12. 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 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.
 13. 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, 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.
-

YOLO COUNTY ENVIRONMENTAL HEALTH DIVISION

Yolo County Environmental Health (YCEH) has the following comments below. If you have questions or concerns, please contact Suzie Dawley, REHS, at (530) 666-8646 or suzie.dawley@yolocounty.org. (See attached comment letter for more detail)

WASTEWATER:

14. All porta-potties shall be placed a minimum of 50-feet from all water wells.
15. Porta-potties shall be cleaned and pumped regularly by a licensed septic pumper. All porta-potties shall be maintained in such a way to prevent public health hazards and nuisances.
16. Process wastewater is regulated by the Regional Water Quality Control Board. Please contact Lani Andam for more information at lani.andam@waterboards.ca.gov.

HAZARDOUS MATERIALS:

17. 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 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.
 18. Storage of hazardous waste and materials must be stored at least 100 feet from any well.
 19. Contact Yolo County Agriculture, Weights and Measures Department prior to applying product. Please contact Molly Mathews, Deputy Agricultural Commissioner at (530) 666-8140.
-

YOLO COUNTY PUBLIC WORKS DIVISION

Yolo County Public Works Division has the following comments below. If you have questions or concerns, please contact Jair Bautista, Assistant Civil Engineer, at (530) 666-8436 or jair.bautista@yolocounty.org. (See attached comment letter for more detail)

20. Applicant shall secure and pay for a County encroachment permit to construct a commercial driveway connection to County Road 18C and bring it into conformance with the Yolo County Improvement Standards. The applicant shall reimburse the County for all activities associated with encroachment permit issuance and inspection (County Zone File No. ZF2022-0059). See attached Standard Drawing #4-23.
21. Signs associated with the business are not permitted in County road right-of-way.
22. County roads shall not be used for event/business/operations parking.
23. Driveway visibility shall be maintained per Yolo County Improvement Standards Drawing #4-13 at a minimum. Please note attached letter to county landowners regarding tree maintenance guidelines along county roads (dated May 17, 2021). Applicant shall maintain trees along County Road 18C frontage per these tree maintenance guidelines.
24. 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.

YOLO COUNTY BUILDING DIVISION

Yolo County Building Division has the following comments below. If you have any questions or concerns, please contact Scott Doolittle, Chief Building Official, at (530) 666-8609 or scott.doolittle@yolocounty.org.

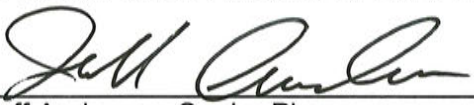
25. Building and Fire permits (in compliance with the California Building Code, California Fire Code, California Electrical Code, and California Plumbing Code, etc., as applicable) shall be required if any construction is proposed.
 26. Fences over seven (7) feet tall are required to meet structural code provisions with plans and details.
 27. 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.
-

WOODLAND FIRE DEPARTMENT

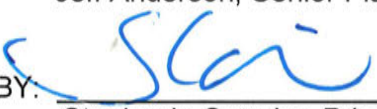
Woodland Fire Department has the following comment below. If you have questions or concerns, please contact Emily Walling, Fire Marshal, at (530) 661-5855 or emily.walling@cityofwoodland.org.

28. Applicant shall provide Knox Padlock access for manual vehicle gates to the property. Knox Padlocks may be purchased through knoxbox.com.

IF THE COUNTY'S STANDARD REQUIREMENTS FOR THIS PROJECT ARE NOT MET OR IF SIGNIFICANT PUBLIC HEALTH OR PUBLIC SAFETY HAZARDS ARE IDENTIFIED IN CONJUNCTION WITH THE PROPOSED PROJECT, A PUBLIC HEARING MAY BE CONDUCTED BY THE YOLO COUNTY PLANNING COMMISSION TO CONSIDER ADDITIONAL CONDITIONS OR TO CONSIDER REVOCATION OF THIS PERMIT TO CONSTRUCT AND/OR OPERATE THE PROJECT.

PREPARED BY: 
Jeff Anderson, Senior Planner

11-1-22
Date

APPROVED BY: 
Stephanie Cormier, Principal Planner

11.1.2022
Date



County of Yolo

Taro Echiburú

DIRECTOR

DEPARTMENT OF COMMUNITY SERVICES

Planning, Building and Public Works
292 West Beamer Street
Woodland, CA 95695-2598
(530) 666-8775 FAX (530) 666-8156
www.yolocounty.org

Environmental Health
292 West Beamer Street
Woodland, CA 95695
(530) 666-8646

Integrated Waste Management
44090 CR 28 H
Woodland, CA 95776
(530) 666-8852

APPLICATION

Applicant Billing and Property Owner Information			
Applicant Jesse Perkins		Company (if applicable) Wilbur-Ellis Company, LLC	
Mailing Address [REDACTED]		Email [REDACTED]	
City Yuba City	State CA	Zip 95992	Daytime Phone [REDACTED]
Property Owner Wilbur-Ellis Company, LLC (Eric Jenks)			
Address [REDACTED]		Email [REDACTED]	
City San Francisco	State CA	Zip 94104	Daytime Phone [REDACTED]

Project Information	
Assessor's Parcel No. 041-050-001-000	Parcel size 69 Acres
Property Address/Location 38001 County Road 27, Woodland, CA 95695	
Existing use of property Wilbur-Ellis Company, LLC	
Tax Rate Area(s) (taken from property tax bill):	
Application Request:	
increase size of proposed NH3 tank from 15,000 to 20,000 GA.	

Required Signatures	
I hereby make application for the above-referenced land use entitlement and certify that this application, other documents, and exhibits submitted are true and correct to the best of my knowledge and belief. Should any information or representation submitted in connection with this application form be incorrect or untrue, I understand that Yolo County may rescind any approval or determination, or take other appropriate action. I hereby acknowledge that I have been informed of my right to make written request to the County to receive notice of any proposal by the County to adopt or amend a general or specific plan, or a zoning ordinance or other ordinance affecting building or grading permits, prior to action on said item. I also certify that I am the owner of the above property or have attached the owner's written consent to file this application. (Please attach a consent letter for each property owner if there is more than one. If owner refuses or is unable to sign, provide copy of lease, title report or other documentation.) I understand that verification of property ownership or interests in the property or application may be required.	
Applicant's/Owner's Signature <i>Tare Paul</i>	Date <i>9-9-22</i>

PERMIT PROCESSING FEE AGREEMENT

I, the undersigned, hereby authorize the County of Yolo to process the permit request on the previous side of this application in accordance with the Yolo County Code. I (the land owner and/or the applicant) am depositing a minimum initial deposit to cover staff review, coordination, and processing costs related to my application request based on actual staff time expended and other direct costs, including, but not limited to, outside consultant services, county counsel charges, and materials costs in accordance with the adopted Yolo County Fee Resolution and the Project Cost Reimbursement Agreement attached to this application. This initial deposit will be held by the County in a deposit account to pay for staff time and other charges spent processing the application. I understand that such costs will be drawn from the deposit account and that I will be billed on a "time and materials" basis in order to maintain a positive account balance at all times during the review process. I further understand that no work will be performed on the project with a negative fund balance. By signing below, I agree to pay all permitting costs, including requests to supplement the deposit account, plus any accrued interest, if the applicant does not pay costs.

I agree not to alter the physical condition of the property during the processing of this application by removing trees, demolishing structures, altering streams, and grading or filling. I agree not to start construction of any new structures prior to permit approval. I understand that such alteration or new construction may result in the imposition of criminal, civil or administrative fines or penalties, or may result in the delay or denial of the project application.

FISH AND WILDLIFE REVIEW FEES: I understand that my application and/or any applicable environmental document for my project may be referred to the California Department of Fish and Wildlife (CDFW) for review and comment in accordance with the provisions of the California Environmental Quality Act. Should this review be required, I understand that I must pay all fees for the cost of CDFW review as required by Section 711.4 of the Fish and Game Code (currently \$2,548.00 for Negative Declarations or \$3,539.25 for Environmental Impact Reports, plus \$50.00 County Clerk fee). Should these fees be required, I agree to remit a cashier's check or money order in the required amount, payable to the Yolo County Clerk, to the Planning Division prior to the posting of any Notice of Determination following project approval.

MITIGATION FEES OR REQUIREMENTS: I further understand that my project, if approved, may be subject to one or more mitigation fees including the following fees current as of 2022:

Yolo HCP/NCCP land cover fee*: \$15,571 per acre of impact to all applicable land cover types

Yolo HCP/NCCP fresh emergent wetland fee*: \$80,864 per acre of impact to fresh emergent wetland areas

Yolo HCP/NCCP valley foothill riparian fee*: \$66,560 per acre of impact to valley foothill riparian areas

Yolo HCP/NCCP lacustrine and riverine fee*: \$64,854 per acre of impact to lacustrine or riverine areas

Agricultural mitigation in lieu fee: \$10,100 per acre of farmland converted (for projects less than 20 acres)

Inclusionary Housing in lieu fee: sliding scale for projects under 8/10 units (\$1,292 for single family house)

**Fee amounts subject to change in March of each year per the conditions outlined in the Yolo HCP/NCCP*

AFFIDAVIT OF CERTIFIED PROPERTY OWNERS

I further certify that the attached list of property owners contains the names and addresses of all persons to whom all property is assessed as they appear on the latest available assessment roll of the County within the area described on the attached application and for a distance of three hundred feet (300) from the exterior boundaries of the property described on the attached application.

I certify under penalty of perjury that the foregoing is true and correct.

CERTIFICATION STATEMENT OF HAZARDOUS WASTE OR SUBSTANCE SITE

Pursuant to the requirements of Section 65962.5 of the California Government Code, I certify that the project site for the above entitlement is not located on the State list of identified hazardous waste/or hazardous substance sites.

REQUIRED SIGNATURES

I hereby certify that I have read all the above information on this page. All this information is correct and I agree to abide by the requirements therein.

PROPERTY OWNER OR AUTHORIZED REPRESENTATIVE:

NAME Jesse Perkins

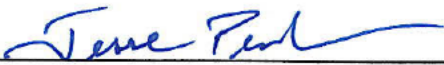
SIGNATURE: 

Date: 9-9-22

INDEMNIFICATION AGREEMENT

As part of this application, applicant and real party in interest if different, agree to defend, indemnify, hold harmless, and release Yolo County, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document, which accompanies it. This indemnification obligation shall include but not be limited to: damages, costs, expenses, attorney fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent passive negligence on the part of Yolo County, its agents, officers, attorneys, or employees.

APPLICANT: Jesse Perkins

Signature: 

Mailing Address: 

REAL PARTY INTEREST: _____
(If different from Applicant)

Signature: _____

Mailing Address: _____



County of Yolo

DEPARTMENT OF COMMUNITY SERVICES

Taro Echiburú, DIRECTOR

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44090 CR 28 H
Woodland, CA 95776
(530) 666-8852
FAX (530) 666-8853
www.yolocounty.org

Site Plan Review

File No.:	ZF 2022-0065
Date:	10/28/2022
Applicant:	Jesse Perkins [REDACTED]
Owners:	Wilbur-Ellis Company c/o Eric Jenks [REDACTED]
Situs:	38001 County Road 27 in the unincorporated county approximately 2.5 miles south of Woodland
APN:	025-250-019
General Plan:	Agricultural (AG)
Zoning:	Agricultural Intensive (A-N)

Project Request: The applicant proposes to change the capacity of the onsite aboveground storage tank for anhydrous ammonia from 15,000 gallons to 20,000 gallons.

Permitting Requirement: Condition of Approval #4 of the Yolo County Planning Commission approval of Use Permit ZF2019-0021 at the public hearing of May 13, 2021 (Attachment A), states "Any modification or expansion of the proposed use shall be consistent with the purpose and intent of this Use Permit and shall be approved through Site Plan Review or an amendment to this Use Permit, as determined by the Director of Community Services." The Director has determined that the proposed minor modification may be approved with a Site Plan Review. All original Conditions of Approval for Use Permit ZF2019-0021 remain in effect (Attachment A).

Planning Notes: Although the proposal would increase the capacity of the approved aboveground storage tank for anhydrous ammonia, the requested tank size remains within the common range of 15,000 to 30,000 gallons for this type of facility and is not a significant change. The current hazardous materials regulations and supervision would not change due to the increase in the amount of storage and the site will remain under Program 3 CalARP regulations per communications with Yolo County Environmental Health, Hazardous Materials, staff.

Yolo County Environmental Health restates the following standard requirements:

1. Within 30 days of a substantial change to the handler's operation (including change of ownership), or to the types, quantities or storage location of hazardous materials or hazardous wastes being handled at the facility, the facility's Hazardous Materials Business Plan must be updated to reflect the changes. Starting January 1, 2013, this must be done by going to the California Environmental Reporting System (CERS) web site (<http://cers.calepa.ca.gov/>), logging on by using your CERS ID number, reviewing the existing information, updating information as needed, and resubmitting the information for approval by Yolo County Environmental Health (YCEH). 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.
2. The onsite public water system water well shall meet minimum setback requirements from all potential contaminants, to include hazardous materials.

ATTACHMENTS

Attachment A: Use Permit ZF2019-0021 Approval Letter with Conditions of Approval

**CONDITIONS OF APPROVAL
WILBUR-ELLIS CONSOLIDATION USE PERMIT
ZONE FILE #2019-0021**

A. PLANNING DIVISION (530) 666-8036

1. The project shall be developed in compliance with all adopted Conditions of Approval for Zone File #2019-0021. These Conditions of Approval shall be included in the Construction Documents. The applicant shall be responsible for all costs associated with implementing the Conditions of Approval as contained herein.
2. The "proposed project" includes improvements to convert an existing seed research facility, previously approved under Use Permit #2006-049, into a fertilizer and agricultural products retail and distribution facility. The proposed project would add a 20,000-sf chemical warehouse, 12,500-sf liquid fertilizer containment area, 7,500-sf dry fertilizer storage, expanded driveway, truck scale, and outdoor equipment storage.
3. Development of the site is described in the staff report for this Use Permit (ZF #2019-0021), and as shown on the Site Plan (Attachment B of the staff report), unless specifically modified by the Zoning Administrator, Planning Commission, or Board of Supervisors.
4. Any modification or expansion of the proposed use shall be consistent with the purpose and intent of this Use Permit and shall be approved through Site Plan Review or an amendment to this Use Permit, as determined by the Director of Community Services. The facility shall be operated in a manner consistent with the project's approval.
5. This Use Permit shall commence within one year from the date of the Planning Commission's approval or said permit shall be null and void. The Zoning Administrator or Planning Commission may grant an extension of time. However, such an extension shall not exceed a maximum of one year. Commencement shall be defined as investing in any project-related land improvement, such as preparing the project site for grading/construction or any other permit related to project development.
6. Assessment of fees under Public Resources Code Section 21089, and as defined by Fish and Game Code Section 711.4 will be required. The fees (\$2,480.25 plus a \$50 Recorder fee) are payable to the County Clerk Recorder by the project applicant upon filing of the Notice of Determination by the lead agency, within five working days of approval of this project by the Planning Commission.
7. Any use of outdoor lighting/light fixtures shall be low-intensity, shielded and/or directed away from adjacent properties, the public right-of-way, and the night sky. Lighting fixtures shall use low-glare lamps or other similar lighting fixtures.
8. During construction activities, all disturbed soils and unpaved roads shall be adequately watered to keep soil moist to provide dust control and comply with YSAQMD requirements listed below.
9. The applicant shall provide landscaping that is effective in screening the new proposed industrial operation area and outdoor equipment storage from County Road 27 and 98. The

applicant shall submit a Landscaping Plan to Yolo County for review and approval and shall include a detailed list of plants to be used. The Landscaping Plan shall be submitted prior to building permit approval. The applicant shall not implement the plan until approval of the submittal from Yolo County is received. The applicant shall notify Yolo County within seven days after completing installation of the landscaping that the landscaping is ready for inspection. All landscaping will be compliant with the County's Water Efficient Landscaping Ordinance (WELO).

10. The project shall be in compliance with the requirements of the Yolo County Habitat Conservation Plan/Natural Community Conservation Plan (Yolo HCP/NCCP) including payment of mitigation fees for land cover impacts as determined by an approved application with the Yolo Habitat Conservancy..
11. The following Avoidance and Minimization Measures (AMM) from the Yolo HCP/NCCP shall be applied to the project:

a. **AMM 1. Establish Buffers.** Project proponents will design projects to avoid and minimize direct and indirect effects of permanent development on sensitive natural communities and covered species habitat. On lands owned by the project proponent, the project proponent will establish a conservation easement to protect the buffer permanently if that land is being offered in lieu of development fees.

A lesser buffer than is stipulated in the AMMs may be approved by the Conservancy, USFWS, and CDFW if they determine that the sensitive natural community or covered species is avoided to an extent that is consistent with the project purpose (e.g., if the purpose of the project is to provide a stream crossing or replace a bridge, the project may encroach into the buffer and the natural community or species habitat to the extent that is necessary to fulfill the project purpose).

b. **AMM 3. Confine and Delineate Work Area.** Where natural communities and covered species habitat are present, workers will confine land clearing to the minimum area necessary to facilitate construction activities. Workers will restrict movement of heavy equipment to and from the project site to established roadways to minimize natural community and covered species habitat disturbance. The project proponent will clearly identify boundaries of work areas using temporary fencing or equivalent and will identify areas designated as environmentally sensitive. All construction vehicles, other equipment, and personnel will avoid these designated areas.

c. **AMM 4. Cover Trenches and Holes during Construction and Maintenance.** To prevent injury and mortality of giant garter snake, western pond turtle, and California tiger salamander, workers will cover open trenches and holes associated with implementation of covered activities that affect habitat for these species or design trenches and holes with escape ramps that can be used during non-working hours. The construction contractor will inspect open trenches and holes prior to filling and contact a qualified biologist to remove or release any trapped wildlife found in the trenches or holes.

d. **AMM 5. Control Fugitive Dust.** Workers will minimize the spread of dust from work sites to natural communities or covered species habitats on adjacent lands.

e. **AMM 6. Conduct Worker Training.** All construction personnel will participate in a worker environmental training program approved/authorized by the Conservancy and administered

by a qualified biologist. The training will provide education regarding sensitive natural communities and covered species and their habitats, the need to avoid adverse effects, state and federal protection, and the legal implications of violating the FESA and NCCPA Permits. A pre-recorded video presentation by a qualified biologist shown to construction personnel may fulfill the training requirement.

f. AMM 7. Control Night-Time Lighting of Project Construction Sites. Workers will direct all lights for nighttime lighting of project construction sites into the project construction area and minimize the lighting of natural habitat areas adjacent to the project construction area.

g. AMM 8. Avoid and Minimize Effects of Construction Staging Areas and Temporary Work Areas. Project proponents should locate construction staging and other temporary work areas for covered activities in areas that will ultimately be a part of the permanent project development footprint. If construction staging and other temporary work areas must be located outside of permanent project footprints, they will be located either in areas that do not support habitat for covered species or are easily restored to prior or improved ecological function (e.g., grassland and agricultural land).

- Construction staging and other temporary work areas located outside of project footprints will be sited in areas that avoid adverse effects on the following:
- Serpentine, valley oak woodland, alkali prairie, vernal pool complex, valley foothill riparian, and fresh emergent wetland cover types.
- Occupied western burrowing owl burrows.
- Nest sites for covered bird species and all raptors, including noncovered raptors, during the breeding season.

Project proponents will follow specific AMMs for sensitive natural communities and covered species in temporary staging and work areas. For establishment of temporary work areas outside of the project footprint, project proponents will conduct surveys to determine if any of the biological resources listed above are present.

Within one year following removal of land cover, project proponents will restore temporary work and staging areas to a condition equal to or greater than the covered species habitat function of the affected habitat. Restoration of vegetation in temporary work and staging areas will use clean, native seed mixes approved by the Conservancy that are free of noxious plant species seeds.

h. AMM 16, Minimize Take and Adverse Effects on Habitat of Swainson's Hawk and White-Tailed Kite. The project proponent will retain a qualified biologist to conduct planning-level surveys and identify any nesting habitat present within 1,320 feet of the project footprint. Adjacent parcels under different land ownership will be surveyed only if access is granted or if the parcels are visible from authorized areas.

If a construction project cannot avoid potential nest trees (as determined by the qualified biologist) by 1,320 feet, the project proponent will retain a qualified biologist to conduct preconstruction surveys for active nests consistent with guidelines provided by the Swainson's Hawk Technical Advisory Committee (2000), between March 15 and August 30, within 15 days prior to the beginning of the construction activity. The results of the survey will be submitted to the Conservancy and CDFW. If active nests are found during preconstruction surveys, a 1,320-foot initial temporary nest disturbance buffer shall be

established. If project related activities within the temporary nest disturbance buffer are determined to be necessary during the nesting season, then the qualified biologist will monitor the nest and will, along with the project proponent, consult with CDFW to determine the best course of action necessary to avoid nest abandonment or take of individuals. Work may be allowed only to proceed within the temporary nest disturbance buffer if Swainson's hawk or white-tailed kite are not exhibiting agitated behavior, such as defensive flights at intruders, getting up from a brooding position, or flying off the nest, and only with the agreement of CDFW and USFWS. The designated on-site biologist/monitor shall be on-site daily while construction-related activities are taking place within the 1,320-foot buffer and shall have the authority to stop work if raptors are exhibiting agitated behavior. Up to 20 Swainson's hawk nest trees (documented nesting within the last 5 years) may be removed during the permit term, but they must be removed when not occupied by Swainson's hawks.

For covered activities that involve pruning or removal of a potential Swainson's hawk or whitetailed kite nest tree, the project proponent will conduct preconstruction surveys that are consistent with the guidelines provided by the Swainson's Hawk Technical Advisory Committee (2000). If active nests are found during preconstruction surveys, no tree pruning or removal of the nest tree will occur during the period between March 1 and August 30 within 1,320 feet of an active nest, unless a qualified biologist determines that the young have fledged and the nest is no longer active.

B. ENVIRONMENTAL HEALTH DIVISION (YCEH) (530) 666-8646

12. Wastewater/OWTS: Prior to new facility operation/building permit final, a new onsite wastewater treatment system (OWTS) shall be installed under an approved YCEH Septic Installation Permit. This OWTS has been approved as an alternative OWTS.
 - a. Should the wastewater volume exceed 1500 gallons per day, additional cumulative impact assessments will be required prior to permit issuance.
 - b. This new OWTS is approved for domestic wastewater treatment only.
 - c. Note: The existing septic tanks may not be approved for use and may need to be upgraded to meet current standards.
13. PUBLIC WATER SYSTEM (PSW). This facility has historically been permitted by YCEH as a Non-Transient Non-Community Small Public Water System (PWS). With 48 employees, it will still be considered a PWS.
 - a. Prior to operation, a new PWS Permit Application (change of owner) shall be submitted and a PWS manager/contact shall be identified to communicate the requirements of the PWS. Any PWS questions should be directed to Tammy Yu at 530.666.8572.
14. Hazardous materials and hazardous waste. Prior to: 1) 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 YCEH. For assistance with CERS, please visit our web site at <http://www.yolocounty.org/community-services/environmental-health-services/hazardous-materials/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.

C. PUBLIC WORKS DIVISION (530) 666-8039

15. The applicant shall provide a hydrology/hydraulic report, signed and sealed by a professional civil engineer licensed in the State of California that complies with Section 9 Storm Drainage of the Yolo County Improvements Standards and uses methods outlined in the Yolo County City/County Drainage Manual. The report will be submitted for review and approval by the County Engineer prior to grading or building permit issuance. Conclusions need to discuss the upstream and downstream impacts caused by the development of the project (planned, full build out) and how the improvements mitigate it in accordance with the standards.
16. 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.
17. The applicant shall secure and pay for a County encroachment permit to improve the driveway connection to County Road 27 and bring it into conformance with the Yolo County Improvement Standards.
18. Driveway visibility shall be maintained per Yolo County Improvement Standards Drawing # 4-13 at a minimum. Landowners are responsible for tree maintenance along the property frontage to County roads.
19. Signs associated with the business are not permitted in County road right-of-way.
20. The applicant shall 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.
21. County roads shall not be used for event/business/operations parking.
22. 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.

D. WOODLAND FIRE DEPARTMENT (530) 661-5860

23. Emergency Access.

- A. All-weather roads, capable of supporting at least 75,000 lbs shall extend to within 150 feet of all portions of the building.
- B. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning fire apparatus.
- C. Verify that all radii meets the minimum 20' interior/40' exterior requirement for fire apparatus access
- D. Emergency access roads shall be a minimum of 20' wide (no parking is allowed on either side)
- E. If new building exceeds 30 feet in height, an aerial fire apparatus access road shall be provided.
 - i. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.
 - ii. At least one of the required aerial apparatus access routes shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access roads is positioned shall be approved by the fire code official.

24. The following fire suppression systems shall be submitted as a deferred set, submitted directly to the Woodland Fire Department at fire-prevention@cityofwoodland.org

- Fire Underground plans, specifications, and calculations
- Fire flow requirements shall meet the requirements of 2019 California Fire Code, Appendix B.
- Fire Sprinklers, including calculations
- Fire Alarm System

E. BUILDING DIVISION (530) 666-8803

25. 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 associated with this permit.
26. Due to the limited information provided on an application for a planning permit, a detailed analysis of building code requirements is not possible. Prior to building permit application, please schedule a meeting with the building division to discuss use and occupancy classification, construction type, fire resistant construction, fire protection systems, egress, disabled access, and structural requirements. 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.
27. The applicant shall pay the appropriate fees prior to issuance of building permits, including but not limited to applicable school and fire district fees, County facility fees, and Environmental Health fees.

28. Site access for fire engines shall be coordinated with the local fire district chief. For more information please contact the Woodland/Springlake Fire Department at (530) 661-5855 or fire-prevention@cityofwoodland.org.

D. COUNTY COUNSEL (530) 666-8172

29. To the extent allowed by law, 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 to attach, 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.

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, 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.

30. Failure to comply with the Conditions of Approval as approved by the Yolo County Zoning Administrator may result in the following actions:
- a. non-issuance of future building permits;
 - b. legal action.

THE FOLLOWING MITIGATION MEASURES HAVE BEEN ADOPTED AS A CONDITION OF APPROVAL

31. **Mitigation Measure AQ-1. Construction Fugitive Dust Control.** The following measures will be implemented as a condition of approval to reduce fugitive dust emissions during project construction.
- Watering. Exposed surfaces, including unpaved travel routes, will be watered at least twice daily on days without rain, or otherwise when dust emissions are visible. Watering is not required after areas are paved or graveled, where graveled areas do not have visible dust emissions during vehicle travel.
 - Vehicle Speed. All vehicles traveling over unpaved, including graveled, areas shall travel at speeds at or below 15 miles per hour. Signs identifying the maximum speed limit shall be placed at all site entrances during construction.
32. **Mitigation Measure BIO-1 Implement a Supplemental Worker Environmental Awareness Program (WEAP).** A qualified biologist(s) shall conduct a supplemental biological WEAP for all Project personnel before any construction or activities within the Project area. This training may be conducted in conjunction with other WEAP training. The WEAP shall include discussions of Project permits and brief summaries of their conditions; discussions of agency involvement, their applicable sensitivity measures, and relevant environmental protection legislation (e.g., the Endangered Species Act, the Migratory Bird Treaty Act); descriptions of special-status species and other sensitive resources that could exist in the Project area, along with their locations, legal status and protections; and a review of all measures to be implemented for avoidance of these sensitive resources. Training

materials and briefings shall also include the consequences of non-compliance with Project requirements and legal regulations; identification and value of biological species and significant habitat; a contact person in the event of the discovery of a dead or injured animal.

A discussion on general practices should include topics such as appropriate work limits, avoiding the spread of non-native plant species, wildlife avoidance, and trash and debris collection.

The WEAP will supplement the training required under AMM6 (Conduct Worker Training) and shall be conducted for all Project personnel present for the start of construction. If new crew members arrive to the Project after this time, they shall take part in the WEAP before beginning construction work. All Project personnel who have completed the WEAP shall submit their names to a list to be updated continuously and furnished to the agencies upon request.

33. **Mitigation Measure BIO-2. Conduct Weekly Biological Monitoring.** A qualified biological monitor(s) shall conduct weekly inspections throughout the duration of construction activities. The biological monitor(s) duties shall include routinely inspecting work areas for the presence of wildlife; establishing appropriate buffers around biologically sensitive resources; and, monitoring activities to ensure compliance with all applicable mitigation measures and permit conditions. The biological monitor will not direct construction crews; however, will have the authority to stop work if a sensitive biological resource may be adversely affected by construction activities until avoidance measures have been effectively implemented. The biological monitor(s) shall prepare weekly monitoring reports and provide those reports to the relevant agencies upon request.
34. **Mitigation Measure BIO-3. Limit Disturbance to Nesting Birds.** Preconstruction surveys for nesting birds shall be conducted by a qualified biologist(s) within seven days of any Project-related activities if Project activities are scheduled to occur during the breeding season (February 1 to August 15). The preconstruction surveys shall be conducted in all areas within 500 feet of the Project footprint, including temporary staging yards and access roads. The 500-foot survey area may be adjusted to reflect existing conditions (e.g., public roadways, private parcels) at the discretion of the qualified biologist(s).
If breeding birds with active nests are found, a biological monitor shall establish a 300 foot no-disturbance buffer around the nest, and no activities will be permitted within the buffer until the young have fledged or the nest fails. The 300-foot buffer may be adjusted to reflect existing conditions, including ambient noise, topography, and routine human disturbance at the discretion of the qualified biologist. The 300-foot buffer only applies to non-listed bird species and for bird species that are not covered under the Yolo HCP/NCCP. For listed bird species and bird species covered under the Yolo HCP/NCCP (i.e., Swainson's hawk and white-tailed kite), buffers consistent with AMM16 (Minimize Take and Adverse Effects on Habitat of Swainson's Hawk and White-Tailed Kite) would be implemented. Any buffer reductions associated with listed bird species and species covered under the Yolo HCP/NCCP would require additional coordination and/or approvals through the applicable agencies (e.g., CDFW, Yolo Habitat Conservancy).
35. **Mitigation Measure BIO-4. Implement Weed Control Measures.** Methods to minimize the potential transport and introduction of non-native weeds into the proposed Project area shall be implemented. These shall include washing all construction vehicles and equipment of dirt and mud that could contain weed seeds, roots, or rhizomes prior to arriving into any Project work areas. Vehicles (e.g., pickup trucks) that will be frequently entering and exiting

work areas shall be inspected and washed on an as-needed basis. Tools such as chainsaws, hand clippers, pruners, etc. shall be cleaned of dirt and mud before entering any work areas. All washing shall occur offsite. A wash log shall be kept stating the date and time, types of equipment, methods used, and responsible personnel. This log would be made available to applicable agencies upon request.

Erosion control materials (e.g., fiber rolls, hay bales, etc.) and fill material (e.g., soil, gravel, mulch, etc.) must be certified weed-free prior to arriving in any work areas. Storage or disposal of mulch or green waste onsite shall be prohibited. Mulch or green waste that may contain weed materials shall be removed from the site in a covered vehicle to prevent seed dispersal and transported licensed landfill or composting facility.

36. **Mitigation Measure CUL-1. Worker Environmental Awareness Program.** Prior to the initiation of construction, all construction personnel shall be trained by a qualified archaeologist meeting federal criteria under 36 CFR 61 and a member of the Yocha Dehe Wintun Nation-regarding the recognition of possible buried cultural resources (i.e., prehistoric and/or historical artifacts, objects, or features) and protection of all archaeological resources during construction. Training shall inform all construction personnel of the procedures to be followed upon the discovery of cultural materials. All personnel shall be instructed that unauthorized removal or collection of artifacts is a violation of State law. Any excavation contract (or contracts for other activities that may have subsurface soil impacts) shall include clauses that require construction personnel to attend the Workers' Environmental Awareness Program, so they are aware of the potential for inadvertently exposing buried archaeological deposits.
37. **Mitigation Measure CUL-2. Inadvertent Discovery of Historical Resources, Unique Archaeological Resources, or Tribal Cultural Resources.** If previously unidentified cultural resources are uncovered during construction activities, construction work within 50 feet of the find shall be halted and directed away from the discovery until a Secretary of the Interior qualified archaeologist assesses the significance of the resource. The archaeologist, in consultation with the County, any interested Tribes, and any other responsible public agency, shall make the necessary plans for treatment of the find(s) and for the evaluation and mitigation of impacts if the find(s) is found to be eligible to the National or California Registers, qualify as a unique archaeological resource under CEQA (PRC §21083.2), or is determined to be tribal cultural resource as defined in PRC §21074.
38. **Mitigation Measure CUL-3. Treatment of Human Remains.** All human remains discovered are to be treated with respect and dignity. Upon discovery of human remains, all work within 50 feet of the discovery area must cease immediately, nothing is to be disturbed, and the area must be secured. The County Coroner's Office must be called. The Coroner has two working days to examine the remains after notification. The appropriate land manager/owner of the site is to be called and informed of the discovery. It is very important that the suspected remains, and the area around them, are undisturbed and the proper authorities called to the scene as soon as possible, because it could be a crime scene. The Coroner would determine if the remains are archaeological/historic or of modern origin and if there are any criminal or jurisdictional questions.
After the Coroner has determined that the remains are archaeological/historic-era, the Coroner would make recommendations concerning the treatment and disposition of the remains to the person responsible for the excavation, or to his or her authorized representative. If the Coroner believes the remains to be those of a Native American, he/she shall contact the Native American Heritage Commission (NAHC) by telephone within 24 hours.

The NAHC would immediately notify the person it believes to be the most likely descendant (MLD) of the remains. The MLD has 48 hours from the time given to access the site to make recommendations to the landowner for treatment or disposition of the human remains. If the descendant does not make recommendations within 48 hours, the landowner shall reinter the remains in an area of the property secure from further disturbance. If the landowner does not accept the descendant's recommendations, the owner or the descendant may request mediation by NAHC.

According to the California Health and Safety Code, six or more human burials at one location constitute a cemetery (Section 8100), and willful disturbance of human remains is a felony (Section 7052).

39. **Mitigation Measure PAL-1. Inadvertent Discovery of Paleontological Resources.** In the event that paleontological resources such as bones or teeth be unearthed by the construction crew, construction activities should be diverted at least 15 feet from the find until a professional paleontologist has assessed it and, if deemed significant, salvaged it in a timely manner. Salvaged fossils should be deposited in an appropriate repository, such as the UCMP, where they will be properly curated and made available for future research.
40. **Mitigation Measure HAZ-1. Site-specific Operation Security Plan.** The Applicant shall prepare a site-specific operations security plan for use during the operation of the facility. The Applicant shall implement site security measures that address physical site security and hazardous materials storage. The Operation Security Plan shall include the following:
- Permanent full perimeter fence with barbed wire on top
 - Main entrance security gate, either hand operated or motorized
 - Evacuation procedures
 - Protocol for contacting law enforcement in the event of suspicious activity or emergency
 - Closed circuit TV (CCTV) monitoring system, recordable, and viewable from a security station capable of viewing, at a minimum, the main entrance gate and the ammonia storage tanks; or other security measures as deemed adequate by the Yolo County Sheriff's Office.
41. **Mitigation Measure PS-1. Will Serve Letter.** To comply with County Policy PF-5.9, the Applicant shall obtain a will server letter from the Springlake Fire Protection District/City of Woodland Fire Department prior to the start of construction.

IF THE COUNTY'S STANDARD REQUIREMENTS FOR THIS PROJECT ARE NOT MET OR IF SIGNIFICANT PUBLIC HEALTH OR PUBLIC SAFETY HAZARDS ARE IDENTIFIED IN CONJUNCTION WITH THE PROPOSED PROJECT, A PUBLIC HEARING MAY BE CONDUCTED BY THE YOLO COUNTY ZONING ADMINISTRATOR OR PLANNING COMMISSION TO CONSIDER ADDITIONAL CONDITIONS OR TO CONSIDER REVOCATION OF THIS PERMIT TO OPERATE THIS FACILITY.

ACKNOWLEDGMENT of CONDITIONS of APPROVAL for ZONE FILE #2019-0021. I hereby concur with the Conditions of Approval as set forth above, and I further understand that these conditions may be modified by the Zoning Administrator or Planning Commission.

Signature of Applicant/Owner:



6/10/21

Date



County of Yolo

DEPARTMENT OF COMMUNITY SERVICES

Taro Echiburú
DIRECTOR

Planning, Building and Public Works
292 West Beamer Street
Woodland, CA 95695-2598
(530) 666-8775 FAX (530) 666-8156
www.yolocounty.org

Environmental Health
292 West Beamer Street
Woodland, CA 95695
(530) 666-8646

Integrated Waste Management
44090 CR 28 H
Woodland, CA 95776
(530) 666-8852

APPLICATION

Applicant Billing and Property Owner Information

Applicant	AI Lopez	Company (if applicable)	Lopez AG Service
Billing Address	[REDACTED]		
City	Sacramento	State	CA
Zip	95830	Daytime Phone	[REDACTED]
Property Owner	AI Lopez		
Address	[REDACTED]		
City	Sacramento	State	CA
Zip	95830	Daytime Phone	[REDACTED]

Project Information

Assessor's Parcel No.	051190029	Parcel size	12 acres
Property Address/Location	3102 CR 89, Dunnigan, CA, 95937		
Existing use of property	Agriculture		
Tax Rate Area(s) (taken from property tax bill):			
Request			
We want to add a 3,000 UL 142 listed fuel tank, 50x50 shop, and a residence/ trailer for security.			

Required Signatures

I hereby make application for the above-referenced land use entitlement and certify that this application, other documents, and exhibits submitted are true and correct to the best of my knowledge and belief. **Should any information or representation submitted in connection with this application form be incorrect or untrue, I understand that Yolo County may rescind any approval or determination, or take other appropriate action.**

I hereby acknowledge that I have been informed of my right to make written request to the County to receive notice of any proposal by the County to adopt or amend a general or specific plan, or a zoning ordinance or other ordinance affecting building or grading permits, prior to action on said item.

I also certify that I am the owner of the above property or have attached the owner's written consent to file this application. If more than one, please attach a consent letter for each property owner. If owner refuses or is unable to sign, provide copy of lease, title report or other documentation. I understand that verification of property ownership or interests in the property or application may be required.

Applicant's/Owner's Signature

AI Lopez

Date

12-16-2022

For Office Use Only

Received by:	Gen Plan:	Fee Received:
Date Received:	Gen Plan Designation:	Receipt #
Assigned Planner:	Zoning:	File # ZF

PERMIT PROCESSING FEE AGREEMENT

I, the undersigned, hereby authorize the County of Yolo to process the permit request on the previous side of this application in accordance with the Yolo County Code. I (the land owner and/or the applicant) am depositing a minimum initial deposit to cover staff review, coordination, and processing costs related to my application request based on actual staff time expended and other direct costs, including, but not limited to, outside consultant services, county counsel charges, and materials costs in accordance with the adopted Yolo County Fee Resolution and the Project Cost Reimbursement Agreement attached to this application. This initial deposit will be held by the County in a deposit account to pay for staff time and other charges spent processing the application. I understand that such costs will be drawn from the deposit account and that I will be billed on a "time and materials" basis in order to maintain a positive account balance at all times during the review process. I further understand that no work will be performed on the project with a negative fund balance. By signing below, I agree to pay all permitting costs, including requests to supplement the deposit account, plus any accrued interest, if the applicant does not pay costs.

I agree not to alter the physical condition of the property during the processing of this application by removing trees, demolishing structures, altering streams, and grading or filling. I agree not to start construction of any new structures prior to permit approval. I understand that such alteration or new construction may result in the imposition of criminal, civil or administrative fines or penalties, or may result in the delay or denial of the project application.

FISH AND GAME REVIEW FEES: I understand that my application and/or any applicable environmental document for my project may be referred to the California Department of Fish and Wildlife (CDFW) for review and comment in accordance with the provisions of the California Environmental Quality Act. Should this review be required, I understand that I must pay all fees for the cost of CDFW review as required by Section 711.4 of the Fish and Game Code (currently \$2,548.00 for Negative Declarations or \$3,539.25 for Environmental Impact Reports, plus \$50.00 County Clerk fee). Should these fees be required, I agree to remit a cashier's check or money order in the required amount, payable to the Yolo County Clerk, to the Planning Division prior to the posting of any Notice of Determination following project approval.

MITIGATION FEES OR REQUIREMENTS: I further understand that my project, if approved, may be subject to one or more mitigation fees including the following fees current as of 2022:

Yolo HCP/NCCP land cover fee*: \$15,571 per acre of impact to all applicable land cover types

Yolo HCP/NCCP fresh emergent wetland fee*: \$80,864 per acre of impact to fresh emergent wetland areas

Yolo HCP/NCCP valley foothill riparian fee*: \$66,560 per acre of impact to valley foothill riparian areas

Yolo HCP/NCCP lacustrine and riverine fee*: \$64,854 per acre of impact to lacustrine or riverine areas

Agricultural mitigation in lieu fee: \$10,100 per acre of farmland converted (for projects less than 20 acres)

Inclusionary Housing in lieu fee: sliding scale for projects under 8/10 units (\$1,292 for single family house)

**Fee amounts subject to change in March of each year per the conditions outlined in the Yolo HCP/NCCP*

AFFIDAVIT OF CERTIFIED PROPERTY OWNERS

I further certify that the attached list of property owners contains the names and addresses of all persons to whom all property is assessed as they appear on the latest available assessment roll of the County within the area described on the attached application and for a distance of three hundred feet (300) from the exterior boundaries of the property described on the attached application.

I certify under penalty of perjury that the foregoing is true and correct.

CERTIFICATION STATEMENT OF HAZARDOUS WASTE OR SUBSTANCE SITE

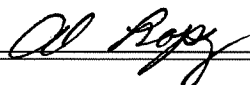
Pursuant to the requirements of Section 65962.5 of the California Government Code, I certify that the project site for the above entitlement is not located on the State list of identified hazardous waste/or hazardous substance sites.

Required Signatures

I hereby certify that I have read all the above information on this page. All this information is correct and I agree to abide by the requirements therein.

PROPERTY OWNER OR AUTHORIZED REPRESENTATIVE:

NAME Al Lopez

SIGNATURE: 

DATE 12-16-22

INDEMNIFICATION AGREEMENT

As part of this application, applicant and real party in interest if different, agree to defend, indemnify, hold harmless, and release Yolo County, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document, which accompanies it. This indemnification obligation shall include but not be limited to: damages, costs, expenses, attorney fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent passive negligence on the part of Yolo County, its agents, officers, attorneys, or employees.

APPLICANT: Al Lopez

Signature: _____

Mailing Address: _____

REAL PARTY INTEREST: _____
(If different from Applicant)

Signature: _____

Mailing Address: _____



County of Yolo

DEPARTMENT OF COMMUNITY SERVICES
PLANNING DIVISION

Leslie Lindbo
DIRECTOR

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

Site Plan Review Amendment to ZF2019-0039

File No.:	ZF 2022-0079
Date:	6/28/2023
Applicant/Owner:	Al Lopez [REDACTED]
Situs:	3102 County Road 89, approximately 1/3 mile north of the intersection of County Roads 5 and 89 near the town of Dunnigan.
APNs:	051-190-029 through -040
General Plan:	Agricultural (AG)
Zoning:	Agricultural Intensive (A-N)
FEMA:	X

Permitting Requirement: Per *Yolo County Zoning Code Section 8-2.304(d)*, small agricultural support services are allowed with the issuance of a Site Plan Review in the A-N Zone provided that the project meets development standards. Small agricultural support services are defined as industrial, wholesale trade, warehousing, and trucking uses directly supporting agricultural activities that occupy less than 5 acres of land or 60,000 square feet of indoor space and generate less than 60 truck trips per day.

Project Description: The original Site Plan Review approval ZF2019-0039 (Attachment D) permits a truck parking area of approximately one acre in size for Lopez Agricultural Services, whose primary location is in Sacramento County. This Site Plan Review documents a minor amendment to the previous approval to allow for the permitting of a 3,000-gallon aboveground fuel storage tank, a 2,500-square foot tool shed, and a manufactured home for onsite security personnel.

The Applicant agrees to maintain a 100-foot setback for the parking area and a minimum 30-foot-deep tree buffer along the property lines to screen the outdoor truck parking area. Storage of agricultural amendment materials is not proposed at this time. Any future request to store such materials would require approval of a Use Permit.

**LOPEZ AGRICULTURAL SUPPORT
SITE PLAN REVIEW AMENDMENT TO ZF2019-0039
ZF2022-0079**

STANDARD REQUIREMENTS

A. PLANNING DIVISION (530-666-8036)

1. The project is a request for an administrative approval of an amendment to Site Plan Review ZF2019-0039 for an agricultural support business use, which will include the addition of agricultural equipment parking, an aboveground fuel storage tank, and a manufactured home for onsite security personnel as described above.
2. The applicant shall be responsible for all costs associated with implementing the standard requirements contained within this Site Plan Review.
3. The proposed use and site plan shall be initiated within one year of this approval. If the use is not initiated within one year, this approval shall become null and void. If all County standard requirements have not been complied with within one year, the applicant may apply to the County for an extension of time. The County will not disapprove the extension request if there is clear indication that the applicant has made substantial process in complying with the list of standard requirements.
4. Any future proposal to significantly modify or expand the uses allowed by this Site Plan Review (as generally described in the "Project Description" section of this document) shall be submitted for review and approval to the Director of Community Services. Proposed changes to use of the land such as storage of bulk agricultural materials would require approval of a Use Permit.
5. Approval of this Site Plan Review is subject to review by County staff to ensure compliance with the Yolo County Code of Ordinances and other applicable standards that protect the public's health, safety, and welfare.
6. Prior to installation of any signage, the operator and/or owner of the facility shall contact Yolo County Planning Division to review permit requirements in the County's Sign Ordinance regulating the placement, size, and height of such signs.
7. Outdoor light fixtures shall be low intensity, shielded, and directed downward and away from adjacent properties so as not to impact neighbors, the public right-of-way, and the night sky.

B. PUBLIC WORKS DIVISION (530-666-8436)

1. Applicant shall complete a County encroachment permit to improve the commercial driveway connection to County Road 89 and bring it into conformance with the Yolo County Improvement Standards. The applicant shall reimburse the County for all activities associated with encroachment permit issuance and inspection.

2. 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.
3. Driveway visibility shall be maintained per Yolo County Improvement Standards Drawing # 4-13 at a minimum. Please refer to attached letter to County landowners regarding tree maintenance guidelines along County roads (dated May 17, 2021), included in Attachment C. Applicant shall maintain trees along all County Road frontages per these tree maintenance guidelines.
4. Signs associated with the business are not permitted in County road right-of-way.
5. 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. Clean out/unclog any debris in culvert and in roadside ditch along the property frontage to ensure clean and steady flow.
6. County roads shall not be used for event/business/operations parking.
7. 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. BUILDING DIVISION (530-666-8037)

1. 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.
2. Due to the limited information provided on an application for a planning permit, a detailed analysis of building code requirements is not possible. 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. Prior to permit application, a meeting can be scheduled with the building division if the project has unique features that require a code interpretation.

3. The applicant shall pay the appropriate fees prior to issuance of building permits, including but not limited to applicable school and fire district fees, County facility (FSA) fees, and Environmental Health fees.
4. Site access for fire engines shall be coordinated with the local fire district chief.

D. DUNNIGAN FIRE PROTECTION DISTRICT (530-724-3515)

1. Emergency shutoffs shall be marked and identified by adequate signage and protected from impact damage.
2. Addressing: Approved address identification shall be provided for the site development and for each building on the site. The address identification shall be legible and placed in a position that is legible from the road fronting the property or building.

E. ENVIRONMENTAL HEALTH DIVISION (530-666-8646)

1. On-site Wastewater Disposal

- a. Porta-potties shall be provided and shall be maintained by a licensed pumper company. If employees will be working onsite for the duration of the day, then a restroom may be required to be provided. The restroom will be required to discharge waste into an approved onsite septic system.
- b. The original application from 2019 shows an unused septic tank on parcel 039 on the site plan.
 - Complete a site evaluation prior to septic permit application submittal and building permit review approval.
 - Submit a septic abandonment permit application to destroy the existing septic tank or a building permit showing the existing septic tank will be connected to a building (dwelling, shop bathroom, office, etc.).
 - **Submit within 6 months.**
 - If the tank will be included in the septic system, a contractor will need to verify the tank was installed properly as part of the Septic Installation Permit Application.

2. Hazardous Materials and Waste

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.

Prior to handling hazardous materials in quantities greater than 55-gallons, 500-pounds, or 200-cubic feet, Hazardous Materials Business Plan (HMBP) must be completed and submitted online on the CERS (California Environmental Reporting System) website (<http://cers.calepa.ca.gov/>) by creating an account, entering required hazardous materials information, and submitting the information for approval by Yolo County Environmental Health. For assistance with CERS, please visit our web site at <http://www.yolocounty.org/Index.aspx?page=2353> or call YCEH at (530) 666-8646 and ask to speak to a Hazmat Specialist.

For further information, please see: <http://www.yolocounty.org/communityservices/environmental-health-services/hazardous-materials/aboveground-storagetank-program>. For questions, please call YCEH at (530) 666-8646 and ask to speak to a Hazmat Specialist.

F. MISCELLANEOUS STANDARDS OR REQUIREMENTS:

1. 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.
2. The project shall be in compliance with all applicable Federal and State laws, Yolo County Code regulations, and Yolo County Engineering Improvement Standards.
3. 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 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.
4. 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, 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.

IF THE COUNTY'S STANDARD REQUIREMENTS FOR THIS PROJECT ARE NOT MET OR IF SIGNIFICANT PUBLIC HEALTH OR PUBLIC SAFETY HAZARDS ARE IDENTIFIED IN CONJUNCTION WITH THE PROPOSED PROJECT, A PUBLIC HEARING MAY BE CONDUCTED BY THE YOLO COUNTY PLANNING COMMISSION TO CONSIDER ADDITIONAL CONDITIONS OR TO CONSIDER REVOCATION OF THIS PERMIT TO CONSTRUCT AND/OR OPERATE THE PROJECT.

PREPARED BY: JD Trebec
JD Trebec, Senior Planner

6/28/2023
Date

Stephanie Cormier
APPROVED BY: _____
Stephanie Cormier, Zoning Administrator

6/28/2023
Date

APPLICANT ACKNOWLEDGMENT of STANDARD REQUIREMENTS

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

Signature of Owner/Applicant:

NAME

Date

Attachment A - Site Plan
Attachment B - Parcel Page
Attachment C- Driveway Visibility Maintenance Letter
Attachment D- Site Plan Review ZF2019-0039 Approval



County of Yolo

DEPARTMENT OF COMMUNITY SERVICES

Taro Echiburú, DIRECTOR

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Integrated Waste Management
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Woodland, CA 95776
(530) 866-8852
FAX (530) 866-8853
www.yolocounty.org

Site Plan Review

File No.:	ZF 2019-0039
Date:	7/28/2021
Applicant/Owner:	Al Lopez [REDACTED]
Situs:	Approximately 1/3 mile north of the intersection of County Roads 5 and 89 near the town of Dunnigan.
APNs:	051-190-029 through -040
General Plan:	Agricultural (AG)
Zoning:	Agricultural Intensive (A-N)
FEMA:	X

Permitting Requirement: Per *Yolo County Zoning Code Section 8-2.304(d)*, small agricultural support services are allowed with the issuance of a Site Plan Review in A-N zones provided that the project meets development standards. Small agricultural support services are defined as industrial, wholesale trade, warehousing, and trucking uses directly supporting agricultural activities that occupy less than 5 acres of land or 60,000 square feet of indoor space and generate less than 60 truck trips per day.

Project Description: The applicant proposes to park trucks used for transportation of agricultural materials on the identified parcel (Attachment B) north of the town of Dunnigan. The 2030 Countywide General Plan designates the land use as Agricultural (AG); the parcel is zoned Agricultural Intensive (A-N). Adjacent properties are also zoned Agricultural Intensive (A-N), though property to the north and south consist of smaller 5-acre parcels with residences. Access to the project site is from County Road 89.

The proposed project would consist of a parking area of approximately one acre in size, a shipping container for equipment storage, and three 15-foot pole lights for security. Facilities would be set back 100 feet from the north and south property lines. Up to four tractor trailers would be parked overnight at the site. The property has no onsite well and the facility does not require water or wastewater treatment. A regularly maintained port-a-potty would be provided. Storage of agricultural amendment materials is not proposed at this time. Any future request to store such materials would require approval of a Use Permit.

**LOPEZ AGRICULTURAL SUPPORT
ZF2019-0039**

STANDARD REQUIREMENTS

A. PLANNING DIVISION (530-666-8036)

1. The project is an administrative approval of a Site Plan Review for an agricultural support business use, including agricultural equipment parking, as described above.
2. The applicant shall be responsible for all costs associated with implementing the standard requirements contained within this Site Plan Review.
3. The proposed use and site plan shall be initiated within one year of this approval. If the use is not initiated within one year, this approval shall become null and void. If all County standard requirements have not been complied with within one year, the applicant may apply to the County for an extension of time. The County will not disapprove the extension request if there is clear indication that the applicant has made substantial process in complying with the list of standard requirements.
4. Any future proposal to significantly modify or expand the uses allowed by this Site Plan Review (as generally described in the "Project Description" section of this document) shall be submitted for review and approval to the Director of Community Services. Proposed changes to use of the land such as storage of bulk agricultural materials would require approval of a Use Permit.
5. Approval of this Site Plan Review is subject to review by County staff to ensure compliance with County Codes and other applicable standards that protect the public's health, safety, and welfare.
6. Prior to installation of any signage, the operator and/or owner of the facility shall contact Yolo County Planning Division to review permit requirements in the County's Sign Ordinance regulating the placement, size, and height of such signs.
7. Outdoor light fixtures shall be low intensity, shielded, and/or directed away from adjacent properties so as not to impact neighbors, the public right-of-way, and the night sky.

B. PUBLIC WORKS DIVISION (530-666-8436)

1. Applicant shall secure and pay for a County encroachment permit to improve the commercial driveway connection to County Road 89 and bring it into conformance with the Yolo County Improvement Standards (see attached Drawing # 4-23, Sheet 2 of 2). The applicant shall reimburse the County for all activities associated with encroachment permit issuance and inspection.

2. 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.
 3. Driveway visibility shall be maintained per Yolo County Improvement Standards Drawing # 4-13 at a minimum. Please refer to attached letter to County landowners regarding tree maintenance guidelines along County roads (dated May 17, 2021), included in Attachment C. Applicant shall maintain trees along all County Road frontages per these tree maintenance guidelines.
 4. County Road 89 is not rated to withstand extralegal loads and significant road deterioration is expected due to hauling activities for this development. Therefore, the applicant agrees to make the following road improvements to Public Works' satisfaction:
 - Perform minor repairs to the worn chip seal surface on County Road 89 in areas identified by County staff along your development frontage. An encroachment permit will be issued to target and monitor the scope of these repairs (this work can be combined into the driveway approach encroachment permit, see standard requirement #1, under Public Works Division).
- In lieu of directly performing the above maintenance work the applicant may defer these repairs to the County for an appropriate fee to cover materials, equipment, and labor costs. Contact Public Works staff for this option.
5. Signs associated with the business are not permitted in County road right-of-way.
 6. 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. Clean out/unclog any debris in culvert and in roadside ditch along the property frontage to ensure clean and steady flow.
 7. County roads shall not be used for event/business/operations parking.
 8. 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. BUILDING DIVISION (530-666-8037)

1. 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.
2. Due to the limited information provided on an application for a planning permit, a detailed analysis of building code requirements is not possible. 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. Prior to permit application, a meeting can be scheduled with the building division if the project has unique features that require a code interpretation.
3. The applicant shall pay the appropriate fees prior to issuance of building permits, including but not limited to applicable school and fire district fees, County facility (FSA) fees, and Environmental Health fees.
4. Site access for fire engines shall be coordinated with the local fire district chief.

D. DUNNIGAN FIRE PROTECTION DISTRICT (630-724-3515)

1. Fire Access
 - a. The electric gate on the northeast side of the project site near County Road 89 shall be equipped with a Click-2-Enter system with a Knox Key override switch and shall comply with the provisions of Chapter 5 of the California Fire Code.
 - b. The manual gate on the west side off the unnamed road shall be equipped with a Knox Company pad lock switch and shall comply with the provisions of Chapter 5 of the California Fire Code.
 - c. The eastern entrance from County Road 89 shall be constructed to meet or exceed the requirements of Chapter 5 of the California Fire Code.

E. ENVIRONMENTAL HEALTH DIVISION (630-866-8646)

1. On-site Wastewater Disposal
 - a. Porta-potties shall be provided and shall be maintained by a licensed pumper company. If employees will be working onsite for the duration of the day, then a restroom may be required to be provided. The restroom will be required to discharge waste into an onsite septic system.
 - b. The original application from 2019 shows an unused septic tank on parcel 039 on the site plan. Old, unused tanks can be a safety hazard and is not recommended to walk or drive over the top of the tank. The applicant is required to submit a Septic Abandonment Permit for proper destruction of the tank.
2. Hazardous Materials and Waste

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: <http://www.yolocounty.org/communityservices/environmental-health-services/hazardous-materials/aboveground-storage-tank-program>. For questions, please call YCEH at (530) 666-8646 and ask to speak to a Hazmat Specialist.

E. MISCELLANEOUS STANDARDS OR REQUIREMENTS:

1. 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.
2. The project shall be in compliance with all applicable Federal and State laws, Yolo County Code regulations, and Yolo County Engineering Improvement Standards.
3. 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 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.
4. 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, 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.

IF THE COUNTY'S STANDARD REQUIREMENTS FOR THIS PROJECT ARE NOT MET OR IF SIGNIFICANT PUBLIC HEALTH OR PUBLIC SAFETY HAZARDS ARE IDENTIFIED IN CONJUNCTION WITH THE PROPOSED PROJECT, A PUBLIC HEARING MAY BE CONDUCTED BY THE YOLO COUNTY PLANNING COMMISSION TO CONSIDER ADDITIONAL CONDITIONS OR TO CONSIDER REVOCATION OF THIS PERMIT TO CONSTRUCT AND/OR OPERATE THE PROJECT.

PREPARED BY: _____
JD Trebec, Senior Planner

Date

APPROVED BY: _____
Stephanie Cormier, Zoning Administrator

Date

APPLICANT ACKNOWLEDGMENT of STANDARD REQUIREMENTS

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

Signature of Owner/Applicant:

Alfred Lopez
NAME

7-30-2021
Date

Attachment A - Site Plan

Attachment B - Parcel Page

Attachment C- Public Works Information

- Yolo County Improvement Standards Drawing # 4-23 and 4-13
- Tree maintenance letter



County of Yolo

Taro Echiburú

DIRECTOR

DEPARTMENT OF COMMUNITY SERVICES

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Integrated Waste Management
44090 CR 28 H
Woodland, CA 95776
(530) 666-8852

APPLICATION

Applicant Billing and Property Owner Information

Applicant Nataleigh Kenner		Company (if applicable) Coldwell Solar, Inc.	
Mailing Address [REDACTED]		Email [REDACTED]	
City Rocklin	State CA	Zip 95765	Daytime [REDACTED]
Property Owner Tony Turkovich Chickahominy Lands INC / Project owner Button + Turkovich LLC			
Address [REDACTED]		Email n/a	
City Winters	State CA	Zip 95694	Daytime Phone [REDACTED]

Project Information

Assessor's Parcel No. 038-100-001	Parcel size 181.62 Acres
Property Address/Location 32001 County Road 31 Winters, 95694	
Existing use of property Agriculture	
Tax Rate Area(s) (taken from property tax bill): Yolo	
Application Request:	

Required Signatures

I hereby make application for the above-referenced land use entitlement and certify that this application, other documents, and exhibits submitted are true and correct to the best of my knowledge and belief. **Should any information or representation submitted in connection with this application form be incorrect or untrue, I understand that Yolo County may rescind any approval or determination, or take other appropriate action.**

I hereby acknowledge that I have been informed of my right to make written request to the County to receive notice of any proposal by the County to adopt or amend a general or specific plan, or a zoning ordinance or other ordinance affecting building or grading permits, prior to action on said item.

I also certify that I am the owner of the above property or have attached the owner's written consent to file this application. (Please attach a consent letter for each property owner if there is more than one. If owner refuses or is unable to sign, provide copy of lease, title report or other documentation.) I understand that verification of property ownership or interests in the property or application may be required.

Applicant's/Owner's Signature Anthony J Turkovich Date 12/8/22

Property owner:
Chickahominy Lands INC
Nancy Button Young pres. 12/8/22

PERMIT PROCESSING FEE AGREEMENT

I, the undersigned, hereby authorize the County of Yolo to process the permit request on the previous side of this application in accordance with the Yolo County Code. I (the land owner and/or the applicant) am depositing a minimum initial deposit to cover staff review, coordination, and processing costs related to my application request based on actual staff time expended and other direct costs, including, but not limited to, outside consultant services, county counsel charges, and materials costs in accordance with the adopted Yolo County Fee Resolution and the Project Cost Reimbursement Agreement attached to this application. This initial deposit will be held by the County in a deposit account to pay for staff time and other charges spent processing the application. I understand that such costs will be drawn from the deposit account and that I will be billed on a "time and materials" basis in order to maintain a positive account balance at all times during the review process. I further understand that no work will be performed on the project with a negative fund balance. By signing below, I agree to pay all permitting costs, including requests to supplement the deposit account, plus any accrued interest, if the applicant does not pay costs.

I agree not to alter the physical condition of the property during the processing of this application by removing trees, demolishing structures, altering streams, and grading or filling. I agree not to start construction of any new structures prior to permit approval. I understand that such alteration or new construction may result in the imposition of criminal, civil or administrative fines or penalties, or may result in the delay or denial of the project application.

FISH AND WILDLIFE REVIEW FEES: I understand that my application and/or any applicable environmental document for my project may be referred to the California Department of Fish and Wildlife (CDFW) for review and comment in accordance with the provisions of the California Environmental Quality Act. Should this review be required, I understand that I must pay all fees for the cost of CDFW review as required by Section 711.4 of the Fish and Game Code (currently \$2,548.00) for Negative Declarations or \$3,539.25 for Environmental Impact Reports, plus \$50.00 County Clerk fee. Should these fees be required, I agree to remit a cashier's check or money order in the required amount, payable to the Yolo County Clerk, to the Planning Division prior to the posting of any Notice of Determination following project approval.

MITIGATION FEES OR REQUIREMENTS: I further understand that my project, if approved, may be subject to one or more mitigation fees including the following fees current as of 2022:

Yolo HCP/NCCP land cover fee*: \$15,571 per acre of impact to all applicable land cover types

Yolo HCP/NCCP fresh emergent wetland fee*: \$80,864 per acre of impact to fresh emergent wetland areas

Yolo HCP/NCCP valley foothill riparian fee*: \$66,560 per acre of impact to valley foothill riparian areas

Yolo HCP/NCCP lacustrine and riverine fee*: \$64,854 per acre of impact to lacustrine or riverine areas

Agricultural mitigation in lieu fee: \$10,100 per acre of farmland converted (for projects less than 20 acres)

Inclusionary Housing in lieu fee: sliding scale for projects under 8/10 units (\$1,292 for single family house)

*Fee amounts subject to change in March of each year per the conditions outlined in the Yolo HCP/NCCP

AFFIDAVIT OF CERTIFIED PROPERTY OWNERS

I further certify that the attached list of property owners contains the names and addresses of all persons to whom all property is assessed as they appear on the latest available assessment roll of the County within the area described on the attached application and for a distance of three hundred feet (300) from the exterior boundaries of the property described on the attached application.

I certify under penalty of perjury that the foregoing is true and correct.

CERTIFICATION STATEMENT OF HAZARDOUS WASTE OR SUBSTANCE SITE

Pursuant to the requirements of Section 65962.5 of the California Government Code, I certify that the project site for the above entitlement is not located on the State list of identified hazardous waste/or hazardous substance sites.

REQUIRED SIGNATURES

I hereby certify that I have read all the above information on this page. All this information is correct and I agree to abide by the requirements therein.

PROPERTY OWNER OR AUTHORIZED REPRESENTATIVE: Chickahominy Lands Inc
NAME NANCY BUTTON YOUNG

SIGNATURE: Nancy Button Young Date: 12/8/22

Buton & Turkovich LLC Project owner

Antone J. Turkovich

Antone J. Turkovich

12/8/22

INDEMNIFICATION AGREEMENT

As part of this application, applicant and real party in interest if different, agree to defend, indemnify, hold harmless, and release Yolo County, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document, which accompanies it. This indemnification obligation shall include but not be limited to: damages, costs, expenses, attorney fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent passive negligence on the part of Yolo County, its agents, officers, attorneys, or employees.

APPLICANT: Coldwell Solar Inc.

Signature: _____

Mailing Address: _____

REAL PARTY INTEREST: _____
(If different from Applicant)

Signature: _____

Mailing Address: _____



County of Yolo

DEPARTMENT OF COMMUNITY SERVICES

Leslie Lindbo,
INTERIM DIRECTOR

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www.yolocounty.org

Site Plan Review

File No.:	ZF 2022-0095
Date:	January 20, 2023
Applicant:	Coldwell Solar, Inc. Nataleigh Kenner [REDACTED]
Owner:	Chickohominy Lands Inc 24604 Buckeye Road Winters, CA 95694
Situs Address:	32001 County Road 31
APN:	038-100-001
General Plan:	AG
Zoning:	Agricultural Intensive (A-N)
FEMA Zone:	A (southwest corner)
Project Land Use:	Accessory solar energy system (2.5 to 7.5 ac), per Sec. 8-2.1104

Project Description

As per the Solar Energy Systems Ordinance (Section. 8-2.1104), an "accessory solar energy system" shall mean an onsite solar energy system in which the energy generated supplies power to and/or offsets energy demands on the property, or on adjacent or contiguous properties. Accessory solar energy systems shall not occupy more than 7.5 acres of land. Table 8-2.1104 requires a Site Plan Review for accessory solar energy systems (2.5 to 7.5 ac.) within the Agricultural Intensive (A-N) zone.

Coldwell Solar, Inc. proposes to install a 2.86-acre ground mount solar energy system to provide onsite power to Chickohominy Lands Inc's existing agricultural operation. A previous version of the project was approved ministerially through a building permit (BP2021-0777) for approximately 2.49 acres, but the Applicant would like to increase the project to 2.86 acres to better meet the energy needs of the agricultural operation. The project meets all of the standards set forth in Section 8-2.1104 of the Yolo County Code and does not trigger a discretionary Use Permit. Although the accessory solar energy system will be located on Williamson Act (Agreement No. 81-289) contracted land and predominantly prime farmland, the solar energy system will provide onsite power to the surrounding parcels owned and cultivated by Chickohominy Lands Inc and is therefore deemed a compatible agricultural use.

The project site is located on a 181.62-acre Agricultural Intensive (A-N) zoned parcel, approximately 2.5 miles northeast of the City of Winters along County Road 31. The parcel is

undeveloped with an existing 125-foot PG&E easement that will not be affected by the solar array. The site is currently farmed in tomatoes and the surrounding parcels are currently in sunflowers, vine seed, wheat, and tomatoes. Access to the site will continue off County Road 31 to the north. The new ground mount solar system and equipment will be enclosed within a perimeter fence for security, occupying in total approximately 3.67 acres.

STANDARD REQUIREMENTS for Button & Turkovich Accessory Solar Energy System

1. The Applicant shall be responsible for all costs associated with implementing the standard requirements contained within this Site Plan Review.
2. The proposed use and site plan shall be initiated within one year of this approval. If the use is not initiated within one year, this approval shall become null and void. If all County standard requirements have not been complied with within one year, the Applicant may apply to the County for an extension of time. The County will not disapprove the extension request if there is clear indication that the Applicant has made substantial progress in complying with the list of standard requirements.
3. Any future proposal to significantly modify or expand the accessory solar energy system allowed by this Site Plan Review (as generally described in the "Project Description" section of this document) shall be submitted for review and approval to the Director of Community Services, and may require a discretionary application process.
 - A Use Permit shall be required if the accessory solar energy system exceeds 7.5 acres of land or 20 percent of the area of the parcel, whichever is smaller, per Sec. 8-2.1104(g)(8) of the County Code.
4. The permitting and installation of any future energy storage facilities in the Agricultural Intensive (A-N) zone shall adhere to the requirements set forth in Sec. 8-2.1105 of the County Code. Table 8-2.1105 requires a Site Plan Review for energy storage systems greater than 600 kilowatts(kW) to 2 megawatts (MW), and a Use Permit for energy storage systems greater than 2MW.
5. Approval of this Site Plan Review is subject to review by County staff to ensure compliance with County Codes and other applicable standards that protect the public's health, safety, and welfare.
6. All development standards for accessory solar energy systems shall be met in Sec. 8-2.1104(g) of the County's Solar Energy System Ordinance.
 - Sec. 8-2.1104(g)(6) states that ground mounted solar arrays that occupy more than 2.5 acres of Swainson's hawk foraging habitat shall require a management plan that includes a vegetative substrate, such as native grassland habitat or pollinator habitat, planted and maintained beneath and between the rows of panels. Native vegetation shall be derived from source-identified plant materials whose origin includes Yolo County and surrounding counties.
 - Sec. 8-2.1104(g)(7) requires that accessory solar energy systems larger than 2.5 acres shall be located no closer than a minimum of 100 feet away from a riparian corridor.

- i. Chickahominy Slough extends along the northern boundary of the project site and the 100-foot setback identified within the approved Site Plan (dated 11/7/2022) must be maintained throughout the life of the proposed project.
7. Outdoor light fixtures shall be low intensity, shielded and/or directed away from adjacent properties, the public right-of-way, and the night sky.
8. Any signage posted at the PV site, both onsite and off-site, shall comply with the County's Sign Ordinance regulating the placement, size, and height of such signs (Yolo County Code Sections 8-2.1201-1209).

Miscellaneous standards or requirements:

9. 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.
10. The Applicant should contact the California State Department of Fish and Wildlife to ensure compliance with any applicable state requirements, which may include, but not be limited to special status species and streambed alterations.
11. The property owner and/or operator(s) shall maintain the site in such a manner, and with such frequency, to insure for public health, safety, and general welfare.
12. The project shall be in compliance with all applicable Federal and State laws, Yolo County Code regulations, and Yolo County Engineering Improvement Standards.
13. 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 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.
14. 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, 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.

IF THE COUNTY'S STANDARD REQUIREMENTS FOR THIS PROJECT ARE NOT MET OR IF SIGNIFICANT PUBLIC HEALTH OR PUBLIC SAFETY HAZARDS ARE IDENTIFIED IN CONJUNCTION WITH THE PROPOSED PROJECT, A PUBLIC HEARING MAY BE CONDUCTED BY THE YOLO COUNTY PLANNING COMMISSION TO CONSIDER ADDITIONAL CONDITIONS OR TO CONSIDER REVOCATION OF THIS PERMIT TO CONSTRUCT AND/OR OPERATE THE PROJECT.

PREPARED BY: Tracy L. Gonzalez 1/20/2023
Tracy Gonzalez, Assistant Planner Date

APPROVED BY: Stephanie Cormier 1.20.2023
Stephanie Cormier, Principal Planner Date

ACKNOWLEDGMENT of STANDARD REQUIREMENTS for ZONE FILE #2022-0095. I hereby concur with the standard requirements as set forth above.

Signature of Owner/Applicant:

Nataleigh Kenner 1/20/2023
NAME Date

Attachments

1. Site Plan (dated 11/7/2022)
2. Yolo County FMMP 2018 Map



County of Yolo

DEPARTMENT OF COMMUNITY SERVICES

Taro Echiburú
DIRECTOR

Planning, Building and Public Works

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(530) 666-8775 FAX (530) 666-8156
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Environmental Health

292 West Beamer Street
Woodland, CA 95695
(530) 666-8646

Integrated Waste Management

44090 CR 28 H
Woodland, CA 95776
(530) 666-8852

APPLICATION

Applicant Billing and Property Owner Information			
Applicant Jared Kearsley		Company (if applicable) 51 Wireless, LLC c/o AT&T	
Mailing Address [REDACTED]		Email [REDACTED]	
City Loomis	State CA	Zip 95650	Daytime [REDACTED]
Property Owner DHIR Capital, LLC			
Address [REDACTED]		Email [REDACTED]	
City Richmond	State BC	Zip V6y 2V5	Daytime [REDACTED]

Project Information	
Assessor's Parcel No. 042-120-024-000	Parcel size 304.76 ac.
Property Address/Location Pole Line Road	
Existing use of property Agricultural	
Tax Rate Area(s) (taken from property tax bill): 0.61003	
Application Request:	
Installation of a wireless telecommunications facility. Install 79'-11" tower with associated ground equipment.	

Required Signatures	
I hereby make application for the above-referenced land use entitlement and certify that this application, other documents, and exhibits submitted are true and correct to the best of my knowledge and belief. Should any information or representation submitted in connection with this application form be incorrect or untrue, I understand that Yolo County may rescind any approval or determination, or take other appropriate action. I hereby acknowledge that I have been informed of my right to make written request to the County to receive notice of any proposal by the County to adopt or amend a general or specific plan, or a zoning ordinance or other ordinance affecting building or grading permits, prior to action on said item. I also certify that I am the owner of the above property or have attached the owner's written consent to file this application. (Please attach a consent letter for each property owner if there is more than one. If owner refuses or is unable to sign, provide copy of lease, title report or other documentation.) I understand that verification of property ownership or interests in the property or application may be required.	
Applicant's/Owner's Signature Jared Kearsley	Date

Digitally signed by Jared Kearsley
Date: 2023.01.19 13:27:13 -0800

PERMIT PROCESSING FEE AGREEMENT

I, the undersigned, hereby authorize the County of Yolo to process the permit request on the previous side of this application in accordance with the Yolo County Code. I (the land owner and/or the applicant) am depositing a minimum initial deposit to cover staff review, coordination, and processing costs related to my application request based on actual staff time expended and other costs, including, but not limited to, outside consultant services, County Counsel charges, and materials costs in accordance with the adopted Yolo County Fee Resolution and the Project Cost Reimbursement Agreement attached to this application. This initial deposit will be held by the County in a deposit account to pay for staff time and other charges spent processing the application. I understand that such costs will be drawn from the deposit account on a "time and materials" basis and that I will receive statements of amounts billed with the account balance. I understand that I will be asked to replenish the deposit as it is drawn down so the account maintains a positive balance and an adequate deposit is maintained to cover all anticipated costs in order to maintain a positive account balance at all times during the review process. I further understand that no work will be performed on the project with a negative fund balance. By signing below, I agree to pay all permitting costs, including requests to supplement the deposit account, plus any late fees, accrued interest, and collection costs, if the applicant does not pay costs.

I agree not to alter the physical condition of the property during the processing of this application by removing trees, demolishing structures, altering streams, and grading or filling. I agree not to start construction of any new structures prior to permit approval. I understand that such alteration or new construction may result in the imposition of criminal, civil or administrative fines or penalties, or may result in the delay or denial of the project application.

FISH AND WILDLIFE REVIEW FEES: I understand that my application and/or any applicable environmental document for my project may be referred to the California Department of Fish and Wildlife (CDFW) for review and comment in accordance with the provisions of the California Environmental Quality Act. Should this review be required, I understand that I must pay all fees for the cost of CDFW review as required by Section 711.4 of the Fish and Game Code (currently \$2,764.00 for Negative Declarations or \$3,839.25 for Environmental Impact Reports, plus \$50.00 County Clerk fee). Should these fees be required, I agree to remit a cashier's check or money order in the required amount, payable to the Yolo County Clerk, to the Planning Division prior to the posting of any Notice of Determination following project approval.

MITIGATION FEES OR REQUIREMENTS: I further understand that my project, if approved, may be subject to one or more mitigation fees including the following fees current as of 2022:

Yolo HCP/NCCP land cover fee*: \$15,571 per acre of impact to all applicable land cover types

Yolo HCP/NCCP fresh emergent wetland fee*: \$80,864 per acre of impact to fresh emergent wetland areas

Yolo HCP/NCCP valley foothill riparian fee*: \$66,560 per acre of impact to valley foothill riparian areas

Yolo HCP/NCCP lacustrine and riverine fee*: \$64,854 per acre of impact to lacustrine or riverine areas

Agricultural mitigation in lieu fee: \$10,100 per acre of farmland converted (for projects less than 20 acres)

Inclusionary Housing in lieu fee: sliding scale for projects under 8/10 units (\$1,292 for single family house)

**Fee amounts subject to change in March of each year per the conditions outlined in the Yolo HCP/NCCP*

AFFIDAVIT OF CERTIFIED PROPERTY OWNERS

I further certify that the attached list of property owners contains the names and addresses of all persons to whom all property is assessed as they appear on the latest available assessment roll of the County within the area described on the attached application and for a distance of three hundred feet (300) from the exterior boundaries of the property described on the attached application.

I certify under penalty of perjury that the foregoing is true and correct.

CERTIFICATION STATEMENT OF HAZARDOUS WASTE OR SUBSTANCE SITE

Pursuant to the requirements of Section 65962.5 of the California Government Code, I certify that the project site for the above entitlement is not located on the State list of identified hazardous waste/or hazardous substance sites.

REQUIRED SIGNATURES

I hereby certify that I have read all the above information on this page. All this information is correct and I agree to abide by the requirements therein.

PROPERTY OWNER OR AUTHORIZED REPRESENTATIVE:

NAME Jared Kearsley / 51 Wireless, LLC c/o AT&T

SIGNATURE: Jared Kearsley

Digitally signed by Jared Kearsley
Date: 2023.01.19 13:27:41 -0800

DATE 1/19/2023

INDEMNIFICATION AGREEMENT

As part of this application, applicant and real party in interest if different, agree to defend, indemnify, hold harmless, and release Yolo County, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document, which accompanies it. This indemnification obligation shall include but not be limited to: damages, costs, expenses, attorney fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent passive negligence on the part of Yolo County, its agents, officers, attorneys, or employees.

APPLICANT: Jared Kearsley/51 Wireless, LLC c/o AT&T

Signature: Jared Kearsley

Digitally signed by Jared Kearsley
Date: 2023.01.19 14:39:33 -08'00'

Mailing Address: [REDACTED]

REAL PARTY INTEREST: DHIR Capital LLC - See LOA
(If different from Applicant)

Signature: _____

Mailing Address: [REDACTED]



County of Yolo

DEPARTMENT OF COMMUNITY SERVICES
PLANNING DIVISION

Leslie Lindbo
INTERIM DIRECTOR

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

Site Plan Review

File No.:	ZF 2023-0003
Date:	4/3/23
Applicant:	Jared Kearsley [REDACTED]
Owner:	DHIR Capital, LLC [REDACTED]
Situs:	Located in the unincorporated County at the northern border of Davis, 0.5 mile east of Pole Line Road
APN:	042-120-024
General Plan:	Agricultural (AG)
Zoning:	Agricultural Intensive (A-N)

Permitting Requirement: Per *Yolo County Zoning Code Table 8-2.1102*, a small telecommunication tower up to 80 feet tall located on an agricultural parcel of over 20 acres, that meets development standards in Sec. 8-2.1104(e), may be approved with a Site Plan Review. Among the listed development standards to be satisfied is the requirement that all opportunities to collocate on existing facilities is exhausted or not available. There are two cell towers within a radius of approximately 2 miles that were reviewed for the opportunity to support the needed equipment: a tower at Great Bear Vineyards and a tower at the Wildhorse Golf Course.

AT&T has received a previous approval for a 20-foot extension in order to collocate on a 63-foot tower at Great Bear Vineyards approximately 2 miles to the west, which is typically the minimum distance between towers. The applicant has stated that the signal from this tower would not provide sufficient level of service to residents of the east side of the Wildhorse subdivision.

A 75-tall tower is located on the Wildhorse Golf Course approximately 425 feet southwest of the proposed location for the new tower. However, it is currently at capacity with Verizon, T-Mobile, and Dish Network collocated on it. The only space available for new transponders is at 40 feet above the ground which would not provide adequate coverage for the needed service area. Additionally, the foundation of the tower is not engineered to support an extension of the tower for the additional equipment needed. Moving the tower to an area that could support a larger lease area was considered, but potential locations that could meet the City of Davis's requirement that towers be 500 feet from residences would have interfered with use of the golf course.

Without a collocation alternative available, the applicant has proposed construction of a new tower. The new tower would be able to support collocation for additional carriers with a future lease expansion area identified to support ground equipment for two additional carriers.

Project Description: The applicant proposes to construct a 79' 11" co-locatable monopole tower and ground equipment within a 21ft x 21ft fenced lease area on a 305-acre parcel zoned Agricultural Intensive (A-N). Battery and diesel generator backup power is also proposed. The project would be accessed from an existing gravel road. Electrical and telecommunication lines would be run overhead and then underground for the final 300 feet. A 315-square foot expanded lease area is identified to support up to two collocated carriers.

STANDARD REQUIREMENTS

A. PLANNING DIVISION (530-666-8036)

1. The project is an administrative approval of a Site Plan Review for a small telecommunications tower use as described above.
2. The applicant shall be responsible for all costs associated with implementing the standard requirements contained within this Site Plan Review.
3. The proposed use and site plan shall be initiated within one year of this approval. If the use is not initiated within one year, this approval shall become null and void. If all County standard requirements have not been complied with within one year, the applicant may apply to the County for an extension of time. The County will not disapprove the extension request if there is clear indication that the applicant has made substantial process in complying with the list of standard requirements.
4. Any future proposal to significantly modify or expand the uses allowed by this Site Plan Review (as generally described in the "Project Description" section of this document) shall be submitted for review and approval to the Director of Community Services.
5. Approval of this Site Plan Review is subject to review by County staff to ensure compliance with County Codes and other applicable standards that protect the public's health, safety, and welfare.
6. The applicant agrees to reserve space and/or provide conduit available for County and emergency communications.
7. The applicant shall keep the designated leasehold area (site) free from flammable brush, grass, and weeds. Any structures on the leasehold area shall be adequately maintained, including removal of graffiti within 30 days of notification.
8. Outdoor light fixtures, including emergency and safety lighting, shall be low intensity, shielded, and/or directed away from adjacent properties, the public right-of-way and the night sky.
9. The project shall be operated in compliance with all applicable federal and state laws,

including Yolo County Code regulations and FCC standards and rules regulating wireless telecommunications facilities

10. Noise sources from operation of the project shall be kept at 60dB or less at the parcel boundaries of the closest residences.
11. Upon termination of the telecommunications facility use, the monopole shall be removed and the project site restored back to its original condition within 180 days of cessation of all uses.

B. ENVIRONMENTAL HEALTH DIVISION (530-666-8646)

1. 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.

C. PUBLIC WORKS DIVISION (530-666-8436)

1. If any construction is proposed within the right of way which includes improving the driveway connection to County Road 102, the applicant shall secure and pay for a county encroachment and bring the work into conformance with the Yolo County Improvement Standards.
2. Driveway visibility shall be maintained per Yolo County Improvement Standards Drawing # 4-13 at a minimum. Landowners are responsible for tree maintenance along the property frontage to County roads.
3. Signs associated with the project are not permitted in county road right-of-way.
4. 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.
5. County right-of-way shall not be used for event/business/operations parking.
6. 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.

7. 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.

D. BUILDING DIVISION (530-666-8037)

1. 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.
2. Due to the limited information provided on an application for a planning permit, a detailed analysis of building code requirements is not possible. A licensed design professional will 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. Prior to permit application, please schedule a meeting with the building division if the project has unique features that require a code interpretation.
3. The applicant shall pay the appropriate fees prior to issuance of building permits, including but not limited to applicable school and fire district fees, county facility fees, and Environmental Health fees.
4. Site access for fire engines shall be coordinated with the local fire district chief.

E. YOLO SOLANO AIR QUALITY MANAGEMENT DISTRICT (530-757-3665)

1. Please be aware that this type of operation may require Yolo-Solano Air Quality Management District (District) permits, including Authority to Construct (ATCs) and Permits to Operate (PTOs). Once the applicant knows what equipment they plan to install, they should contact engineering manager Ben Beattie (bbeattie@ysaqmd.org or 530-757-3667) to discuss permitting requirements. This should be done in advance of them purchasing any actual equipment.
2. Any contractors and subcontractors must know about the requirement that all non-road (portable) engines, over 50 hp must be permitted with the Yolo-Solano Air Quality Management District in accordance with District Rule 3.1. In lieu of obtaining local District permit(s), the equipment can operate under a voluntary Portable Equipment Registration Program (PERP) administered by the Air Resources Board (ARB) so long as the equipment complies with the PERP conditions. These non-road engines are ones that don't provide propulsion, such as tow behind generators, compressors, or pumps and also auxiliary mounted 2nd engines. For more information, see <https://www.ysaqmd.org/permits/perp/>
3. The applicant should be aware of District prohibitory rules that may apply, including but not

limited to Rule 2.3 for visible emissions (<https://www.ysaqmd.org/wp-content/uploads/2020/05/2.3.pdf>), Rule 2.5 for nuisance (<https://www.ysaqmd.org/wp-content/uploads/2020/05/2.5.pdf>), and Rule 2.14 for architectural coatings (<https://www.ysaqmd.org/wp-content/uploads/2020/05/2.14.pdf>).

G. MISCELLANEOUS STANDARDS OR REQUIREMENTS:

1. 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.
2. The project shall be in compliance with all applicable Federal and State laws, Yolo County Code regulations, and Yolo County Engineering Improvement Standards.
3. 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 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.
4. 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, 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.

IF THE COUNTY'S STANDARD REQUIREMENTS FOR THIS PROJECT ARE NOT MET OR IF SIGNIFICANT PUBLIC HEALTH OR PUBLIC SAFETY HAZARDS ARE IDENTIFIED IN CONJUNCTION WITH THE PROPOSED PROJECT, A PUBLIC HEARING MAY BE CONDUCTED BY THE YOLO COUNTY PLANNING COMMISSION TO CONSIDER ADDITIONAL CONDITIONS OR TO CONSIDER REVOCATION OF THIS PERMIT TO CONSTRUCT AND/OR OPERATE THE PROJECT.

PREPARED BY: _____

JD Trebec, Senior Planner

4-3-2023

Date

APPROVED BY: _____

Stephanie Cormier, Zoning Administrator

4/4/2023

Date

APPLICANT ACKNOWLEDGMENT of STANDARD REQUIREMENTS

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

Signature of Owner/Applicant:

NAME

Date

Attachments: Att. A. Project Location, Att. B. Elevation and Lease Area



County of Yolo

DEPARTMENT OF COMMUNITY SERVICES
PLANNING DIVISION

Leslie Lindbo
DIRECTOR

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Site Plan Review

File No.:	ZF 2023-0011
Date:	6/15/2023
Applicant:	Derek Thibault [REDACTED]
Owner:	Farmers' Rice Cooperative [REDACTED]
Situs:	Located at 845 Kentucky Ave adjacent to the City of Woodland.
APN:	027-340-020 and -008
General Plan:	Industrial (IN)
Zoning:	Heavy Industrial (I-H)

Permitting Requirement: Per *Yolo County Zoning Code Table 8-2.704*, agricultural processing facilities with over 50,000 square feet of building area are permitted with the issuance of a Site Plan Review in the Heavy Industrial (I-H) zone provided that the project meets development standards.

Project Description: The applicant proposes to expand the use of an existing rice processing plant to include milling and packaging rice flour. The facility has 5 warehouse buildings totaling approximately 73,000 square feet, including various processing locations, a packaging and shipping building, a main office, and maintenance building.

The rice flour operation would occur within one of the existing large warehouses. It would have four employees and require approximately four deliveries per day. Normal hours of operation would be 7:00 AM to 4:00 PM weekdays. The entire facility employs approximately 100 to 130 employees.

The facility receives water and wastewater services from the City of Woodland. There are approximately 80 employee parking spaces available on site, which adequately serve the existing and new uses.

STANDARD REQUIREMENTS

A. PLANNING DIVISION (530-666-8036)

1. The project is an administrative approval of a Site Plan Review for a large agricultural processing use located in an industrially designated area as described above.
2. The applicant shall be responsible for all costs associated with implementing the standard requirements contained within this Site Plan Review.
3. The proposed use and site plan shall be initiated within one year of this approval. If the use is not initiated within one year, this approval shall become null and void. If all County standard requirements have not been complied with within one year, the applicant may apply to the County for an extension of time. The County will not disapprove the extension request if there is clear indication that the applicant has made substantial process in complying with the list of standard requirements.
4. Any future proposal to significantly modify or expand the uses allowed by this Site Plan Review (as generally described in the "Project Description" section of this document and shown on Attachment A) shall be submitted for review and approval to the Director of Community Services or designee.
5. Approval of this Site Plan Review is subject to review by County staff to ensure compliance with the County Code and other applicable standards that protect the public's health, safety, and welfare.
6. Any additional signage shall comply with the Sign Standards Ordinance (Yolo County Code Title 8, Chapter 2, Article 12)
7. Outdoor light fixtures shall be low intensity, shielded, and/or directed away from adjacent properties, the public right-of-way and the night sky.

B. BUILDING DIVISION (530-666-8037)

1. **Permits Required:** Building and Fire permits shall be required for all construction or change of occupancy classification, including demolition, grading and other site improvements. The application and construction documents shall be in compliance with state and local regulations, including the California Building Code, California Residential Code, California Fire Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Energy Code, and California Green Building Code.
2. **Optional Preapplication Meeting:** Due to the limited information provided on an application for a planning permit, a detailed analysis of building code requirements is not always possible. Your licensed design professional will 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. If the project has unique features that require a code interpretation you may schedule a preapplication meeting with the Building Division.

3. **Fees:** The applicant shall pay the appropriate fees prior to issuance of building permits, including but not limited to applicable permit fees, school and fire district fees, county facility (FSA) fees, and Environmental Health fees.
4. **Fire Access:** Site access for fire engines shall be coordinated with the local fire district chief in compliance with the California Fire Code. Ensure fire apparatus access is available within 150 feet of all portions of the building. Fire apparatus access roads must be a minimum of 20 feet (with no parking permitted on either side.) Fire apparatus access roads must maintain a minimum turning radii of 20 feet interior / 40 feet exterior.
5. **Sprinklers & Alarms:** The fire suppression system and fire alarm monitoring system will need to be submitted as deferred submittals to the Building Division and/or the local fire district. Provide calculations for the proposed water supply for fire suppression. Provide a list of commodities, classifications, and locations for review. (see Attachment B for Fire Requirements)

Because these structures are in a special flood hazard area, additional requirements apply. For more information, see Attachment C and please contact Building.Division@yolocounty.org or (530) 666-8037:

6. **General Flood Requirements:** All construction shall meet all of the requirements of Yolo County Code Chapter 8-4 Flood Protection Article 5 Provisions for Flood Hazard Reduction. These requirements include elevating structures so that the lowest floor is at least one foot above the base flood elevation, venting enclosures below the lowest floor, anchoring the structures to resist flood loads, and locating or designing all utilities to prevent the entry and accumulation of flood waters.
7. **Flood Zone Boundaries on Site Plan:** For all new development submit a site plan showing the flood zone boundaries. Any development that is within 100 ft of a flood zone boundary or as requested by the Floodplain Administrator will require a surveyor to provide the precise location of the structure relative to the flood zone boundary.
8. **Flood Study:** A flood study is necessary for this development as it is located within a floodplain.
9. **Elevation Certificates:** For all new structures and *substantial improvements* (see attached form to determine if the project is a substantial improvement) elevation certificates must be submitted and approved three times: Once with the permit application, once prior to construction above the lowest floor, and once prior to final inspection.

C. MISCELLANEOUS STANDARDS OR REQUIREMENTS:

1. 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.
2. The project shall be in compliance with all applicable Federal and State laws, Yolo County Code regulations, and Yolo County Engineering Improvement Standards.
3. 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 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.

4. 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, 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.

IF THE COUNTY'S STANDARD REQUIREMENTS FOR THIS PROJECT ARE NOT MET OR IF SIGNIFICANT PUBLIC HEALTH OR PUBLIC SAFETY HAZARDS ARE IDENTIFIED IN CONJUNCTION WITH THE PROPOSED PROJECT, A PUBLIC HEARING MAY BE CONDUCTED BY THE YOLO COUNTY PLANNING COMMISSION TO CONSIDER ADDITIONAL CONDITIONS OR TO CONSIDER REVOCATION OF THIS PERMIT TO CONSTRUCT AND/OR OPERATE THE PROJECT.

PREPARED BY: JD Trebec
JD Trebec, Senior Planner

6/15/23
Date

Stephanie Cormier
APPROVED BY: Stephanie Cormier, Zoning Administrator

6.14.2023
Date

APPLICANT ACKNOWLEDGMENT of STANDARD REQUIREMENTS

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

Signature of Owner/Applicant:

NAME

Date

- Attachment A – Overall Site Plan**
Attachment B- Woodland Fire Department Requirements
Attachment C- Flood Hazard Information

- a. Flood Determination
- b. FIRMette Base Flood Map
- c. Flood Protection Requirements Summary
- d. Mandatory Purchase of Flood Insurance



County of Yolo

Taro Echiburú

DIRECTOR

DEPARTMENT OF COMMUNITY SERVICES

Planning, Building and Public Works
292 West Beamer Street
Woodland, CA 95695-2598
(530) 666-8775 FAX (530) 666-8156
www.yolocounty.org

Environmental Health
292 West Beamer Street
Woodland, CA 95695
(530) 666-8646

Integrated Waste Management
44090 CR 28 H
Woodland, CA 95776
(530) 666-8852

APPLICATION

Applicant Billing and Property Owner Information			
Applicant Derek Thibault		Company (if applicable) Farmers' Rice Cooperative	
Mailing Address [REDACTED]		Email [REDACTED]	
City Woodland	State CA	Zip 95695	Daytime [REDACTED]
Property Owner Farmers' Rice Cooperative			
Address [REDACTED]		Email [REDACTED]	
City Woodland	State CA	Zip 95695	Daytime [REDACTED]

Project Information	
Assessor's Parcel No. 024-340-020-000	Parcel size 9.89 acres
Property Address/Location 845 Kentucky Ave., Woodland, CA 95695	
Existing use of property Rice processing and storage.	
Tax Rate Area(s) (taken from property tax bill):	
Application Request:	
Review of proposed flour milling project, retrofitting an existing bulk rice storage building into a rice flour milling facility.	
Required Signatures	
I hereby make application for the above-referenced land use entitlement and certify that this application, other documents, and exhibits submitted are true and correct to the best of my knowledge and belief. Should any information or representation submitted in connection with this application form be incorrect or untrue, I understand that Yolo County may rescind any approval or determination, or take other appropriate action. I hereby acknowledge that I have been informed of my right to make written request to the County to receive notice of any proposal by the County to adopt or amend a general or specific plan, or a zoning ordinance or other ordinance affecting building or grading permits, prior to action on said item. I also certify that I am the owner of the above property or have attached the owner's written consent to file this application. (Please attach a consent letter for each property owner if there is more than one. If owner refuses or is unable to sign, provide copy of lease, title report or other documentation.) I understand that verification of property ownership or interests in the property or application may be required.	
Applicant's/Owner's Signature <i>DJZ</i>	Date <i>05/09/2023</i>

PERMIT PROCESSING FEE AGREEMENT

I, the undersigned, hereby authorize the County of Yolo to process the permit request on the previous side of this application in accordance with the Yolo County Code. I (the land owner and/or the applicant) am depositing a minimum initial deposit to cover staff review, coordination, and processing costs related to my application request based on actual staff time expended and other direct costs, including, but not limited to, outside consultant services, county counsel charges, and materials costs in accordance with the adopted Yolo County Fee Resolution and the Project Cost Reimbursement Agreement attached to this application. This initial deposit will be held by the County in a deposit account to pay for staff time and other charges spent processing the application. I understand that such costs will be drawn from the deposit account and that I will be billed on a "time and materials" basis in order to maintain a positive account balance at all times during the review process. I further understand that no work will be performed on the project with a negative fund balance. By signing below, I agree to pay all permitting costs, including requests to supplement the deposit account, plus any accrued interest, if the applicant does not pay costs.

I agree not to alter the physical condition of the property during the processing of this application by removing trees, demolishing structures, altering streams, and grading or filling. I agree not to start construction of any new structures prior to permit approval. I understand that such alteration or new construction may result in the imposition of criminal, civil or administrative fines or penalties, or may result in the delay or denial of the project application.

FISH AND WILDLIFE REVIEW FEES: I understand that my application and/or any applicable environmental document for my project may be referred to the California Department of Fish and Wildlife (CDFW) for review and comment in accordance with the provisions of the California Environmental Quality Act. Should this review be required, I understand that I must pay all fees for the cost of CDFW review as required by Section 711.4 of the Fish and Game Code (currently \$2,764.00 for Negative Declarations or \$3,839.25 for Environmental Impact Reports, plus \$50.00 County Clerk fee). Should these fees be required, I agree to remit a cashier's check or money order in the required amount, payable to the Yolo County Clerk, to the Planning Division prior to the posting of any Notice of Determination following project approval.

MITIGATION FEES OR REQUIREMENTS: I further understand that my project, if approved, may be subject to one or more mitigation fees including the following fees current as of 2022:

Yolo HCP/NCCP land cover fee*: \$15,571 per acre of impact to all applicable land cover types

Yolo HCP/NCCP fresh emergent wetland fee*: \$80,864 per acre of impact to fresh emergent wetland areas

Yolo HCP/NCCP valley foothill riparian fee*: \$66,560 per acre of impact to valley foothill riparian areas

Yolo HCP/NCCP lacustrine and riverine fee*: \$64,854 per acre of impact to lacustrine or riverine areas

Agricultural mitigation in lieu fee: \$10,100 per acre of farmland converted (for projects less than 20 acres)

Inclusionary Housing in lieu fee: sliding scale for projects under 8/10 units (\$1,292 for single family house)

**Fee amounts subject to change in March of each year per the conditions outlined in the Yolo HCP/NCCP*

AFFIDAVIT OF CERTIFIED PROPERTY OWNERS

I further certify that the attached list of property owners contains the names and addresses of all persons to whom all property is assessed as they appear on the latest available assessment roll of the County within the area described on the attached application and for a distance of three hundred feet (300) from the exterior boundaries of the property described on the attached application.

I certify under penalty of perjury that the foregoing is true and correct.

CERTIFICATION STATEMENT OF HAZARDOUS WASTE OR SUBSTANCE SITE

Pursuant to the requirements of Section 65962.5 of the California Government Code, I certify that the project site for the above entitlement is not located on the State list of identified hazardous waste/or hazardous substance sites.

REQUIRED SIGNATURES

I hereby certify that I have read all the above information on this page. All this information is correct and I agree to abide by the requirements therein.

PROPERTY OWNER OR AUTHORIZED REPRESENTATIVE:

NAME Derek Thibault

SIGNATURE: 

Date: 03/09/2023

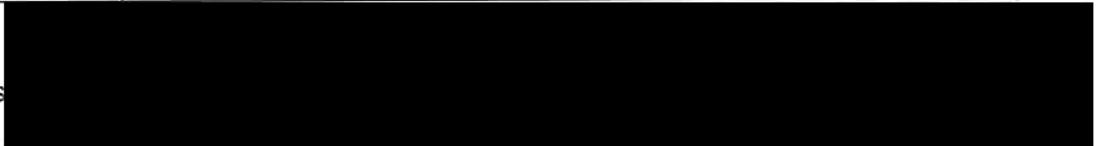
INDEMNIFICATION AGREEMENT

As part of this application, applicant and real party in interest if different, agree to defend, indemnify, hold harmless, and release Yolo County, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document, which accompanies it. This indemnification obligation shall include but not be limited to: damages, costs, expenses, attorney fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent passive negligence on the part of Yolo County, its agents, officers, attorneys, or employees.

APPLICANT: Derck Thibault

Signature: 

Mailing Address



REAL PARTY INTEREST: _____
(If different from Applicant)

Signature: _____

Mailing Address: _____



County of Yolo

Leslie Lindbo
DIRECTOR

DEPARTMENT OF COMMUNITY SERVICES

Planning, Building and Public Works
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(530) 666-8646

Integrated Waste Management
44090 CR 28 H
Woodland, CA 95776
(530) 666-8852

APPLICATION

Applicant Billing and Property Owner Information			
Applicant <i>Spencer Defta</i>		Company (if applicable) <i>Diamond D Gen. Eng., Inc.</i>	
Mailing Address [REDACTED]		Email [REDACTED]	
City <i>Woodland</i>	State <i>CA</i>	Zip <i>95776</i>	Daytime Phone [REDACTED]
Property Owner <i>Walter Bowe</i>			
Address [REDACTED]		Email [REDACTED]	
City <i>Livermore</i>	State <i>CA</i>	Zip <i>94551</i>	Daytime Phone [REDACTED]

Project Information	
Assessor's Parcel No. <i>050-010-023-000/047-140-004-000</i>	Parcel size <i>80 acres</i>
Property Address/Location <i>25794 County Road 25, Esparto, CA 95627</i>	
Existing use of property <i>personal residence and private runway</i>	
Tax Rate Area(s) (taken from property tax bill):	
Application Request: <i>Extended runway (roughly 1,350' north) for safety runoff.</i>	

Required Signatures

I hereby make application for the above-referenced land use entitlement and certify that this application, other documents, and exhibits submitted are true and correct to the best of my knowledge and belief. **Should any information or representation submitted in connection with this application form be incorrect or untrue, I understand that Yolo County may rescind any approval or determination, or take other appropriate action.**

I hereby acknowledge that I have been informed of my right to make written request to the County to receive notice of any proposal by the County to adopt or amend a general or specific plan, or a zoning ordinance or other ordinance affecting building or grading permits, prior to action on said item.

I also certify that I am the owner of the above property or have attached the owner's written consent to file this application. (Please attach a consent letter for each property owner if there is more than one. If owner refuses or is unable to sign, provide copy of lease, title report or other documentation.) I understand that verification of property ownership or interests in the property or application may be required.

Applicant's/Owner's Signature

Date *9/7/2023*

PERMIT PROCESSING FEE AGREEMENT

I, the undersigned, hereby authorize the County of Yolo to process the permit request on the previous side of this application in accordance with the Yolo County Code. I (the land owner and/or the applicant) am depositing a minimum initial deposit to cover staff review, coordination, and processing costs related to my application request based on actual staff time expended and other direct costs, including, but not limited to, outside consultant services, county counsel charges, and materials costs in accordance with the adopted Yolo County Fee Resolution and the Project Cost Reimbursement Agreement attached to this application. This initial deposit will be held by the County in a deposit account to pay for staff time and other charges spent processing the application. I understand that such costs will be drawn from the deposit account and that I will be billed on a "time and materials" basis in order to maintain a positive account balance at all times during the review process. I further understand that no work will be performed on the project with a negative fund balance. By signing below, I agree to pay all permitting costs, including requests to supplement the deposit account, plus any accrued interest, if the applicant does not pay costs.

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MITIGATION FEES OR REQUIREMENTS: I further understand that my project, if approved, may be subject to one or more mitigation fees including the following fees current as of 2023:

Yolo HCP/NCCP land cover fee*: \$16,202 per acre of impact to all applicable land cover types

Yolo HCP/NCCP fresh emergent wetland fee*: \$87,337 per acre of impact to fresh emergent wetland areas

Yolo HCP/NCCP valley foothill riparian fee*: \$91,814 per acre of impact to valley foothill riparian areas

Yolo HCP/NCCP lacustrine and riverine fee*: \$70,046 per acre of impact to lacustrine or riverine areas

Agricultural mitigation in lieu fee: \$10,100 per acre of farmland converted (for projects less than 20 acres)

Inclusionary Housing in lieu fee: sliding scale for projects under 8/10 units (\$1,292 for single family house)

**Fee amounts subject to change in March of each year per the conditions outlined in the Yolo HCP/NCCP*

AFFIDAVIT OF CERTIFIED PROPERTY OWNERS

I further certify that the attached list of property owners contains the names and addresses of all persons to whom all property is assessed as they appear on the latest available assessment roll of the County within the area described on the attached application and for a distance of three hundred feet (300) from the exterior boundaries of the property described on the attached application.

I certify under penalty of perjury that the foregoing is true and correct.

CERTIFICATION STATEMENT OF HAZARDOUS WASTE OR SUBSTANCE SITE

Pursuant to the requirements of Section 65962.5 of the California Government Code, I certify that the project site for the above entitlement is not located on the State list of identified hazardous waste/or hazardous substance sites.

REQUIRED SIGNATURES

I hereby certify that I have read all the above information on this page. All this information is correct and I agree to abide by the requirements therein.

PROPERTY OWNER OR AUTHORIZED REPRESENTATIVE:

NAME Spencer Defty

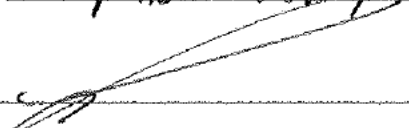
SIGNATURE: [Signature]

Date: 9/7/2023

INDEMNIFICATION AGREEMENT

As part of this application, applicant and real party in interest if different, agree to defend, indemnify, hold harmless, and release Yolo County, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document, which accompanies it. This indemnification obligation shall include but not be limited to: damages, costs, expenses, attorney fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent passive negligence on the part of Yolo County, its agents, officers, attorneys, or employees.

APPLICANT: Spencer Defay

Signature: 

Mailing Address: 

REAL PARTY INTEREST: _____
(If different from Applicant)

Signature: _____

Mailing Address: _____



County of Yolo

DEPARTMENT OF COMMUNITY SERVICES
PLANNING DIVISION

Leslie Lindbo
DIRECTOR

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

Site Plan Review

File No.:	ZF 2023-027
Date:	10/04/2023
Applicant:	Spencer Defty Diamond D General Engineering, Inc. [REDACTED]
Owner:	Ala Doble LLC Walter Bowe [REDACTED]
Situs:	25794 County Road 25, Esparto
APN:	050-010-023 and 047-140-004
General Plan:	Agricultural (AG)
Zoning:	Agricultural Intensive (A-N)
Project Description:	Runway extension at private airport for safety runoff purposes

STANDARD REQUIREMENTS

A. PLANNING DIVISION (530-666-8041)

1. The project is an administrative approval of a Site Plan Review for a runway safety extension at an existing private airport (Ala Doble).
2. The applicant shall be responsible for all costs associated with implementing the standard requirements contained within this Site Plan Review.
3. The proposed use and site plan shall be initiated within one year of this approval. If the use is not initiated within one year, this approval shall become null and void. If all County standard requirements have not been complied with within one year, the applicant may apply to the County for an extension of time. The County will not disapprove the extension request if there is clear indication that the applicant has made substantial process in complying with the list of standard requirements.
4. Any future proposal to significantly modify or expand the use of the airport and/or runway shall be submitted for review and approval to the Director of Community Services. If deemed necessary, a Use Permit may be required to conform with existing zoning standards.

5. Approval of this Site Plan Review is subject to review by County staff to ensure compliance with County Codes and other applicable standards that protect the public's health, safety, and welfare.
6. The applicant shall ensure that extension of the runway conforms to all applicable FAA standards and that all portions of the extension do not interfere with adjacent agricultural operations.
7. Outdoor light fixtures, including emergency and safety lighting, shall be low intensity, shielded, and/or directed away from adjacent properties, the public right-of-way and the night sky.
8. Any signs posted for Ala Doble, both onsite and off-site, shall comply with the County's Sign Ordinance regulating the placement, size, and height of such signs (Yolo County Code Section 8-2.1201-1209).
9. 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.
10. To the extent feasible, ongoing noise sources from operation of the extended runway shall be kept at 70dB or less at the parcel boundaries of the closest residences.
11. Upon termination of the extended runway use, the land shall be restored back to agricultural use.

B. ENVIRONMENTAL HEALTH DIVISION (530-666-8646)

1. Hazardous Materials

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.

C. PUBLIC WORKS DIVISION (530-666-8436)

1. If any construction is proposed within the right of way which includes improving the driveway connection to County Road 25, the applicant shall secure and pay for a County encroachment and bring the work into conformance with the Yolo County Improvement Standards.

2. Signs associated with the airport runway extension are not permitted in County road right-of-way.
3. County right-of-way shall not be used for airport or runway event/business/operations parking.
4. 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.
5. 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.

D. BUILDING DIVISION (530-666-8037)

1. 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.
2. The Applicant shall pay the appropriate fees prior to issuance of building permits, including but not limited to applicable school and fire district fees, county facility fees, and Environmental Health fees.
3. If applicable, site access for fire engines shall be coordinated with the local fire district chief.

E. MISCELLANEOUS STANDARDS OR REQUIREMENTS:

1. 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.
2. The project shall be in compliance with all applicable Federal and State laws, Yolo County Code regulations, and Yolo County Engineering Improvement Standards.
3. 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 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.

4. 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, 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.

IF THE COUNTY'S STANDARD REQUIREMENTS FOR THIS PROJECT ARE NOT MET OR IF SIGNIFICANT PUBLIC HEALTH OR PUBLIC SAFETY HAZARDS ARE IDENTIFIED IN CONJUNCTION WITH THE PROPOSED PROJECT, A PUBLIC HEARING MAY BE CONDUCTED BY THE YOLO COUNTY PLANNING COMMISSION TO CONSIDER ADDITIONAL CONDITIONS OR TO CONSIDER REVOCATION OF THIS PERMIT TO CONSTRUCT AND/OR OPERATE THE PROJECT.

PREPARED BY: Tracy L. Gimpley

10/4/2023
Date

Stephanie Cormier
APPROVED BY: Stephanie Cormier, Zoning Administrator

10/4/2023
Date

APPLICANT ACKNOWLEDGMENT of STANDARD REQUIREMENTS

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

Signature of Owner/Applicant:

(Spencer DeFry)
NAME

10/21/23
Date

Attachment: Att. A. Project Location



County of Yolo

Leslie Lindbo
DIRECTOR

DEPARTMENT OF COMMUNITY SERVICES

Planning, Building and Public Works
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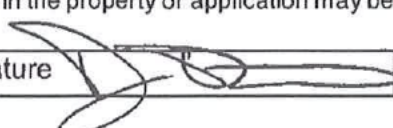
Environmental Health
292 West Beamer Street
Woodland, CA 95695
(530) 666-8646

Integrated Waste Management
44090 CR 28 H
Woodland, CA 95776
(530) 666-8852

APPLICATION

Applicant Billing and Property Owner Information			
Applicant Richard Sanchez		Company (if applicable) Sunworks	
Mailing Address [REDACTED]		Email [REDACTED]	
City Durham	State CA	Zip 95938	Daytime [REDACTED]
Property Owner Cortina Hulling & Shelling LLC			
Address [REDACTED]		Email [REDACTED]	
City Dunnigan	State CA	Zip	Daytime [REDACTED]

Project Information	
Assessor's Parcel No. 049-020-003-000	Parcel size 5 / 98
Property Address/Location 14189 County Rd 90A	
Existing use of property AG	
Tax Rate Area(s) (taken from property tax bill):	7.25%
Application Request: For Solar	

Required Signatures	
I hereby make application for the above-referenced land use entitlement and certify that this application, other documents, and exhibits submitted are true and correct to the best of my knowledge and belief. Should any information or representation submitted in connection with this application form be incorrect or untrue, I understand that Yolo County may rescind any approval or determination, or take other appropriate action. I hereby acknowledge that I have been informed of my right to make written request to the County to receive notice of any proposal by the County to adopt or amend a general or specific plan, or a zoning ordinance or other ordinance affecting building or grading permits, prior to action on said item. I also certify that I am the owner of the above property or have attached the owner's written consent to file this application. (Please attach a consent letter for each property owner if there is more than one. If owner refuses or is unable to sign, provide copy of lease, title report or other documentation.) I understand that verification of property ownership or interests in the property or application may be required.	
Applicant's/Owner's Signature 	Date 8/14/23

PERMIT PROCESSING FEE AGREEMENT

I, the undersigned, hereby authorize the County of Yolo to process the permit request on the previous side of this application in accordance with the Yolo County Code. I (the land owner and/or the applicant) am depositing a minimum initial deposit to cover staff review, coordination, and processing costs related to my application request based on actual staff time expended and other direct costs, including, but not limited to, outside consultant services, county counsel charges, and materials costs in accordance with the adopted Yolo County Fee Resolution and the Project Cost Reimbursement Agreement attached to this application. This initial deposit will be held by the County in a deposit account to pay for staff time and other charges spent processing the application. I understand that such costs will be drawn from the deposit account and that I will be billed on a "time and materials" basis in order to maintain a positive account balance at all times during the review process. I further understand that no work will be performed on the project with a negative fund balance. By signing below, I agree to pay all permitting costs, including requests to supplement the deposit account, plus any accrued interest, if the applicant does not pay costs.

I agree not to alter the physical condition of the property during the processing of this application by removing trees, demolishing structures, altering streams, and grading or filling. I agree not to start construction of any new structures prior to permit approval. I understand that such alteration or new construction may result in the imposition of criminal, civil or administrative fines or penalties, or may result in the delay or denial of the project application.

FISH AND WILDLIFE REVIEW FEES: I understand that my application and/or any applicable environmental document for my project may be referred to the California Department of Fish and Wildlife (CDFW) for review and comment in accordance with the provisions of the California Environmental Quality Act. Should this review be required, I understand that I must pay all fees for the cost of CDFW review as required by Section 711.4 of the Fish and Game Code (currently \$2,764.00 for Negative Declarations or \$3,839.25 for Environmental Impact Reports, plus \$50.00 County Clerk fee). Should these fees be required, I agree to remit a cashier's check or money order in the required amount, payable to the Yolo County Clerk, to the Planning Division prior to the posting of any Notice of Determination following project approval.

MITIGATION FEES OR REQUIREMENTS: I further understand that my project, if approved, may be subject to one or more mitigation fees including the following fees current as of 2023:

Yolo HCP/NCCP land cover fee*: \$16,202 per acre of impact to all applicable land cover types

Yolo HCP/NCCP fresh emergent wetland fee*: \$87,337 per acre of impact to fresh emergent wetland areas

Yolo HCP/NCCP valley foothill riparian fee*: \$91,814 per acre of impact to valley foothill riparian areas

Yolo HCP/NCCP lacustrine and riverine fee*: \$70,046 per acre of impact to lacustrine or riverine areas

Agricultural mitigation in lieu fee: \$10,100 per acre of farmland converted (for projects less than 20 acres)

Inclusionary Housing in lieu fee: sliding scale for projects under 8/10 units (\$1,292 for single family house)

**Fee amounts subject to change in March of each year per the conditions outlined in the Yolo HCP/NCCP*

AFFIDAVIT OF CERTIFIED PROPERTY OWNERS

I further certify that the attached list of property owners contains the names and addresses of all persons to whom all property is assessed as they appear on the latest available assessment roll of the County within the area described on the attached application and for a distance of three hundred feet (300) from the exterior boundaries of the property described on the attached application.

I certify under penalty of perjury that the foregoing is true and correct.

CERTIFICATION STATEMENT OF HAZARDOUS WASTE OR SUBSTANCE SITE

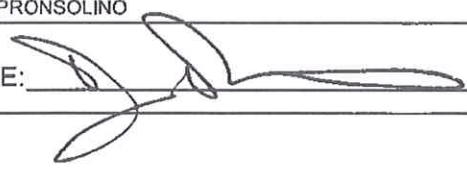
Pursuant to the requirements of Section 65962.5 of the California Government Code, I certify that the project site for the above entitlement is not located on the State list of identified hazardous waste/or hazardous substance sites.

REQUIRED SIGNATURES

I hereby certify that I have read all the above information on this page. All this information is correct and I agree to abide by the requirements therein.

PROPERTY OWNER OR AUTHORIZED REPRESENTATIVE:

NAME DAN PRONSOLINO

SIGNATURE: 

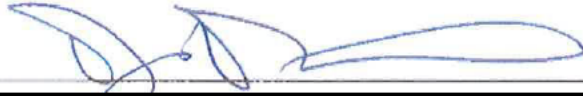
Date: 8/14/23

INDEMNIFICATION AGREEMENT

As part of this application, applicant and real party in interest if different, agree to defend, indemnify, hold harmless, and release Yolo County, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document, which accompanies it. This indemnification obligation shall include but not be limited to: damages, costs, expenses, attorney fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent passive negligence on the part of Yolo County, its agents, officers, attorneys, or employees.

APPLICANT: **DAN PRONSOLINO**

Signature: _____



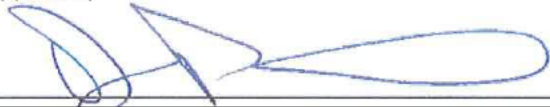
Mailing Address: _____



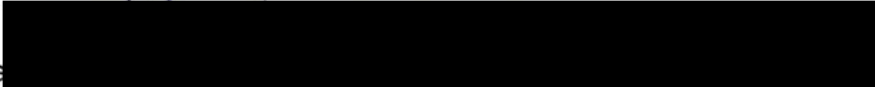
REAL PARTY INTEREST: **CORTINA HULLING AND SHELLING LLC**

(If different from Applicant)

Signature: _____



Mailing Address: _____





COUNTY of YOLO

DEPARTMENT OF COMMUNITY SERVICES PLANNING DIVISION

Leslie Lindbo
Director

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

Site Plan Review Dunnigan Hills Solar Energy System

File No.:	ZF 2023-028
Review Date:	May 22, 2025
Applicant:	SolarNorcal LLC DBA Excite Energy Gery Dawson Martinez [REDACTED]
Owner:	Cortina Hulling & Shelling LLC [REDACTED]
Situs Address:	14189 County Road 90A Dunnigan, CA 95938
APNs:	049-020-032 and 049-020-003
General Plan:	AG
Zoning:	Agricultural Extensive (A-X)
FEMA Zone:	X
Project Land Use:	Accessory Solar Energy System, per Sec. 8-2.1104

Project Description

As per the County's Solar Energy Systems Ordinance (Section. 8-2.1104), an accessory solar energy system that occupies more than 2.5 acres, but no more than 7.5 acres, used to supply power to and/or offset energy demands for onsite uses shall require the issuance of a Site Plan Review to ensure it meets the development standards outlined in Section 8-2.1104(g) of the Yolo County Code.

SolarNorcal proposes to install and operate a 3.06-acre ground mount solar energy system to offset the onsite energy demands at the Dunnigan Hills Hulling and Shelling plant. The project meets the standards set forth in Section 8-2.1104 and does not trigger a discretionary Use Permit. The accessory solar energy system will not be located on predominantly prime farmland, per the attached Yolo County Important Farmland 2020 map (Attachment 3). Additionally, the proposed solar facility will not impact more than 2.5 acres of Swainson's hawk (SH) foraging habitat since the site is considered barren and has been scraped and graveled, which is not a land cover type that is typically suitable for SH foraging habitat. Per Section 8-2.404(b), *Agricultural Use*, the project is not subject to agricultural mitigation because the energy generated from the ground mount solar energy system will provide onsite power to the agricultural operation, and thus will not convert an agricultural use to a non-agricultural use.

The project site consists of two Assessor Parcel Numbers (APNs): 049-020-003, an approximately 5-acre parcel, and 049-020-032, an approximately 94.979-acre parcel within the Agricultural Extensive (A-X) zone, approximately 3.5 miles north of the community of Madison, immediately adjacent to Interstate 505 (I-505) off County Road 90A. The solar panels will be constructed on APN: 049-020-003 and connect to the PG&E meter on APN: 049-020-032 where the Dunnigan Hills Hulling and Shelling plant is located. APN: 049-020-003 is currently developed with an uninhabited dwelling unit and two accessory structures. The parcels surrounding the

hulling and shelling plant are currently planted in permanent crops (olives to the north, almonds to the south, and wine grapes to the west). The parcel immediately south of the solar energy system is a 2.5-acre A-X zoned parcel containing a residence and various accessory structures. Access to the site will continue off County Road 90A to the west via an existing driveway. The new ground mount solar system and equipment will be enclosed within a perimeter fence for security. No new employees will be required for the operation of the solar energy system.

STANDARD REQUIREMENTS For Dunnigan Hills Solar Energy System

1. The applicant shall be responsible for all costs associated with implementing the standard requirements contained within this Site Plan Review.
2. The proposed use and site plan shall be initiated within one year of this approval. If the use is not initiated within one year, this approval shall become null and void. If all County standard requirements have not been complied with within one year, the applicant may apply to the County for an extension of time. The County will not disapprove the extension request if there is clear indication that the applicant has made substantial progress in complying with the list of standard requirements.
3. Any future proposal to significantly modify or expand the uses allowed by this Site Plan Review (as generally described in the "Project Description" section of this document) shall be submitted for review and approval to the Director of Community Services, and may require a discretionary application process.
4. Approval of this Site Plan Review is subject to review by County staff to ensure compliance with County Codes and other applicable standards that protect the public's health, safety, and welfare.
5. The accessory solar energy facility shall be designed to minimize any glare or lighting on adjacent neighbors, the public right-of-way, and the night sky. Any lighting installed for maintenance and security shall be low-level lighting that is shielded and directed downward to minimize the potential for glare or spillover.
6. Any signage posted at the project site, both onsite and off-site, shall comply with the County's Sign Ordinance regulating the placement, size, and height of such signs (Yolo County Code Sections 8-2.1201-1209) and may require a discretionary application process.
7. The proposed accessory solar energy system shall meet the following front, rear, and side yard setbacks (measured from the property line to the panels):
 - Front yard: 20 feet
 - Side yard: 20 feet
 - Rear yard: 25 feet
8. To address Fire Code requirements for weed control, the applicant shall maintain a clear, brush-free area of 10 feet around the perimeter of the ground-mounted photovoltaic arrays.

9. Prior to any land disturbance, such as grading or trenching, applicant shall notify contractors that they are required to watch for potential archaeological sites and artifacts, and to notify the Yolo County Community Services Director if anything is found. If any cultural resources, such as chipped or ground stone, historic debris, building foundations, or paleontological materials are encountered during grading, all work within 75 feet shall immediately stop and the Community Services Director shall be immediately notified. Any cultural resources found on the site shall be recorded by a qualified archaeologist and the information shall be submitted to the Community Services Department. In accordance with Section 7050.5 of the California Health and Safety Code, if human skeletal remains are encountered during construction, all work within 75 feet shall immediately stop and the County Coroner shall be notified within 24 hours. If the remains are of Native American Heritage origin, the appropriate Native American community, as identified by the Native American Heritage Commission, shall be contacted and an agreement for relocating the remains and associated grave goods shall be developed.

Miscellaneous standards or requirements:

10. 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.
11. The Applicant should contact the California State Department of Fish and Wildlife to ensure compliance with any applicable state requirements, which may include, but not limited to special status species and streambed alterations.
12. The property owner and/or operator(s) shall maintain the site in such a manner, and with such frequency, to insure for public health, safety, and general welfare.
13. The project shall be in compliance with all applicable Federal and State laws, Yolo County Code regulations, and Yolo County Engineering Improvement Standards.
14. 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 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.
15. 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, 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.

Yolo County Public Works has the following requirements. For more information, contact Jair Bautista, at Jair.Bautista@yolocounty.gov or (530) 666-8436:

16. The applicant shall apply for a County encroachment permit for any proposed work within the county right-of-way, which includes County Road 90A. Contact ppw@yolocounty.gov for encroachment permit inquiries. The applicant shall reimburse the County for all activities associated with encroachment permit issuance and inspection (County Zone File No. ZF2023-028).
17. Existing and proposed driveway approaches and culverts shall be maintained by the applicant or applicant's successor. Work to construct new approaches and/or maintenance of existing approaches may include roadside ditch grading north and south of the driveway(s) to tie-in to drainage facilities. All construction work shall conform to Yolo County Improvement Standards.
18. Prior to the issuance of a grading/building permit, the applicant shall submit drainage improvement site plans for review by the Public Works Division as result of the on-site drainage ditch removal to accommodate the installation of the solar arrays. Applicant to construct new drainage improvements and tie-in to existing drainage facilities that span APN's 049-020-003 & 049-020-032, as necessary. Applicant shall not design or regrade the project site to drain to public right-of-way (e.g., to a roadside ditch along County Road 90A).
19. 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.
20. The applicant shall coordinate with the County if any existing Yolo County traffic signs are affected by the proposed development. Affected signs shall be replaced in their entirety by the applicant per current Yolo County Improvement Standards. The applicant shall reimburse the County for all activities associated with the traffic sign work through an encroachment permit (see condition #16).
21. Signs associated with the business are not permitted in county road right-of-way. Current or proposed business signs, if any, shall be placed outside of the county right-of-way (i.e., typically behind utility poles, roadside ditches).
22. County roads shall not be used for event/business/operations parking.
23. 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.
24. 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 (County Zone File No. ZF2023-028).

Yolo County Building Division has the following requirements. For more information, please contact Building.Division@yolocounty.gov or (530) 666-8037:

- 25. **Permits Required:** Building and Fire permits shall be required for all construction or change of occupancy classification, including demolition, grading and other site improvements. The application and construction documents shall be in compliance with state and local regulations, including the California Building Code, California Residential Code, California Fire Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Energy Code, and California Green Building Code.
 - 26. **Optional Preapplication Meeting:** Due to the limited information provided on an application for a planning permit, a detailed analysis of building code requirements is not always possible. Your 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. If the project has unique features that require a code interpretation you may schedule a preapplication meeting with the Building Division.
 - 27. **Fees:** The applicant shall pay the appropriate fees prior to issuance of building permits, including but not limited to applicable permit fees, school and fire district fees, county facility (FSA) fees, and Environmental Health fees.
 - 28. **Fire Access:** As part of your building permit application, site access shall be shown on the site plan for fire engines in compliance with the California Fire Code. Site access shall be coordinated with the local fire district chief.
-

Yolo County Environmental Health Division has the following comments. For more information, please contact Suzie.Dawley@yolocounty.gov or (530) 666-8591:

- 29. Environmental Health does not have well or septic records for this parcel. Prior to building permit issuance, the well and septic system will be required to be identified on the site plan for the building permit application.
 - o The setback from the septic tank and leach field to the solar pillars (and any foundation) is 10 FT.
 - o If the septic system is not in use and is abandoned, the septic tank will need to be destroyed under a Septic Abandonment Permit approved by Environmental health.
 - o Adequate space should be maintained around the well for maintenance.
 - o Any unused well is to be destroyed under a Well Abandonment Permit approved by Environmental Health.
- 30. If the residence on APN: 049-020-003 is inhabited, or will be in the future, a replacement area for the leach field will need to be identified for such use. The recommended estimate is 1,000 SQ. FT. per bedroom of area for project planning.

Other Requirements:

31. Please see the attached Impact Letter from Pacific Gas & Electric (PG&E) in Attachment 2b. A 15-foot clearance must be maintained from PG&E's existing facilities. If you have questions, please contact Justin Newell with PG&E's Land Management team at (916) 594-4086 or Justin.Newell@pge.com.
-

IF THE COUNTY'S STANDARD REQUIREMENTS FOR THIS PROJECT ARE NOT MET OR IF SIGNIFICANT PUBLIC HEALTH OR PUBLIC SAFETY HAZARDS ARE IDENTIFIED IN CONJUNCTION WITH THE PROPOSED PROJECT, A PUBLIC HEARING MAY BE CONDUCTED BY THE YOLO COUNTY PLANNING COMMISSION TO CONSIDER ADDITIONAL CONDITIONS OR TO CONSIDER REVOCATION OF THIS PERMIT TO CONSTRUCT AND/OR OPERATE THE PROJECT.

PREPARED BY: Tracy L. Gonzalez 5/22/2025
Tracy Gonzalez, Associate Planner Date

REVIEWED BY: Jeff Anderson 5-22-25
Jeff Anderson, Principal Planner Date

ACKNOWLEDGMENT of STANDARD REQUIREMENTS for ZONE FILE #2023-028. I hereby concur with the standard requirements as set forth above.

Signature of Owner/Applicant:

[Signature]
NAME

05/22/25
Date

Attachments

1. Site Plan (dated 05/12/2025)
2. Agency Comment Letters
 - a. PG&E Impact Response Letter (dated 11/28/2023)
3. 2020 Farmland Mapping and Monitoring Map (FMMP)

\$ 2,024.88



County of Yolo

Leslie Lindbo
DIRECTOR

DEPARTMENT OF COMMUNITY SERVICES

Planning, Building and Public Works
292 West Beamer Street
Woodland, CA 95695-2598
(530) 666-8775 FAX (530) 666-8156
www.yolocounty.org

Environmental Health
292 West Beamer Street
Woodland, CA 95695
(530) 666-8646

Integrated Waste Management
44090 CR 28 H
Woodland, CA 95776
(530) 666-8852

APPLICATION

Applicant Billing and Property Owner Information

Applicant <u>Jose Bermudez</u>		Company (if applicable) <u>Bermudez and Sons Tires.</u>	
Mailing Address [REDACTED]		Email [REDACTED]	
City <u>Winters</u>	State <u>CA</u>	Zip <u>95694</u>	Daytime Phone [REDACTED]
Property Owner <u>Miguel Molina</u>			
Address [REDACTED]		Email [REDACTED]	
City <u>Esparto</u>	State <u>CA</u>	Zip <u>95627</u>	Daytime Phone [REDACTED]

Project Information

Assessor's Parcel No. <u>049-385-032</u>	Parcel size <u>.55 ac</u>
Property Address/Location <u>26448 County Road 21A.</u>	
Existing use of property	
Tax Rate Area(s) (taken from property tax bill):	
Application Request: <u>minor auto repair, tires, brakes</u>	

Required Signatures

I hereby make application for the above-referenced land use entitlement and certify that this application, other documents, and exhibits submitted are true and correct to the best of my knowledge and belief. **Should any information or representation submitted in connection with this application form be incorrect or untrue, I understand that Yolo County may rescind any approval or determination, or take other appropriate action.**

I hereby acknowledge that I have been informed of my right to make written request to the County to receive notice of any proposal by the County to adopt or amend a general or specific plan, or a zoning ordinance or other ordinance affecting building or grading permits, prior to action on said item.

I also certify that I am the owner of the above property or have attached the owner's written consent to file this application. (Please attach a consent letter for each property owner if there is more than one. If owner refuses or is unable to sign, provide copy of lease, title report or other documentation.) I understand that verification of property ownership or interests in the property or application may be required.

Applicant's/Owner's Signature <u>[Signature]</u>	Date <u>1-19-24</u>
--	---------------------

INDEMNIFICATION AGREEMENT

As part of this application, applicant and real party in interest if different, agree to defend, indemnify, hold harmless, and release Yolo County, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document, which accompanies it. This indemnification obligation shall include but not be limited to: damages, costs, expenses, attorney fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent passive negligence on the part of Yolo County, its agents, officers, attorneys, or employees.

APPLICANT: Jose Bermudez

Signature: 

Mailing Address: 

REAL PARTY INTEREST: _____
(If different from Applicant)

Signature: _____

Mailing Address: _____

PERMIT PROCESSING FEE AGREEMENT

I, the undersigned, hereby authorize the County of Yolo to process the permit request on the previous side of this application in accordance with the Yolo County Code. I (the land owner and/or the applicant) am depositing a minimum initial deposit to cover staff review, coordination, and processing costs related to my application request based on actual staff time expended and other direct costs, including, but not limited to, outside consultant services, county counsel charges, and materials costs in accordance with the adopted Yolo County Fee Resolution and the Project Cost Reimbursement Agreement attached to this application. This initial deposit will be held by the County in a deposit account to pay for staff time and other charges spent processing the application. I understand that such costs will be drawn from the deposit account and that I will be billed on a "time and materials" basis in order to maintain a positive account balance at all times during the review process. I further understand that no work will be performed on the project with a negative fund balance. By signing below, I agree to pay all permitting costs, including requests to supplement the deposit account, plus any accrued interest, if the applicant does not pay costs.

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Yolo HCP/NCCP land cover fee*: \$16,202 per acre of impact to all applicable land cover types

Yolo HCP/NCCP fresh emergent wetland fee*: \$87,337 per acre of impact to fresh emergent wetland areas

Yolo HCP/NCCP valley foothill riparian fee*: \$91,814 per acre of impact to valley foothill riparian areas

Yolo HCP/NCCP lacustrine and riverine fee*: \$70,046 per acre of impact to lacustrine or riverine areas

Agricultural mitigation in lieu fee: \$10,100 per acre of farmland converted (for projects less than 20 acres)

Inclusionary Housing in lieu fee: sliding scale for projects under 8/10 units (\$1,292 for single family house)

**Fee amounts subject to change in March of each year per the conditions outlined in the Yolo HCP/NCCP*

AFFIDAVIT OF CERTIFIED PROPERTY OWNERS

I further certify that the attached list of property owners contains the names and addresses of all persons to whom all property is assessed as they appear on the latest available assessment roll of the County within the area described on the attached application and for a distance of three hundred feet (300) from the exterior boundaries of the property described on the attached application.

I certify under penalty of perjury that the foregoing is true and correct.

CERTIFICATION STATEMENT OF HAZARDOUS WASTE OR SUBSTANCE SITE

Pursuant to the requirements of Section 65962.5 of the California Government Code, I certify that the project site for the above entitlement is not located on the State list of identified hazardous waste/or hazardous substance sites.

REQUIRED SIGNATURES

I hereby certify that I have read all the above information on this page. All this information is correct and I agree to abide by the requirements therein.

PROPERTY OWNER OR AUTHORIZED REPRESENTATIVE:

NAME Miguel Molina.

SIGNATURE: [Signature]

Date: 1-19-2024



County of Yolo

DEPARTMENT OF COMMUNITY SERVICES
PLANNING DIVISION

Leslie Lindbo
DIRECTOR

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

Site Plan Review Bermudez and Sons Tires

File No.:	ZF 2024-001
Date:	March 14, 2024
Applicant	Jose Bermudez [REDACTED]
Property Owner:	Miguel & Lilia Molina [REDACTED]
Situs:	26448 County Road 21A in the unincorporated community of Esparto
APN:	049-385-032
General Plan:	Commercial Local (CL)
Zoning:	Local Commercial (C-L)
FEMA Zone:	X

Permitting Requirement: Per *Yolo County Zoning Code Table 8-2.604*, minor auto/vehicle repair is permitted with a Site Plan Review in the Local Commercial zone. A Site Plan Review is a non-discretionary, administrative review that is used to determine compliance with specific zoning and other County standards. Minor auto/vehicle repair is defined as upholstering, replacement of parts, and motor services, not including the removal of the motor, to passenger cars and trucks.

Project Description: The applicant proposes to lease an existing commercial building on a 0.55-acre lot within the community of Esparto for use as a facility to sell and replace/install tires, provide oil changes, and repair brakes and chassis. All services will be conducted entirely within the existing building. Hours of operation will generally be from 8:00am to 5:00pm, Monday-Friday, and 8:00am to 3:00pm Saturdays. Access to the site is directly off of County Road 21A via a paved driveway. The project includes an illuminated 80-square-foot front wall sign.

**STANDARD REQUIREMENTS
BERMUDEZ AND SONS TIRES (ZF2024-001)**

A. PLANNING- COMMUNITY SERVICES (530) 666-8036

1. Site Plan Review ZF2024-001 authorizes the operation of a minor auto repair business within an existing building located at 26448 County Road 21A (APN: 049-385-032). The project shall be substantially in compliance with the presented project 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" section of this document) 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 both the spirit and the intent of all applicable requirements of the Yolo County General Plan and the County Code.
3. The proposed use shall be initiated within one year of this approval. If the use is not initiated within one year, this approval shall become null and void. If all standard requirements have not been complied with within one year, the applicant may apply to the County for an extension of time. The County will not disapprove the extension request if there is clear indication that the applicant has made substantial progress in complying with the list of requirements.
4. All services on vehicles shall occur only within the enclosed building. Services are not permitted outside of an enclosed area.
5. The rear 15 feet of the lot adjacent to residential zoning shall be kept clear.
6. Any signage posted at the project site, both onsite or off-site, shall comply with the County's Sign Ordinance regulating the placement, size, and height of such signs (Yolo County Code Sections 8-2.1201-1209). Applicant is authorized to construct signage as shown in Exhibit B. A building permit is required.
7. Outdoor light fixtures shall be low-intensity, shielded and directed away from adjacent properties, the public right-of-way, including County Road 21A, and the night sky.

B. ENVIRONMENTAL HEALTH- COMMUNITY SERVICES (530) 666-8646

Contact our office to speak with a Hazardous Material Specialist for more information prior to the following:

1. Handling hazardous materials in quantities 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/communityservices/environmental-health-division/hazardous-materials-programs/californiaenvironmental-reporting-system-cers> or call YCEH at (530) 666-8646 and ask to speak to a Hazmat Specialist.

2. Prior to generating waste tires at the facility, a Tire Program Identification Number (TPID) must be obtained from the California Department of Resources Recycling and Recovery (CalRecycle). For further information, please see <https://www.calrecycle.ca.gov/tires> or call YCEH at (530) 666-8646 and ask to speak to Waste Tires Program staff.

C. BUILDING- COMMUNITY SERVICES (530) 666-8775

1. All building permit plans shall be submitted to the Building Division for review and approval in accordance with county building standards prior to the commencement of any construction, including tenant improvements.
2. Building and Fire permits shall be required for all construction or change of occupancy classification, including demolition, grading and other site improvements. The application and construction documents shall be in compliance with state and local regulations, including the California Building Code, California Residential Code, California Fire Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Energy Code, and California Green Building Code.

D. COUNTY COUNSEL- (530) 666-8172

1. The project 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's fees, and court cost awards) against the County or its agents, officers, or employees 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.
2. The County is required to promptly notify the operator of any claim, action, or proceeding, and must cooperate fully in the defense. If the County fails to promptly notify the developer of any claim, action, or proceeding, or if the County fails to cooperate fully in the defense, the operators shall not thereafter be responsible to defend, indemnify, or hold the County harmless as to that action. The County may require that the operators post a bond in an amount determined to be sufficient to satisfy the above indemnification and defense obligation.
3. Failure to comply with these STANDARD REQUIREMENTS may result in the following actions:
 - Non-issuance of future building permits;
 - Legal action.

E. MISCELLANEOUS STANDARDS OR REQUIREMENTS:

1. A business license in good standing shall be maintained by the operator and/or owner of business.

2. 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.
3. 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.
4. The project shall be in compliance with all applicable Federal and State laws, Yolo County Code regulations, and Yolo County Engineering Improvement Standards.
5. 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 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.
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IF THE COUNTY'S STANDARD REQUIREMENTS FOR THIS PROJECT ARE NOT MET OR IF SIGNIFICANT PUBLIC HEALTH OR PUBLIC SAFETY HAZARDS ARE IDENTIFIED IN CONJUNCTION WITH THE PROPOSED PROJECT, A PUBLIC HEARING MAY BE CONDUCTED BY THE YOLO COUNTY PLANNING COMMISSION TO CONSIDER ADDITIONAL CONDITIONS OR TO CONSIDER REVOCATION OF THIS PERMIT TO CONSTRUCT AND/OR OPERATE THE PROJECT.

PREPARED BY:


JD Trebec, Senior Planner

Mar 14, 2024
Date

APPROVED BY:



Stephanie Cormier, Zoning Administrator

Mar 14, 2024
Date

APPLICANT ACKNOWLEDGMENT of STANDARD REQUIREMENTS

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

Signature of Owner/Applicant:


NAME


Date

Exhibit A. Site Plan

Exhibit B. Sign Plan



County of Yolo

Leslie Lindbo
DIRECTOR

DEPARTMENT OF COMMUNITY SERVICES

Planning, Building and Public Works
292 West Beamer Street
Woodland, CA 95695-2598
(530) 666-8775 FAX (530) 666-8156
www.yolocounty.org

Environmental Health
292 West Beamer Street
Woodland, CA 95695
(530) 666-8646

Integrated Waste Management
44090 CR 28 H
Woodland, CA 95776
(530) 666-8852

APPLICATION

Applicant Billing and Property Owner Information			
Applicant <u>Samuel & Samantha King</u>		Company (if applicable)	
Mailing Address [REDACTED]		Email [REDACTED]	
City <u>DAVIS</u>	State <u>CA</u>	Zip <u>95618</u>	Daytime [REDACTED]
Property Owner <u>SAMUEL & SAMANTHA KING</u>			
Address [REDACTED]		Email [REDACTED]	
City <u>DAVIS</u>	State <u>CA</u>	Zip <u>95618</u>	Daytime [REDACTED]

Project Information	
Assessor's Parcel No. <u>069-150-037</u>	Parcel size <u>.459 Acres</u>
Property Address/Location <u>27293 Willowbank Rd DAVIS, CA 95618</u>	
Existing use of property <u>Residential</u>	
Tax Rate Area(s) (taken from property tax bill): <u>061-025</u>	
Application Request: <u>Fence within 10 feet of property line</u>	

Required Signatures

I hereby make application for the above-referenced land use entitlement and certify that this application, other documents, and exhibits submitted are true and correct to the best of my knowledge and belief. **Should any information or representation submitted in connection with this application form be incorrect or untrue, I understand that Yolo County may rescind any approval or determination, or take other appropriate action.**

I hereby acknowledge that I have been informed of my right to make written request to the County to receive notice of any proposal by the County to adopt or amend a general or specific plan, or a zoning ordinance or other ordinance affecting building or grading permits, prior to action on said item.

I also certify that I am the owner of the above property or have attached the owner's written consent to file this application. (Please attach a consent letter for each property owner if there is more than one. If owner refuses or is unable to sign, provide copy of lease, title report or other documentation.) I understand that verification of property ownership or interests in the property or application may be required.

Applicant's/Owner's Signature [Signature]

Date 3/6/24

PERMIT PROCESSING FEE AGREEMENT

I, the undersigned, hereby authorize the County of Yolo to process the permit request on the previous side of this application in accordance with the Yolo County Code. I (the land owner and/or the applicant) am depositing a minimum initial deposit to cover staff review, coordination, and processing costs related to my application request based on actual staff time expended and other direct costs, including, but not limited to, outside consultant services, county counsel charges, and materials costs in accordance with the adopted Yolo County Fee Resolution and the Project Cost Reimbursement Agreement attached to this application. This initial deposit will be held by the County in a deposit account to pay for staff time and other charges spent processing the application. I understand that such costs will be drawn from the deposit account and that I will be billed on a "time and materials" basis in order to maintain a positive account balance at all times during the review process. I further understand that no work will be performed on the project with a negative fund balance. By signing below, I agree to pay all permitting costs, including requests to supplement the deposit account, plus any accrued interest, if the applicant does not pay costs.

I agree not to alter the physical condition of the property during the processing of this application by removing trees, demolishing structures, altering streams, and grading or filling. I agree not to start construction of any new structures prior to permit approval. I understand that such alteration or new construction may result in the imposition of criminal, civil or administrative fines or penalties, or may result in the delay or denial of the project application.

FISH AND WILDLIFE REVIEW FEES: I understand that my application and/or any applicable environmental document for my project may be referred to the California Department of Fish and Wildlife (CDFW) for review and comment in accordance with the provisions of the California Environmental Quality Act. Should this review be required, I understand that I must pay all fees for the cost of CDFW review as required by Section 711.4 of the Fish and Game Code (currently \$2,764.00 for Negative Declarations or \$3,839.25 for Environmental Impact Reports, plus \$50.00 County Clerk fee). Should these fees be required, I agree to remit a cashier's check or money order in the required amount, payable to the Yolo County Clerk, to the Planning Division prior to the posting of any Notice of Determination following project approval.

MITIGATION FEES OR REQUIREMENTS: I further understand that my project, if approved, may be subject to one or more mitigation fees including the following fees current as of 2023:

Yolo HCP/NCCP land cover fee*: \$16,202 per acre of impact to all applicable land cover types

Yolo HCP/NCCP fresh emergent wetland fee*: \$87,337 per acre of impact to fresh emergent wetland areas

Yolo HCP/NCCP valley foothill riparian fee*: \$91,814 per acre of impact to valley foothill riparian areas

Yolo HCP/NCCP lacustrine and riverine fee*: \$70,046 per acre of impact to lacustrine or riverine areas

Agricultural mitigation in lieu fee: \$10,100 per acre of farmland converted (for projects less than 20 acres)

Inclusionary Housing in lieu fee: sliding scale for projects under 8/10 units (\$1,292 for single family house)

**Fee amounts subject to change in March of each year per the conditions outlined in the Yolo HCP/NCCP*

AFFIDAVIT OF CERTIFIED PROPERTY OWNERS

I further certify that the attached list of property owners contains the names and addresses of all persons to whom all property is assessed as they appear on the latest available assessment roll of the County within the area described on the attached application and for a distance of three hundred feet (300) from the exterior boundaries of the property described on the attached application.

I certify under penalty of perjury that the foregoing is true and correct.

CERTIFICATION STATEMENT OF HAZARDOUS WASTE OR SUBSTANCE SITE

Pursuant to the requirements of Section 65962.5 of the California Government Code, I certify that the project site for the above entitlement is not located on the State list of identified hazardous waste/or hazardous substance sites.

REQUIRED SIGNATURES

I hereby certify that I have read all the above information on this page. All this information is correct and I agree to abide by the requirements therein.

PROPERTY OWNER OR AUTHORIZED REPRESENTATIVE:

NAME Samantha King

SIGNATURE: 

Date: 3/6/24

INDEMNIFICATION AGREEMENT

As part of this application, applicant and real party in interest if different, agree to defend, indemnify, hold harmless, and release Yolo County, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document, which accompanies it. This indemnification obligation shall include but not be limited to: damages, costs, expenses, attorney fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent passive negligence on the part of Yolo County, its agents, officers, attorneys, or employees.

APPLICANT: Samantha King

Signature: 

Mailing Address:



REAL PARTY INTEREST: _____
(If different from Applicant)

Signature: _____

Mailing Address: _____



County of Yolo

DEPARTMENT OF COMMUNITY SERVICES
PLANNING DIVISION

Leslie Lindbo
DIRECTOR

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

Administrative Site Plan Review King Side Yard Fence Modification

File No.:	ZF 2024-004
Date:	March 26, 2024
Applicant/Owner:	Samuel and Samantha King [REDACTED]
Situs Address:	27293 Willowbank Road Davis, CA 95618
APN:	069-150-037
General Plan:	Residential Low (RL)
Zoning:	Low Density Residential (R-L)/Planned Development (PD) 65
FEMA Zone:	X
Requested Use:	Construct a six-foot tall fence approximately four feet from the inside of the side property line on a corner lot within the R-L/PD-65 zone

Project Information

Permitting Requirement: Per Yolo County Zoning Code Section 8-2.1005(a)(5), a fence not exceeding six feet in height may be located along the street side yard of a corner lot if the fence is set back a minimum of ten feet from the property line.

Project Description and Justification: The applicant is requesting that the Planning Director consider a modification to the standard in Section 8-2.1005(a)(5), to allow a six-foot tall fence to be constructed closer than ten feet from the corner side yard property line that runs parallel to Almond Lane. The applicant proposes to construct a six-foot tall, ±62-foot-long fence, approximately four feet from the property line. The fence would be constructed of redwood with steel posts, similar to fencing on the applicant's north side yard (shared fence) and front yard (Attachment B).

The applicant purchased the property in January 2024. At that time, a four-to-six-foot hedgerow lined the side yard along Almond Lane. The previous owner constructed a four-foot-tall chicken wire fence with metal posts along the property line parallel to Almond Lane, stretching from the rear of the house to the detached garage. The property contains an existing 3.5-foot-wide concrete walkway that wraps around the front of the house and extends along the Almond Lane side yard and connects to the backyard patio. The portion of this concrete walkway that is adjacent

to the house on the street side yard is approximately four feet from the inside of the property line (measured from the street side edge of the concrete). The backyard also contains an existing concrete walkway that extends from the backyard patio to the detached garage to the east. Portions of this concrete walkway in the backyard are approximately nine feet from the property line.

The applicant has expressed that a six-foot tall fence is required in order to safely contain their dog. The applicant has provided the following justification as to why the six-foot tall fence cannot be set back a minimum of ten feet from the side yard property line:

- The house, which was constructed in 1957, is approximately ten feet from the southern property line on the Almond Lane side. The veranda at the rear of the house has a very low roof line that is approximately 80 inches above the ground at the lowest point. Construction of the fence at a location set back ten feet from the property line would intersect with the roof line.
- There is an existing irrigation system that is set back approximately eight feet from the property line. The applicant would need to relocate the existing irrigation system to a new location if the fence was set back a minimum of ten feet from the property line.
- Portions of the southern extent of the concrete walkway in the back yard is approximately nine feet from the property line. The concrete walkway is approximately 3.5 feet wide and connects to the concrete in the pack patio adjacent to the house. Large portions of the concrete walkway/patio would need to be replaced if the fence was set back a minimum of ten feet from the property line.

Project Action/Determination: Per Yolo County Zoning Code Section 8-2.1005(a)(7), the Planning Director may modify the maximum heights of fences, so long as it is found that the size, shape, topography, location of the site, or orientation of structures on adjacent properties justifies such modification, and the property where the fencing is modified will not cause detriment to the surrounding neighborhood nor a safety hazard for the use of adjacent properties or roadways. The applicant has demonstrated a need to secure the property and has provided reasonable justification for why the fence cannot be set back a minimum of ten feet from the side property line along Almond Lane. It is acknowledged that a property boundary survey has not been prepared for the subject property. Therefore, property lines and right-of-way setbacks described in this Administrative Site Plan Review are approximate based on the location of street improvements. Staff conducted a site visit on March 14, 2024, to observe site conditions and take basic measurements.

The Planning Director finds that the size, shape, topography, location of the site, and orientation of structures on adjacent properties justifies a modification of Yolo County Code Section 8-2.1005(a)(5) to allow the applicant to build a six-foot-tall fence closer than ten feet to the side yard (south) property line. The fence will be located approximately four feet north of the side yard property line along Almond Lane. The size, shape, and topography of the site are typical of other lots found in the Willowbank neighborhood. The property is rectangular shaped and approximately 19,994 square feet (.459 acre) in size. The property is flat with no significant topographical features. The house is on a corner lot, with Willowbank Avenue to the west (front of the house) and Almond Lane to the south (side of the house), both county-maintained roads. The closest point of the six-foot-tall fence proposed by the applicant will be approximately 50 feet from the shared property line to the east. The front of the house on the neighboring property to the east is

set back approximately 50 feet from the edge of Almond Lane, and has shrubs within the 10-foot setback. The fence will not create a physical or visual obstruction from the neighbor's house to the east.

The Planning Director also finds that the property where the fencing is modified will not cause detriment to the surrounding neighborhood. The proposed six-foot-tall fence, which will stretch approximately 62 feet from the rear of the house to the detached garage, is set back approximately 19 feet from the north edge of the road (Almond Lane) and is located outside of the 60-foot-wide road right-of-way. The applicant has stated that the same style of fence is used on several nearby properties. The design of the fence contains spaces between the panels that create an open feel. Several corner lots in the Willowbank neighborhood have fences and/or hedges exceeding three feet tall within ten feet of the inside of the property line. The proposed fence will replace a four-foot-tall chicken wire fence that was located on the side property line, and the property owner will replace 4 to 6-foot-tall connected hedges with landscaping spaced apart.

Further, the construction of the fence in the proposed location will not create a safety hazard for the use of adjacent properties or roadways. The fence will not interfere with any road improvements or cause any line-of-sight obstructions at the corner of Willowbank Road and Almond Lane, as the fence is not located within a triangular area measured 25 feet along the inside of the road right-of-way line in either direction at the intersection. The start of the westernmost portion of the fence is approximately 80 feet from the edge of the Willowbank Road right-of-way and is located at the rear of the home.

The Planning Director hereby approves the modification of the requirements in Yolo County Code Section 8-2.1005(a)(5) to allow the applicant to construct a fence not to exceed six feet in height located approximately four feet north of the southern property line of 27293 Willowbank Road (APN 069-150-037).

STANDARD REQUIREMENTS For King Side Yard Fence Modification

1. The Applicant shall be responsible for all costs associated with implementing the standard requirements contained within this Site Plan Review.
2. The proposed use and site plan shall be initiated within one year of this approval. If the use is not initiated within one year, this approval shall become null and void. If all County standard requirements have not been complied with within one year, the Applicant may apply to the County for an extension of time. The County will not disapprove the extension request if there is clear indication that the Applicant has made substantial progress in complying with the list of standard requirements.
3. Applicant acknowledges that no formal survey was performed to determine the exact property line between Applicant's property and the right-of-way for Almond Lane. In the event it is determined the fence approved by this Site Plan is built on the Yolo County right-of-way, Applicant agrees to remove the fence upon request by the County at Applicant's own cost.
4. Any future proposal to significantly modify or expand the uses allowed by this Site Plan Review (as generally described in the "Project Description" section of this document) shall be submitted for review and approval to the Director of Community Services, and may require a discretionary application process.
5. Approval of this Site Plan Review is subject to review by County staff to ensure compliance with County Codes and other applicable standards that protect the public's health, safety, and welfare.
6. The property owner and/or operator(s) shall maintain the site in such a manner, and with such frequency, to insure for public health, safety, and general welfare.
7. The project shall be in compliance with all applicable Federal and State laws, Yolo County Code regulations, and Yolo County Engineering Improvement Standards.
8. 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 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.
9. 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, 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.

IF THE COUNTY'S STANDARD REQUIREMENTS FOR THIS PROJECT ARE NOT MET OR IF SIGNIFICANT PUBLIC HEALTH OR PUBLIC SAFETY HAZARDS ARE IDENTIFIED IN CONJUNCTION WITH THE PROPOSED PROJECT, A PUBLIC HEARING MAY BE CONDUCTED BY THE YOLO COUNTY PLANNING COMMISSION TO CONSIDER ADDITIONAL CONDITIONS OR TO CONSIDER REVOCATION OF THIS PERMIT TO CONSTRUCT AND/OR OPERATE THE PROJECT.

PREPARED BY:



Jeff Anderson, Principal Planner

3-26-24

Date

APPROVED BY:



Stephanie Cormier, Planning Director

3-26-2024

Date

ACKNOWLEDGMENT of STANDARD REQUIREMENTS for ZONE FILE #2024-004. I hereby concur with the standard requirements as set forth above.

Signature of Owner/Applicant:



NAME

3-26-2024

Date

Attachments

1. Site Plan
2. Photos



County of Yolo

Leslie Lindbo
DIRECTOR

DEPARTMENT OF COMMUNITY SERVICES

Planning, Building and Public Works
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Integrated Waste Management
44090 CR 28 H
Woodland, CA 95776
(530) 666-8852

APPLICATION

Applicant Billing and Property Owner Information			
Applicant Jeremy Van Fleet & Michael Ragsdale		Company (if applicable) Rural Power Systems Inc	
Mailing Address [REDACTED]		Email [REDACTED]	
City Davis	State CA	Zip 95618	Daytime Phone [REDACTED]
Property Owner Jeremy Van Fleet & Michael Ragsdale			
Address (same as above)			Email [REDACTED]
City	State	Zip	Daytime Phone

Project Information	
Assessor's Parcel No. 042-120-028	Parcel size 80 AC
Property Address/Location 43565 County Road 29, Davis, CA 95618	
Existing use of property SFD/Agriculture	
Tax Rate Area(s) (taken from property tax bill): Yolo Code Area 061-003	
Application Request:	
Agricultural Services Building	

Required Signatures	
I hereby make application for the above-referenced land use entitlement and certify that this application, other documents, and exhibits submitted are true and correct to the best of my knowledge and belief. Should any information or representation submitted in connection with this application form be incorrect or untrue, I understand that Yolo County may rescind any approval or determination, or take other appropriate action. I hereby acknowledge that I have been informed of my right to make written request to the County to receive notice of any proposal by the County to adopt or amend a general or specific plan, or a zoning ordinance or other ordinance affecting building or grading permits, prior to action on said item. I also certify that I am the owner of the above property or have attached the owner's written consent to file this application. (Please attach a consent letter for each property owner if there is more than one. If owner refuses or is unable to sign, provide copy of lease, title report or other documentation.) I understand that verification of property ownership or interests in the property or application may be required.	
Applicant's/Owner's Signature 	Date 6/17/24

PERMIT PROCESSING FEE AGREEMENT

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Yolo HCP/NCCP land cover fee*: \$16,202 per acre of impact to all applicable land cover types

Yolo HCP/NCCP fresh emergent wetland fee*: \$87,337 per acre of impact to fresh emergent wetland areas

Yolo HCP/NCCP valley foothill riparian fee*: \$91,814 per acre of impact to valley foothill riparian areas

Yolo HCP/NCCP lacustrine and riverine fee*: \$70,046 per acre of impact to lacustrine or riverine areas

Agricultural mitigation in lieu fee: \$10,100 per acre of farmland converted (for projects less than 20 acres)

Inclusionary Housing in lieu fee: sliding scale for projects under 8/10 units (\$1,292 for single family house)

**Fee amounts subject to change in March of each year per the conditions outlined in the Yolo HCP/NCCP*

AFFIDAVIT OF CERTIFIED PROPERTY OWNERS

I further certify that the attached list of property owners contains the names and addresses of all persons to whom all property is assessed as they appear on the latest available assessment roll of the County within the area described on the attached application and for a distance of three hundred feet (300) from the exterior boundaries of the property described on the attached application.

I certify under penalty of perjury that the foregoing is true and correct.

CERTIFICATION STATEMENT OF HAZARDOUS WASTE OR SUBSTANCE SITE

Pursuant to the requirements of Section 65962.5 of the California Government Code, I certify that the project site for the above entitlement is not located on the State list of identified hazardous waste/or hazardous substance sites.

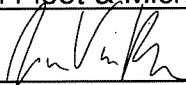
REQUIRED SIGNATURES

I hereby certify that I have read all the above information on this page. All this information is correct and I agree to abide by the requirements therein.

PROPERTY OWNER OR AUTHORIZED REPRESENTATIVE:

NAME Jeremy Van Fleet & Michael Ragsdale

SIGNATURE: _____

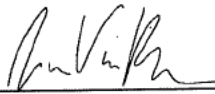


Date: 06/17/2024

INDEMNIFICATION AGREEMENT

As part of this application, applicant and real party in interest if different, agree to defend, indemnify, hold harmless, and release Yolo County, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document, which accompanies it. This indemnification obligation shall include but not be limited to: damages, costs, expenses, attorney fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent passive negligence on the part of Yolo County, its agents, officers, attorneys, or employees.

APPLICANT: Jeremy Van Fleet & Michael Ragsdale

Signature: 

Mailing Address: 

REAL PARTY INTEREST: _____
(If different from Applicant)

Signature: _____

Mailing Address: _____



COUNTY of YOLO
DEPARTMENT OF COMMUNITY SERVICES
PLANNING DIVISION

Leslie Lindbo
Director

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

Amended Site Plan Review

File No.:	ZF 2024-017
Date:	9/4/2024
Applicant/Owners:	Jeremy Van Fleet and Michael Ragsdale [REDACTED]
Situs:	43565 County Road 29 approximately 0.5 mile north of Davis in the unincorporated County
APN:	042-120-28
General Plan:	Agricultural (AG)
Zoning:	Agricultural Intensive (A-N)

Permitting Requirement: Per *Yolo County Zoning Code Table 8-2.304(d)*, small agricultural support services, that occupy less than five acres of land or less than 60,000-sf of indoor space, and less than 60 truck trips per day, are allowed with the issuance of a Site Plan Review in the agricultural zones provided that the project meets development standards.

Project Description: The applicant proposes to amend an approved Site Plan Review (ZF2022-055) to construct and operate an agricultural pump assembly, storage, and repair business located at 43565 CR 29, approximately 0.75 mile north of the City of Davis. The property (APN 055-150-005) is an 80-acre parcel zoned Agriculture Intensive (A-N) with two large ponds and a homesite.

The proposal is to enlarge the previously approved project from a 25,000-square foot structure to a 43,119-sf structure, with a building footprint of 37,120 sf. The two-story structure will include a 29,894-sf warehouse and assembly area and 13,225 sf of attached office space. The driveway would be expanded for separate entrance and exit lanes. The business would operate from 8 am to 5 pm daily with approximately 30 employees. A total of 35 parking spaces would be provided: 5 spaces including one ADA space at the parts pick-up area at the north, three spaces with one ADA space on the east side near the office, and 30 parking spaces south of the building. There would be 2-3 truck deliveries each day.

A biological report and management plan was provided to reduce the 100-foot setback from the onsite ponds to 50 feet.

Planning Notes: Associated projects include a Tentative Parcel Map (ZF2014-0043 for parent parcel 042-120-009) and a Lot Line Adjustment (ZF2019-0052 for Parcel 42-120-021). At one time, the lakes were used as aquaculture ponds under a Use Permit (ZF96-033), approved in 1996 and included the exportation of approximately 600,000 cubic yards of excavated soil for the Yolo County Central Landfill.

This Site Plan Review (ZF2024-017) supersedes the previous Site Plan Review (ZF2022-0055).

STANDARD REQUIREMENTS

A. PLANNING DIVISION (530-666-8036)

1. The project is an amendment to an approved administrative Site Plan Review for a small agricultural support service facility, as described above.
2. The applicant shall be responsible for all costs associated with implementing the standard requirements contained within this Site Plan Review.
3. The proposed use and site plan shall be initiated within one year of this approval. If the use is not initiated within one year, this approval shall become null and void. If all County standard requirements have not been complied with within one year, the applicant may apply to the County for an extension of time. The County will not disapprove the extension request if there is clear indication that the applicant has made substantial process in complying with the list of standard requirements.
4. Development, including structures and parking areas, shall be set back a minimum of 50 feet from top of the bank of the pond.
5. The building and parking areas shall be set back a minimum of 50 feet from actively managed onsite orchards. No orchard trees east of the proposed structure and parking area shall be removed to accommodate development and/or maintenance of the project as approved under this Site Plan Review.
6. Any future proposal to significantly modify or expand the uses allowed by this Site Plan Review (as generally described in the "Project Description" section of this document) shall be submitted for review and approval to the Director of Community Services. If an expansion results in building area that exceeds 60,000 square feet or more than 60 average daily truck trips, a Use Permit may be required.
7. The applicant shall provide landscaping that is sufficient to shade 50% of the paved parking area. The applicant shall submit a Landscaping Plan to Yolo County for review and approval and shall include a detailed list of plants to be used. The Landscaping Plan shall be submitted prior to building permit approval. The applicant shall not implement the plan until approval of the submittal from Yolo County is received. The applicant shall notify Yolo County within seven days after completing installation of the landscaping and irrigation that the landscaping is ready for inspection. All landscaping shall be compliant with the County's Water Efficient Landscaping Ordinance (WELO).
8. Prior to installation of any signage, the operator and/or owner of the facility shall contact Yolo County Planning to go over permit requirements in the County's Sign Ordinance regulating the placement, size, and height of such signs.
9. Outdoor light fixtures shall be low intensity, shielded, and/or directed away from adjacent properties, the public right-of-way and the night sky.
10. Approval of this Site Plan Review is subject to review by County staff to ensure compliance

with County Codes and other applicable standards that protect the public's health, safety, and welfare.

B. BUILDING DIVISION (530-666-8037)

1. 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.
2. Due to the limited information provided on an application for a planning permit, a detailed analysis of building code requirements is not possible. A licensed design professional will 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. Prior to permit application, please schedule a meeting with the building division if the project has unique features that require a code interpretation.
3. The applicant shall pay the appropriate fees prior to issuance of building permits, including but not limited to applicable school and fire district fees, County facility fees, and Environmental Health fees.
4. Site access for fire engines shall be coordinated with the East Davis Fire District at 530.757.5682.
5. All construction shall meet all of the requirements of Yolo County Code Title 8 Chapter 4 Flood Protection Article 5 Provisions for Flood Hazard Reduction. These requirements include elevating structures so that the lowest floor is at least one foot above the base flood elevation, venting enclosures below the lowest floor, anchoring the structures to resist flood loads, locating or designing all utilities to prevent the entry an accumulation of flood waters. All new structure elevation certificates must be submitted and approved three times: Once with the permit application, once prior to construction above the lowest floor, and once prior to final inspection.

Please see the following attachments:

- Flood Determination
- FIRMette Base Flood Map
- FloodSAFE Yolo Map
- Flood Protection Requirements Summary
- Mandatory Purchase of Flood Insurance
- Substantial Improvements Determination Form

C. ENVIRONMENTAL HEALTH DIVISION (530-666-8591)

Should there be any questions related to YCEH requirements, please contact Suzie Dawley, the district REHS, at 530.666.8591 or suzie.dawley@yolocounty.gov.

Onsite Wastewater Disposal

1. Prior to building permit issuance, a Site Evaluation/Soil Profile shall be completed to approve the project for this site; and to identify the OWTS area, size, and type. To initiate a Site Evaluation process, a Site Evaluation Request form with the current fee shall be submitted to

YCEH. The Site Evaluation is done simultaneously with YCEH and a Qualified Professional (QP) hired by the applicant; all horizontal and vertical setbacks are reviewed, recorded, and evaluated to meet County Code. (To deem the Site Evaluation as complete, submit a final Site Evaluation Report by your QP for review and approval by YCEH.)

2. Prior to building permit final occupancy approval, a new OWTS shall be installed and finaled under an approved YCEH Septic Installation Permit. This permit application and fee will be due after building permit issuance, but before building permit final.

Drinking Water Well

3. Water used for human consumption (e.g., drinking, hand washing, etc.) shall meet current domestic water well standards and be approved by YCEH.
4. If the existing domestic water well will be used, prior to building permit final occupancy approval, Well Permit #01-022 shall be reinstated and be finaled by YCEH. If this well will be considered a small Public Water System well, additional YCEH requirements may be applied.

Water System

5. Prior to building permit approval, an SB1263 Acknowledgement form shall be signed and filed; and a complete YCEH Water System Determination Form shall be submitted to YCEH for review (forms attached).

Please understand that if YCEH identifies this business as a small Public Water System, this will require a YCEH Domestic Water System Supply Permit to operate after a water system plan review. By definition, "Public Water System" means a system for the provision of water for human consumption through pipes or other constructed conveyances that regularly serves at least 25 individuals daily at least 60 days out of the year and "human consumption" means the use of water for drinking, bathing or showering, hand washing, oral hygiene, or cooking, including, but not limited to, preparing food and washing dishes.

Hazardous Materials

6. 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. Please contact our office and ask to speak to a Hazmat Specialist.

D. PUBLIC WORKS DIVISION (530-666-8436)

1. Prior to building permit issuance, applicant shall secure and pay for a County encroachment permit to construct a commercial driveway connection to County Road 29 and bring it into conformance with the Yolo County Improvement Standards. The applicant shall reimburse the County for all activities associated with encroachment permit issuance and inspection (County Zone File No. ZF2022-0055). See attached standard drawings #4-23.

2. Prior to County encroachment permit issuance, applicant shall verify the width and span of the abutting Sacramento & San Joaquin Drainage District (SSJDD) or Central Valley Flood Protection Board (CVFPB) easement. If project boundary encroaches into said easement, applicant shall obtain an encroachment permit from the appropriate issuing agency.
3. Prior to building permit issuance, the applicant shall provide a traffic circulation plan (or other acceptable evidence) demonstrating that all truck/vehicle types (including overhang) to access the development will be able to enter and exit the proposed driveway approach safely and without disrupting traffic and negotiating the width of County Road 29.
4. Signs associated with the business are not permitted in County road right-of-way.
5. County roads shall not be used for event/business/operations parking.
6. Throughout the duration of the project, 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.
7. 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.

E. MISCELLANEOUS STANDARDS OR REQUIREMENTS:

1. 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.
2. The project shall be in compliance with all applicable Federal and State laws, Yolo County Code regulations, and Yolo County Engineering Improvement Standards.
3. 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 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.
4. 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, 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.

IF THE COUNTY'S STANDARD REQUIREMENTS FOR THIS PROJECT ARE NOT MET OR IF SIGNIFICANT PUBLIC HEALTH OR PUBLIC SAFETY HAZARDS ARE IDENTIFIED IN CONJUNCTION WITH THE PROPOSED PROJECT, A PUBLIC HEARING MAY BE CONDUCTED BY THE YOLO COUNTY PLANNING COMMISSION TO CONSIDER ADDITIONAL CONDITIONS OR TO CONSIDER REVOCATION OF THIS PERMIT TO CONSTRUCT AND/OR OPERATE THE PROJECT.

PREPARED BY: JD Trebec
JD Trebec, Senior Planner

4. Sept 2024
Date

APPROVED BY: Jeff Anderson
Jeff Anderson, Zoning Administrator

9-9-24
Date

APPLICANT ACKNOWLEDGMENT of STANDARD REQUIREMENTS

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

Signature of Owner/Applicant:

JD Trebec
NAME

Date

Attachment A – Amended Site Plan
Attachment B – Previous Site Plan Review ZF2022-0055



County of Yolo

DEPARTMENT OF COMMUNITY SERVICES

Taro Echiburú, DIRECTOR

Planning, Building & Public Works

292 West Beamer Street
Woodland, CA 95695-2598
(530) 666-8775
FAX (530) 666-8156
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Environmental Health

292 West Beamer Street
Woodland, CA 95695-2598
(530) 666-8646
FAX (530) 669-1448
www.yolocounty.org

Integrated Waste Management

44090 CR 28 H
Woodland, CA 95776
(530) 666-8852
FAX (530) 666-8853
www.yolocounty.org

Site Plan Review

File No.:	ZF 2022-0055
Date:	9/27/2022
Applicant/Owners:	Jeremy Van Fleet and Michael Ragsdale [REDACTED]
Situs:	43565 County Road 29 approximately 0.5 mile north of Davis in the unincorporated County
APN:	042-120-28
General Plan:	Agricultural (AG)
Zoning:	Agricultural Intensive (A-N)

Permitting Requirement: Per *Yolo County Zoning Code Table 8-2.304(d)*, small agricultural support services, under five acres in area and 60 truck trips per day, are allowed with the issuance of a Site Plan Review in the agricultural zones provided that the project meets development standards.

Project Description: The applicant proposes to construct and operate an agricultural pump assembly, storage, and repair business located at 43565 CR 29 approximately 0.75 mile north of the City of Davis. The property (APN 055-150-005) is an 80-acre parcel zoned Agriculture Intensive (A-N) with two large ponds and a homesite.

The proposal is to construct a 25,000 square foot-building with warehouse, assembly, and offices areas. The business would operate from 8am to 5pm daily with approximately 30 employees. There would be 2-3 truck deliveries each day. A septic system would be added, and 30 parking spaces provided.

Planning Notes: Associated projects include a Tentative Parcel Map (ZF2014-0043 for parent parcel 042-120-009) and a Lot Line Adjustment (ZF2019-0052 for Parcel 42-120-021). At one time, the lakes were used as aquaculture ponds under a Use Permit (ZF96-033), approved in 1996 and included the exportation of approximately 600,000 cubic yards of excavated soil for the Yolo County Central Landfill.

STANDARD REQUIREMENTS**A. PLANNING DIVISION (530-666-8036)**

1. The project is an administrative approval of a Site Plan Review for a small agricultural support service facility, as described above.
2. The applicant shall be responsible for all costs associated with implementing the standard requirements contained within this Site Plan Review.
3. The proposed use and site plan shall be initiated within one year of this approval. If the use is not initiated within one year, this approval shall become null and void. If all County standard requirements have not been complied with within one year, the applicant may apply to the County for an extension of time. The County will not disapprove the extension request if there is clear indication that the applicant has made substantial process in complying with the list of standard requirements.
4. Development including structures and parking areas shall be set back a minimum of 100 feet from top of the bank of the pond.
5. Parking areas shall be set back a minimum of 50 feet from actively managed onsite orchards.
6. Any future proposal to significantly modify or expand the uses allowed by this Site Plan Review (as generally described in the "Project Description" section of this document) shall be submitted for review and approval to the Director of Community Services. If an expansion results in building area that exceeds 60,000 square feet or more than 60 average daily truck trips, a Use Permit may be required.
7. Approval of this Site Plan Review is subject to review by County staff to ensure compliance with County Codes and other applicable standards that protect the public's health, safety, and welfare.
8. Prior to installation of any signage, the operator and/or owner of the facility shall contact Yolo County Planning to go over permit requirements in the County's Sign Ordinance regulating the placement, size, and height of such signs.
9. Outdoor light fixtures shall be low intensity, shielded, and/or directed away from adjacent properties, the public right-of-way and the night sky.

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any other required code compliance measures. Prior to permit application, please schedule a meeting with the building division if the project has unique features that require a code interpretation.

3. The applicant shall pay the appropriate fees prior to issuance of building permits, including but not limited to applicable school and fire district fees, County facility fees, and Environmental Health fees.
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Please see the following attachments:

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- Flood Protection Requirements Summary
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C. ENVIRONMENTAL HEALTH DIVISION (530-666-8591)

Should there be any questions related to YCEH requirements, please contact Debbie Anderson, the district REHS, at 530.666.8604 or deborah.anderson@yolocounty.org.

Onsite Wastewater Disposal

1. Prior to building permit issuance, a Site Evaluation/Soil Profile shall be completed to approve the project for this site; and to identify the OWTS area, size, and type. To initiate a Site Evaluation process, a Site Evaluation Request form with the current fee shall be submitted to YCEH. The Site Evaluation is done simultaneously with YCEH and a Qualified Professional (QP) hired by the applicant; all horizontal and vertical setbacks are reviewed, recorded, and evaluated to meet County Code. (To deem the Site Evaluation as complete, submit a final Site Evaluation Report by your QP for review and approval by YCEH.)
2. Prior to building permit final occupancy approval, a new OWTS shall be installed and finalized under an approved YCEH Septic Installation Permit. This permit application and fee will be due after building permit issuance, but before building permit final.

Drinking Water Well

3. Water used for human consumption (e.g., drinking, hand washing, etc.) shall meet current domestic water well standards and be approved by YCEH.

4. If the existing domestic water well will be used, prior to building permit final occupancy approval, Well Permit #01-022 shall be reinstated and be finalized by YCEH. If this well will be considered a small Public Water System well, additional YCEH requirements may be applied.

Water System

5. Prior to building permit approval, an SB1263 Acknowledgement form shall be signed and filed; and a complete YCEH Water System Determination Form shall be submitted to YCEH for review (forms attached).

Please understand that if YCEH identifies this business as a small Public Water System, this will require a YCEH Domestic Water System Supply Permit to operate after a water system plan review. By definition, "Public Water System" means a system for the provision of water for human consumption through pipes or other constructed conveyances that regularly serves at least 25 individuals daily at least 60 days out of the year and "human consumption" means the use of water for drinking, bathing or showering, hand washing, oral hygiene, or cooking, including, but not limited to, preparing food and washing dishes.

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2. Prior to County encroachment permit issuance, applicant shall verify the width and span of the abutting Sacramento & San Joaquin Drainage District (SSJDD) or Central Valley Flood Protection Board (CVFPB) easement. If project boundary encroaches into said easement, applicant shall obtain an encroachment permit from the appropriate issuing agency.
3. Prior to building permit issuance, the applicant shall provide a traffic circulation plan (or other acceptable evidence) demonstrating that all truck/vehicle types (including overhang) to access the development will be able to enter and exit the proposed driveway approach safely and without disrupting traffic and negotiating the width of County Road 29.
4. Signs associated with the business are not permitted in County road right-of-way.
5. County roads shall not be used for event/business/operations parking.
6. Throughout the duration of the project, 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.
7. 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.

E. MISCELLANEOUS STANDARDS OR REQUIREMENTS:

1. 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.
2. The project shall be in compliance with all applicable Federal and State laws, Yolo County Code regulations, and Yolo County Engineering Improvement Standards.
3. 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 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.
4. 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, 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.

IF THE COUNTY'S STANDARD REQUIREMENTS FOR THIS PROJECT ARE NOT MET OR IF SIGNIFICANT PUBLIC HEALTH OR PUBLIC SAFETY HAZARDS ARE IDENTIFIED IN CONJUNCTION WITH THE PROPOSED PROJECT, A PUBLIC HEARING MAY BE CONDUCTED BY THE YOLO COUNTY PLANNING COMMISSION TO CONSIDER ADDITIONAL CONDITIONS OR TO CONSIDER REVOCATION OF THIS PERMIT TO CONSTRUCT AND/OR OPERATE THE PROJECT.

PREPARED BY: JD Trebec
JD Trebec, Senior Planner

9/28/2022
Date

APPROVED BY: Stephanie Cormier
Stephanie Cormier, Zoning Administrator

9.28.2022
Date

APPLICANT ACKNOWLEDGMENT of STANDARD REQUIREMENTS

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

Signature of Owner/Applicant:

Andrew W
NAME

Date

Attachment A - Site Plan
Attachment B - Parcel Page

Attachment C- Flood Zone Attachments

- Flood Determination
- FIRMette Base Flood Map
- FloodSAFE Yolo Map
- Flood Protection Requirements Summary
- Mandatory Purchase of Flood Insurance
- Substantial Improvements Determination Form

Attachment D- Public Works Information

- Yolo County Improvement Standards Drawing # 4-23



County of Yolo

DEPARTMENT OF COMMUNITY SERVICES

Permit fee \$ 802.42

Business license \$ 315.64
Leslie Lindbo
DIRECTOR

Planning, Building and Public Works
292 West Beamer Street
Woodland, CA 95695-2598
(530) 666-8775 FAX (530) 666-8156
www.yolocounty.org

Environmental Health
292 West Beamer Street
Woodland, CA 95695
(530) 666-8646

Integrated Waste Management
44090 CR 28 H
Woodland, CA 95776
(530) 666-8852

APPLICATION

Applicant Billing and Property Owner Information			
Applicant <u>Juan Jose Valdez E.</u>		Company (if applicable) <u>JV Recycling</u>	
Mailing Address [REDACTED]		Email [REDACTED]	
City <u>Sacramento</u>	State <u>CA</u>	Zip <u>95824</u>	Daytime Phone [REDACTED]
Property Owner <u>Muneer Obadi</u>			
Address [REDACTED]		Email [REDACTED]	
City <u>Esposito</u>	State <u>CA</u>	Zip <u>95627</u>	Daytime Phone [REDACTED]

Project Information	
Assessor's Parcel No. <u>049-384-001</u>	Parcel size
Property Address/Location <u>17343 Fremont st</u>	
Existing use of property <u>Valley Food market</u>	
Tax Rate Area(s) (taken from property tax bill): <u>N/A</u>	
Application Request: <u>Admin SPR for recycling drop off @ grocery store</u>	

Required Signatures

I hereby make application for the above-referenced land use entitlement and certify that this application, other documents, and exhibits submitted are true and correct to the best of my knowledge and belief. **Should any information or representation submitted in connection with this application form be incorrect or untrue, I understand that Yolo County may rescind any approval or determination, or take other appropriate action.**

I hereby acknowledge that I have been informed of my right to make written request to the County to receive notice of any proposal by the County to adopt or amend a general or specific plan, or a zoning ordinance or other ordinance affecting building or grading permits, prior to action on said item.

I also certify that I am the owner of the above property or have attached the owner's written consent to file this application. (Please attach a consent letter for each property owner if there is more than one. If owner refuses or is unable to sign, provide copy of lease, title report or other documentation.) I understand that verification of property ownership or interests in the property or application may be required.

Applicant's/Owner's Signature

Date 07-17-2024

PERMIT PROCESSING FEE AGREEMENT

I, the undersigned, hereby authorize the County of Yolo to process the permit request on the previous side of this application in accordance with the Yolo County Code. I (the land owner and/or the applicant) am depositing a minimum initial deposit to cover staff review, coordination, and processing costs related to my application request based on actual staff time expended and other direct costs, including, but not limited to, outside consultant services, county counsel charges, and materials costs in accordance with the adopted Yolo County Fee Resolution and the Project Cost Reimbursement Agreement attached to this application. This initial deposit will be held by the County in a deposit account to pay for staff time and other charges spent processing the application. I understand that such costs will be drawn from the deposit account and that I will be billed on a "time and materials" basis in order to maintain a positive account balance at all times during the review process. I further understand that no work will be performed on the project with a negative fund balance. By signing below, I agree to pay all permitting costs, including requests to supplement the deposit account, plus any accrued interest, if the applicant does not pay costs.

I agree not to alter the physical condition of the property during the processing of this application by removing trees, demolishing structures, altering streams, and grading or filling. I agree not to start construction of any new structures prior to permit approval. I understand that such alteration or new construction may result in the imposition of criminal, civil or administrative fines or penalties, or may result in the delay or denial of the project application.

FISH AND WILDLIFE REVIEW FEES: I understand that my application and/or any applicable environmental document for my project may be referred to the California Department of Fish and Wildlife (CDFW) for review and comment in accordance with the provisions of the California Environmental Quality Act. Should this review be required, I understand that I must pay all fees for the cost of CDFW review as required by Section 711.4 of the Fish and Game Code (currently \$2,764.00 for Negative Declarations or \$3,839.25 for Environmental Impact Reports, plus \$50.00 County Clerk fee). Should these fees be required, I agree to remit a cashier's check or money order in the required amount, payable to the Yolo County Clerk, to the Planning Division prior to the posting of any Notice of Determination following project approval.

MITIGATION FEES OR REQUIREMENTS: I further understand that my project, if approved, may be subject to one or more mitigation fees including the following fees current as of 2023:

Yolo HCP/NCCP land cover fee*: \$16,202 per acre of impact to all applicable land cover types

Yolo HCP/NCCP fresh emergent wetland fee*: \$87,337 per acre of impact to fresh emergent wetland areas

Yolo HCP/NCCP valley foothill riparian fee*: \$91,814 per acre of impact to valley foothill riparian areas

Yolo HCP/NCCP lacustrine and riverine fee*: \$70,046 per acre of impact to lacustrine or riverine areas

Agricultural mitigation in lieu fee: \$10,100 per acre of farmland converted (for projects less than 20 acres)

Inclusionary Housing in lieu fee: sliding scale for projects under 8/10 units (\$1,292 for single family house)

**Fee amounts subject to change in March of each year per the conditions outlined in the Yolo HCP/NCCP*

AFFIDAVIT OF CERTIFIED PROPERTY OWNERS

I further certify that the attached list of property owners contains the names and addresses of all persons to whom all property is assessed as they appear on the latest available assessment roll of the County within the area described on the attached application and for a distance of three hundred feet (300) from the exterior boundaries of the property described on the attached application.

I certify under penalty of perjury that the foregoing is true and correct.

CERTIFICATION STATEMENT OF HAZARDOUS WASTE OR SUBSTANCE SITE

Pursuant to the requirements of Section 65962.5 of the California Government Code, I certify that the project site for the above entitlement is not located on the State list of identified hazardous waste or hazardous substance sites.

REQUIRED SIGNATURES

I hereby certify that I have read all the above information on this page. All this information is correct and I agree to abide by the requirements therein.

PROPERTY OWNER OR AUTHORIZED REPRESENTATIVE:

NAME Muhammad Obadi

SIGNATURE: [Signature]

Date: 7-17-24

INDEMNIFICATION AGREEMENT

As part of this application, applicant and real party in interest if different, agree to defend, indemnify, hold harmless, and release Yolo County, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document, which accompanies it. This indemnification obligation shall include but not be limited to: damages, costs, expenses, attorney fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent passive negligence on the part of Yolo County, its agents, officers, attorneys, or employees.

APPLICANT: JUAN JOSE VALDEZ E.

Signature: 

Mailing Address: 

REAL PARTY INTEREST: _____
(If different from Applicant)

Signature: _____

Mailing Address: _____



COUNTY of YOLO
DEPARTMENT OF COMMUNITY SERVICES
PLANNING DIVISION

Leslie Lindbo
Director

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

Site Plan Review
Valley Market Recycling Drop-off

File No.:	ZF 2024-022
Date:	August 19, 2024
Applicant:	Juan Jose Valdez [REDACTED]
Property Owner:	Muneer Odabi [REDACTED]
Situs:	17343 Fremont St in the unincorporated community of Esparto
APN:	049-384-001
General Plan:	Commercial General (CG)
Zoning:	General Commercial (C-G)
FEMA Zone:	X

Permitting Requirement: Per *Yolo County Zoning Code Table 8-2.604*, a recycling center is permitted with a Site Plan Review in the General Commercial zone. A Site Plan Review is a non-discretionary, administrative review that is used to determine compliance with specific zoning and other County standards.

Project Description: The applicant proposes to establish a small (approximately 350 sf) recycling drop-off area in the southeast corner of the parking lot at the Valley Food Market in Esparto. The recycling center would consist of a 20-foot shipping container with a scale and barrels for collecting recyclables (aluminum cans, and plastic and glass bottles). There would only be one employee. Hours of operation will be Monday through Saturday from 9:00am to 4:00pm. Access to the site is directly off County Road 21A via a paved driveway.

STANDARD REQUIREMENTS
VALLEY MARKET RECYCLING DROP-OFF (ZF2024-022)

A. PLANNING- COMMUNITY SERVICES (530) 666-8036

1. Site Plan Review ZF2024-022 authorizes the operation of a recycling drop-off service in the parking lot of the Valley Food Market at 17343 Fremont Street (APN: 049-384-001). The project shall be substantially in compliance with the presented project 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" section of this document) 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 both the spirit and the intent of all applicable requirements of the Yolo County General Plan and the County Code.
3. The proposed use shall be initiated within one year of this approval. If the use is not initiated within one year, this approval shall become null and void. If all standard requirements have not been complied with within one year, the applicant may apply to the County for an extension of time. The County will not disapprove the extension request if there is clear indication that the applicant has made substantial progress in complying with the list of requirements.
4. The premises shall be maintained in a neat and clean manner and maintained free of litter and graffiti at all times.
5. The project shall not obstruct the adjacent 24-foot drive aisles to the south and east of the recycling drop-off area.
6. Any signage posted at the project site, both onsite or off-site, shall comply with the County's Sign Ordinance regulating the placement, size, and height of such signs (Yolo County Code Sections 8-2.1201-1209) and may require a building permit.
7. Outdoor light fixtures shall be low intensity, shielded, and/or directed away from adjacent properties, the public right-of-way and the night sky.

B. MISCELLANEOUS STANDARDS OR REQUIREMENTS:

1. 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.
2. The project shall be in compliance with all applicable Federal and State laws, Yolo County Code regulations, and Yolo County Engineering Improvement Standards.
3. 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 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.
4. 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, 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.
5. 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 OR IF SIGNIFICANT PUBLIC HEALTH OR PUBLIC SAFETY HAZARDS ARE IDENTIFIED IN CONJUNCTION WITH THE PROPOSED PROJECT, A PUBLIC HEARING MAY BE CONDUCTED BY THE YOLO COUNTY PLANNING

COMMISSION TO CONSIDER ADDITIONAL CONDITIONS OR TO CONSIDER REVOCATION OF THIS PERMIT TO CONSTRUCT AND/OR OPERATE THE PROJECT.

PREPARED BY: JD Trebec
JD Trebec, Senior Planner

Aug 19, 2024
Date

APPROVED BY: Jeff Anderson
Jeff Anderson, Zoning Administrator

8/19/24
Date

APPLICANT ACKNOWLEDGMENT of STANDARD REQUIREMENTS

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

Signature of Owner/Applicant:

JW
NAME

08-21-2024
Date

Exhibit A. Site Plan



County of Yolo

Leslie Lindbo
DIRECTOR

DEPARTMENT OF COMMUNITY SERVICES

Planning, Building and Public Works
292 West Beamer Street
Woodland, CA 95695-2598
(530) 666-8775 FAX (530) 666-8156
www.yolocounty.org

Environmental Health
292 West Beamer Street
Woodland, CA 95695
(530) 666-8646

Integrated Waste Management
44090 CR 28 H
Woodland, CA 95776
(530) 666-8852

APPLICATION

Applicant Billing and Property Owner Information				
Applicant Jim Donovan		Company (if applicable) YSF Partners, LLC		
Mailing Address [REDACTED]		Email [REDACTED]		
City San Diego	State	Zip 92166	Daytime [REDACTED]	
Property Owner YSF Partners, LLC				
Address [REDACTED]		Email [REDACTED]		
City San Diego	State	Zip 92166	Daytime [REDACTED]	

Project Information	
Assessor's Parcel No. 027-270-074 "aka" 027-270-089	Parcel size 4 acres
Property Address/Location 16238 County Road 19a	
Existing use of property un-developed land	
Tax Rate Area(s) (taken from property tax bill): T10N-R2E	
Application Request:	
Site Plan Approval for Gas Station and future restaurant pad	

Required Signatures	
I hereby make application for the above-referenced land use entitlement and certify that this application, other documents, and exhibits submitted are true and correct to the best of my knowledge and belief. Should any information or representation submitted in connection with this application form be incorrect or untrue, I understand that Yolo County may rescind any approval or determination, or take other appropriate action. I hereby acknowledge that I have been informed of my right to make written request to the County to receive notice of any proposal by the County to adopt or amend a general or specific plan, or a zoning ordinance or other ordinance affecting building or grading permits, prior to action on said item. I also certify that I am the owner of the above property or have attached the owner's written consent to file this application. (Please attach a consent letter for each property owner if there is more than one. If owner refuses or is unable to sign, provide copy of lease, title report or other documentation.) I understand that verification of property ownership or interests in the property or application may be required.	
Applicant's/Owner's Signature [Signature]	Date 2/18/25

PERMIT PROCESSING FEE AGREEMENT

I, the undersigned, hereby authorize the County of Yolo to process the permit request on the previous side of this application in accordance with the Yolo County Code. I (the land owner and/or the applicant) am depositing a minimum initial deposit to cover staff review, coordination, and processing costs related to my application request based on actual staff time expended and other direct costs, including, but not limited to, outside consultant services, county counsel charges, and materials costs in accordance with the adopted Yolo County Fee Resolution and the Project Cost Reimbursement Agreement attached to this application. This initial deposit will be held by the County in a deposit account to pay for staff time and other charges spent processing the application. I understand that such costs will be drawn from the deposit account and that I will be billed on a "time and materials" basis in order to maintain a positive account balance at all times during the review process. I further understand that no work will be performed on the project with a negative fund balance. By signing below, I agree to pay all permitting costs, including requests to supplement the deposit account, plus any accrued interest, if the applicant does not pay costs.

I agree not to alter the physical condition of the property during the processing of this application by removing trees, demolishing structures, altering streams, and grading or filling. I agree not to start construction of any new structures prior to permit approval. I understand that such alteration or new construction may result in the imposition of criminal, civil or administrative fines or penalties, or may result in the delay or denial of the project application.

FISH AND WILDLIFE REVIEW FEES: I understand that my application and/or any applicable environmental document for my project may be referred to the California Department of Fish and Wildlife (CDFW) for review and comment in accordance with the provisions of the California Environmental Quality Act. Should this review be required, I understand that I must pay all fees for the cost of CDFW review as required by Section 711.4 of the Fish and Game Code (currently \$2,764.00 for Negative Declarations or \$3,839.25 for Environmental Impact Reports, plus \$50.00 County Clerk fee). Should these fees be required, I agree to remit a cashier's check or money order in the required amount, payable to the Yolo County Clerk, to the Planning Division prior to the posting of any Notice of Determination following project approval.

MITIGATION FEES OR REQUIREMENTS: I further understand that my project, if approved, may be subject to one or more mitigation fees including the following fees current as of 2023:

Yolo HCP/NCCP land cover fee*: \$16,202 per acre of impact to all applicable land cover types

Yolo HCP/NCCP fresh emergent wetland fee*: \$87,337 per acre of impact to fresh emergent wetland areas

Yolo HCP/NCCP valley foothill riparian fee*: \$91,814 per acre of impact to valley foothill riparian areas

Yolo HCP/NCCP lacustrine and riverine fee*: \$70,046 per acre of impact to lacustrine or riverine areas

Agricultural mitigation in lieu fee: \$10,100 per acre of farmland converted (for projects less than 20 acres)

Inclusionary Housing in lieu fee: sliding scale for projects under 8/10 units (\$1,292 for single family house)

**Fee amounts subject to change in March of each year per the conditions outlined in the Yolo HCP/NCCP*

AFFIDAVIT OF CERTIFIED PROPERTY OWNERS

I further certify that the attached list of property owners contains the names and addresses of all persons to whom all property is assessed as they appear on the latest available assessment roll of the County within the area described on the attached application and for a distance of three hundred feet (300) from the exterior boundaries of the property described on the attached application.

I certify under penalty of perjury that the foregoing is true and correct.

CERTIFICATION STATEMENT OF HAZARDOUS WASTE OR SUBSTANCE SITE

Pursuant to the requirements of Section 65962.5 of the California Government Code, I certify that the project site for the above entitlement is not located on the State list of identified hazardous waste/or hazardous substance sites.

REQUIRED SIGNATURES

I hereby certify that I have read all the above information on this page. All this information is correct and I agree to abide by the requirements therein.

PROPERTY OWNER OR AUTHORIZED REPRESENTATIVE:

NAME Jim Donovan

SIGNATURE: 

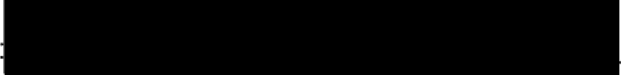
Date: 2/8/25

INDEMNIFICATION AGREEMENT

As part of this application, applicant and real party in interest if different, agree to defend, indemnify, hold harmless, and release Yolo County, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document, which accompanies it. This indemnification obligation shall include but not be limited to: damages, costs, expenses, attorney fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent passive negligence on the part of Yolo County, its agents, officers, attorneys, or employees.

APPLICANT: Jim Donovan, YSF Partners, LLC _____

Signature:  _____

Mailing Address:  _____

REAL PARTY INTEREST: _____
(If different from Applicant)

Signature: _____

Mailing Address: _____



COUNTY of YOLO

DEPARTMENT OF COMMUNITY SERVICES

PLANNING DIVISION

Stephanie Cormier
Interim Director

292 W Beamer St, Woodland, CA 95695

www.YoloCounty.gov • (530) 666-8775

Site Plan Review

Yolo Supply & Fuel

File No.:	ZF 2025-005
Date:	July 29, 2025
Applicant:	Jim Donovan YSF Partners LLC [REDACTED]
Property Owner:	Same as Applicant
Situs:	16238 County Road 19A
APN:	027-270-089
General Plan:	Commercial General (CG)
Zoning:	Highway Services Commercial (C-H)
FEMA Zone:	X, AE

Permitting Requirement: Per *Yolo County Zoning Code Section 8-2.607: Auto services/gas stations are defined as “a place which provides for the servicing, washing, and fueling of operating motor vehicles, including minor repairs and the sale of merchandise and supplies incidental thereto.”* Auto service/gas stations, and eating and drinking uses with drive-thru facilities, may be permitted with a Site Plan Review. A Site Plan Review is a non-discretionary, administrative review that is used to determine compliance with specific zoning and other County standards.

PROJECT DESCRIPTION:

The project is a proposal to develop an approximately 4.08-acre parcel in the Highway Services Commercial (C-H) zone with a gas station, carwash, and a drive-thru quick service restaurant. The project site is located at the intersection of County Road (CR) 99 and 19A, within the City of Woodland's Sphere of Influence (SOI) at 16238 CR 19A (APN 024-270-089), immediately east of Interstate-5 (I-5). The development will include an eight-pump fuel canopy (4,636 SF), a convenience store (4,955 SF) with an attached drive-thru carwash (2,062 SF), and a stand-alone drive-thru quick service restaurant (2,450 SF). Additional improvements onsite include a dedicated dog park to serve the traveling public, paved parking and drive aisles, outdoor seating areas, a 60-foot-tall freeway sign, a 15-foot-tall monument sign, trash enclosures, and EV charging stations. Access to the parcel will be provided from two 45-foot-wide entrances along the eastern boundary of the parcel off CR 19A. Drainage onsite will flow south into an existing detention basin located on APN 027-270-090.

The gas station, convenience mart, and car wash will operate 24 hours a day, seven days a week, and the quick service restaurant will be open daily, generally from 6:00AM to 11:00PM. The convenience store will sell hot and cold food products, prepackaged snacks, and beverages. The gas station will serve both gasoline and diesel vehicles; however, the design of the site is not appropriate for large trucks. The convenience store will employ approximately two to four

employees, and the quick service restaurant will employ approximately four employees. Approximately 15 total deliveries are estimated per month. Product deliveries will be made between the hours of 9:00PM to 11:00PM and fuel deliveries will vary, occurring outside of peak traffic-flow hours (e.g., 7:00AM to 9:00AM and 4:00PM to 6:00PM).

A separate Landscape Review package will be reviewed by Planning prior to building permit issuance to ensure compliance with the County's Water Efficient Landscaping Ordinance. Proposed lighting will be required to be downward facing and shielded to control light and glare from escaping into the nighttime sky. Security will be provided via perimeter lighting and security cameras. The site will connect to services (i.e., sewer and water) provided by the City of Woodland per the Agreement for Extension of City Water and Sewer Service (Document No. 2023-0012119).

STANDARD REQUIREMENTS YOLO SUPPLY & FUEL (ZF2025-005)

A. PLANNING - COMMUNITY SERVICES (530) 666-8803

1. Site Plan Review ZF2025-005 authorizes the development of a gas station, convenience store, drive-thru carwash, drive-thru quick service restaurant, and additional improvements as described above. The project shall be substantially in compliance with the presented project 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" 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 both the spirit and the intent of all applicable requirements of the Yolo County General Plan and the County Code.
3. The proposed use shall be initiated within two years of this approval. If the use is not initiated within two years, this approval shall become null and void. If all standard requirements have not been complied with within two years, the applicant may apply to the County for an extension of time. The County will not disapprove the extension request if there is clear indication that the applicant has made substantial progress in complying with the list of standard requirements.
4. The premises shall be maintained in a neat and clean manner and maintained free of litter and graffiti at all times.
5. Generally, hours of operation will vary for the drive-thru quick service restaurant, and the gas station, convenience store, and care wash will operate 24 hours a day, seven days a week.
6. A County Business License shall be obtained for each tenant/commercial business prior to operation and maintained in good standing by the operator and/or owner.

7. Yolo County Commercial Design Guidelines. The County strongly encourages the applicant to review the County's Design Guidelines for commercial uses and implement where feasible (online here: <https://www.yolocounty.gov/home/showpublisheddocument/15785/635289380535200000>)
8. The setbacks and height requirements for the C-H zone, per Table 8-2.605 Development Requirements in Commercial Zones, are as follows:
 - a. Front yard (CR 19A): 15 feet from property line
 - b. Rear yard (nearest I-5): None
 - c. Side yard (abutting APN 027-270-090 immediately south): None
 - d. Height Limits: 40 feet
9. 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.
10. All signage shall comply with the County's Sign Ordinance regulating the placement, size, and height of such signs (Yolo County Code Sections 8-2.1201-1209) and may require a building permit.

Per Table 8-2.1207 and Sections 8-2.1207(i) of the County Code, one monument sign and one pole sign are allowed on the frontage(s) of each parcel in the C-H zone.

 - The monument sign shall be no larger than 15 feet in height and 75 SF in size.
 - The pole sign oriented near the northbound I-5 off-ramp to the southwest of the parcel shall be no larger than 60 feet in height and 200 SF in size as proposed. A use permit shall be required to increase the height of the sign from 60 feet up to 75 feet.
11. Outdoor light fixtures shall be low intensity, shielded, and/or directed away from adjacent properties, the public right-of-way, and the night sky.
12. The parking area shall include adequate parking spaces, including accessible spaces, and meet the landscaping, screening, and shading requirements in accordance with Article 13 (Off-Street Parking and Loading) of Chapter 2 of Title 8 of the Yolo County Code.
13. All off-street parking and loading areas shall be paved, graded, and drained to dispose of all surface water accumulated within such areas. The use of swales and pervious surfaces to capture storm water runoff for maximum groundwater recharge are encouraged.
14. Prior to building permit issuance for the new structures, a Landscape Documentation Package must be submitted to the County for review and approval, in accordance with the Water Efficient Landscaping Ordinance in Chapter 3 of Title 8 of the Yolo County Code.
15. The sale of alcoholic beverages in the unincorporated area of Yolo County requires a Use Permit, per Section 8-2.606(c) in Chapter 2 of Title 8, and the Alcoholic Beverage Control (ABC) Ordinance in Chapter 6 of Title 8 of the Yolo County Code.
16. In accordance with Chapter 15 of Title 6, Yolo County Code of Ordinances, a tobacco retailer permit is prohibited at this location, as per Section 6-15.04(a).

B. PUBLIC WORKS - COMMUNITY SERVICES (530) 666-8436

1. Prior to issuance of a building/grading permit, the applicant shall obtain encroachment permit issuance to construct the necessary public improvements, pursuant to County of Yolo Improvement Standards.
2. Prior to issuance of an encroachment permit, the applicant shall submit civil improvement plans, prepared by a civil engineer licensed in the State of California, for review and approval by the Public Works Division. The improvement plans shall include design for both on-site and off-site improvements. The off-site improvements shall include, at a minimum, the following:
 - a. Design for the widening of the southeast corner of the County Road (CR) 19A/CR 99 intersection. The widening shall be designed to allow for the right turn movement of an AASHTO WB-67 truck. Any traffic sign relocation, due to widening, shall be shown on improvement plans. The applicant shall contact the utility pole company to coordinate relocation of utility poles if required by the design.
 - b. Design of new commercial driveway connection(s) to County Road 19A in conformance with the County of Yolo Improvement Standards.

Contact ppw@yolocounty.gov for encroachment permit inquiries.

3. Prior to issuance of a building/grading permit, the applicant shall comply with any hydraulics requirements to the satisfaction of Caltrans.
4. Prior to issuance of a building/grading permit, the applicant shall provide a traffic circulation plan (or other acceptable evidence) demonstrating that all truck/vehicle types (including overhang) to access the development will be able to enter and exit the proposed driveway approaches safely and without disrupting traffic and negotiating the existing width of County Road 19A.
5. This project is intended to drain south to the existing detention basin located south of the project site on APN 027-270-090. Prior to issuance of a building/grading permit, the applicant shall provide a copy of the approved detention basin drainage study in order for Public Works to confirm the basin accounts for this project area.
6. Driveway visibility shall be maintained per Yolo County Improvement Standards Drawing # 4-13 at a minimum (Attachment B.1.a). Applicant shall maintain trees along County Road 19A frontage per the tree maintenance guidelines (Attachment B.1.b).
7. Prior to the issuance of a building/grading permit, the applicant shall submit a site geotechnical report for review by the Public Works Division. Road and embankment (if any) design shall be incorporated in the report. The report must be signed and sealed by a civil engineer licensed in the State of California.
8. Prior to issuance of certificate of occupancy, the encroachment permit scope of work for approved public improvements shall be constructed and inspected to the satisfaction of the Public Works Division. The developer shall reimburse the County for all activities associated with traffic sign work (Zone File No. ZF2025-005).

9. Signs associated with the business are not permitted in county road right-of-way.
10. County roads shall not be used for event/business/operations parking.
11. Provide ongoing maintenance of gravel parking areas and access roads, if proposed during construction, including but not limited to, stabilizing any areas that have eroded, preventing the downstream conveyance of sediment, and providing dust control.
12. Construction of the proposed development shall comply with the County of Yolo Improvement Standards that require best management practices to address storm water quality, erosion, and sediment control. 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.
13. 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 (Zone File No. ZF2025-005).

C. BUILDING DIVISION - COMMUNITY SERVICES (530) 666-8037

1. **Permits Required:** Building and Fire permits shall be required for all construction or change of occupancy classification, including demolition, grading and other site improvements. The application and construction documents shall be in compliance with state and local regulations, including the California Building Code, California Residential Code, California Fire Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Energy Code, and California Green Building Code.
2. **Optional Preapplication Meeting:** Due to the limited information provided on an application for a planning permit, a detailed analysis of building code requirements is not always possible. Your 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. If the project has unique features that require a code interpretation you may schedule a preapplication meeting with the Building Division.

3. **Fees:** The applicant shall pay the appropriate fees prior to issuance of building permits, including but not limited to applicable permit fees, school and fire district fees, county facility (FSA) fees, and Environmental Health fees.
4. **CalGreen/Shade Trees:** Meet all CalGreen development requirements, including shade tree plantings, which shall be minimum #10 container size or equal, and installed to provide shade over 50% of parking area and 20% of landscape area within 15 years. The landscape architect shall document the calculations and attest to this on the final landscape plan.
5. **Fire Access:** As part of your building permit application, submit a plan showing site access for fire engines in compliance with the California Fire Code. Ensure fire apparatus access is available within 150 feet of all portions of the building. Fire apparatus access roads must be a minimum of 20 feet (with no parking permitted on either side.) Fire apparatus access roads must maintain a minimum turning radii of 20 feet interior / 40 feet exterior and be provided with dead-end turnarounds as necessary.
6. **Sprinklers & Alarms:** The fire suppression system and fire alarm monitoring system will need to be submitted as deferred submittals to the Building Division and/or the local fire district.
7. **Fire Fighting Water Supply:** As part of your permit application, provide calculations for the proposed water supply for fire suppression. Provide a list of commodities, classifications, and locations for review.

Because these structures are in a special flood hazard area, additional requirements apply. For more information, please contact Building.Division@yolocounty.gov or (530) 666-8037:

8. **General Flood Requirements:** All construction shall meet the requirements of Article 5 of Chapter 4 of Title 8, Provisions for Flood Hazard Reduction, of the Yolo County Code. These requirements include elevating structures so that the lowest floor is at least one foot above the base flood elevation; venting enclosures below the lowest floor; anchoring the structures to resist flood loads; and locating or designing all utilities to prevent the entry and accumulation of flood waters.
9. **Flood Zone Boundaries on Site Plan:** For all development, submit a site plan showing the flood zone boundaries. Any development that is within 100 ft of a flood zone boundary or as requested by the Floodplain Administrator will require a surveyor to provide the precise location of the structure relative to the flood zone boundary.
10. **Elevation Certificates:** For all new structures, elevation certificates must be submitted and approved three times: Once with the permit application, once prior to construction above the lowest floor, and once prior to final inspection.

D. ENVIRONMENTAL HEALTH – COMMUNITY SERVICES (530) 666-8646:

Yolo County Environmental Health (YCEH) Division has reviewed project ZF 2025-005 for a Site Plan Review proposing to construct a new gas station and convenience store with car wash and quick serve restaurant. The following comments will be required to be completed prior to building permit issuance and/or final occupancy. YCEH fees and requirements of the programs listed below can be found on our website <https://www.yolocounty.org/community-services/environmental-health-services>.

Our office can be contacted at 530-666-8646 to discuss the following comments.

RECORDS ON FILE

- None

WASTEWATER SYSTEM

The Site Plan Review is proposing to connect to City of Woodland sewer system. Provide a letter of intent prior to building permit issuance verifying the connection from the City of Woodland or operator of the municipal sewer system.

DRINKING WATER SYSTEM

The Site Plan Review is proposing to connect to the City of Woodland water system. Provide a letter of intent prior to building permit issuance verifying the connection from the City of Woodland or the operator for the municipal water system.

FOOD FACILITY

Prior to issuance of building permit, plans for retail food facilities shall be reviewed and approved by Yolo County Environmental Health (YCEH). Payment of the current fee for plan review is required before release of the plan approval letter to the building department. Prior to certificate of occupancy or final approval of a building permit, construction of the food facility must receive final approval inspection from YCEH.

HAZARDOUS MATERIALS

Contact our office to speak with a Hazardous Material Specialist for more information prior to the following:

1. Handling hazardous materials in quantities greater than 55-gallons for liquids, 500-pounds for solids, or 200-cubic feet for compressed gases, or
2. Generating any quantity of hazardous waste at the facility a Hazardous Materials/Waste Application Package (Business Plan) must be completed and submitted to 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 hazardous materials information, and submitting the information for approval by YCEH. For assistance with CERS, please visit our web site at <https://www.yolocounty.gov/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. The reporting threshold for certain gases has been raised per SB 1261. In addition, if extremely hazardous materials or radiological materials are handled at a facility, the business may be subject to this program even if the minimum quantities indicated are not met.
3. Prior to the installation, upgrade, or repair of Underground Storage Tanks (USTs), a UST Installation Packet (Underground Storage Tank Program Application Packet for Installations, Modifications, and Repairs) must be completed and submitted on paper to YCEH. This packet requires that the applicant update facility information including UST forms online in the California Environmental Reporting System (CERS). Starting January 1, 2013, this must be completed by going to the CERS web site (<http://cers.calepa.ca.gov/>), creating an account or logging in using your current CERS ID number, entering or updating the required hazardous materials and UST

information, and submitting the information for approval by YCEH. In addition, if this is a new facility, a UST operating permit must be obtained from YCEH and fees paid. For assistance with CERS or questions about the UST Installation Packet, please call YCEH at (530) 666-8646 and ask to speak to a Hazmat Specialist. The forms for the UST Installation Packet are also available at our website: [Underground Storage Tank Program | Yolo County](#)

E. PACIFIC GAS AND ELECTRIC (PG&E) COMPANY:

PG&E provided a letter (dated April 23, 2025) stating that the proposed project and/or improvements appear to directly interfere with PG&E's existing facilities and land rights (Attachment B.4). Because PG&E operates overhead distribution power lines along County Road 19A and along the southerly portion of the subject property, PG&E has the following comments:

1. No buildings and/or structures are to be installed within 16-feet of either side of PG&E's overhead power lines.
2. When planting near PG&E's overhead distribution power lines, do not plant trees in the "Distribution Wire Zone" within 15-feet of the wires. For more information and guidelines for planting near distribution poles and powerline, please visit [PG&E's Safe Planting Overview](#).
3. To request delineation maps for review of PG&E's existing facilities, please submit to the following mailbox for gas maps: DelineationMapRequests@pge.com. For electric maps, submit through PG&E's JUMP Portal: [Joint Use Map Portal \(JUMP\)](#). Please note, when a request is submitted, the Delineation Team will confirm if a Nondisclosure Agreement needs to be completed.
4. For any requests to modify or relocate PG&E's existing facilities, or to request gas and/or electric service, please submit an application to PG&E's Service Planning department through PG&E's Your Project Portal: [Sign In \(yourprojects-pge.com\)](#).

F. CITY OF WOODLAND – COMMUNITY DEVELOPMENT DEPARTMENT (530) 661-5820

Megan Meier, Senior Planner with the City of Woodland, submitted a letter (dated May 5, 2025) detailing preliminary development review comments for the project (Attachment B.5). Per the Agreement for Extension of City Water and Sewer Service (Document No. 2023-0012119), the project site has been granted a future connection to City Services (i.e., water and sewer).

Under the terms of the agreement between the City of Woodland and developer, the proposed development is to be reviewed concurrently by the City of Woodland and Yolo County. Where the City is recommending/requiring the project adhere to certain City standards not related to sewer and water services, the applicant is strongly encouraged to design the project accordingly, as feasible. For more information, please contact Megan Meier at megan.meier@cityofwoodland.gov or (530) 661-5820.

G. WOODLAND FIRE DEPARTMENT (530) 661-5857

Matt Flint, Fire Marshall with the Woodland Fire Department, concurrently reviewed the proposal while the County processed the Site Plan Review under Zone File #2025-005 and submitted a letter (dated March 4, 2025) detailing project-specific conditions and requirements (Attachment B.6).

H. CENTRAL VALLEY REGIONAL WATER QUALITY CONTROL BOARD

Please refer to the comment letter (dated April 17, 2025) in Attachment B.7 from the Central Valley Regional Water Quality Control Board. For more information, please contact Peter Minkel, Engineering Geologist, at (916)464-4684 or Peter.Minkel2@waterboards.ca.gov.

I. CA DEPARTMENT OF TRANSPORTATION (CALTRANS)

Please refer to the comment letter (dated May 7, 2025) in Attachment B.8 from Caltrans. Questions may be directed to Satwinder Dhatt, Local Development Review Coordinator, via email at satwinder.dhatt@dot.ca.gov or (530) 821-8261.

The applicant will be responsible for ensuring compliance with Caltrans recommendations relating to hydraulics, right-of-way, and encroachment (as applicable), as described in the May 7, 2025, Caltrans letter. Though not required, the applicant may consider offsite improvements to the N/B I-5 off-ramp, as recommended by Caltrans.

J. MISCELLANEOUS STANDARDS OR REQUIREMENTS:

1. 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.
2. 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.
3. The applicant shall contact the California Department of Fish and Wildlife to ensure compliance with any applicable state requirements, which may include, but not be limited to, special status species and streambed alterations.
4. The project shall be in compliance with all applicable Federal and State laws, Yolo County Code regulations, and Yolo County Engineering Improvement Standards.
5. 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 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.
6. 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, 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.
7. 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 OR IF SIGNIFICANT PUBLIC HEALTH OR PUBLIC SAFETY HAZARDS ARE IDENTIFIED IN CONJUNCTION WITH THE PROPOSED PROJECT, A PUBLIC HEARING MAY BE CONDUCTED BY THE YOLO COUNTY PLANNING COMMISSION TO CONSIDER ADDITIONAL CONDITIONS OR TO CONSIDER REVOCATION OF THIS PERMIT TO CONSTRUCT AND/OR OPERATE THE PROJECT.

PREPARED BY: Tracy L. Gonzalez 07/30/2025
Tracy Gonzalez, Associate Planner Date

APPROVED BY: Jeff Anderson 07/30/2025
Jeff Anderson, Principal Planner Date

APPLICANT ACKNOWLEDGMENT of STANDARD REQUIREMENTS

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

Signature of Owner/Applicant:

MANAGER
NAME YSE PARTNERS, LLC

7/30/25
Date

Attachments:

Att. A. – Site Plan, Floor Plan, and Elevations

Att. B. – Agency Comment Letters

1. Yolo County Public Works Division
 - a. Yolo County Improvement Standards Drawing #4-13
 - b. Tree/Foliage Maintenance Letter to County Landowners Along County Roads (dated May 17, 2021)
2. Yolo County Building Division
3. Yolo County Environmental Health Division
4. Pacific Gas and Electric (PG&E) Company
5. City of Woodland – Community Development Department
6. Woodland Fire Department
7. Central Valley Regional Water Quality Control Board
8. CA Department of Transportation (Caltrans)



County of Yolo

Leslie Lindbo
DIRECTOR

DEPARTMENT OF COMMUNITY SERVICES

Planning, Building and Public Works
292 West Beamer Street
Woodland, CA 95695-2598
(530) 666-8775 FAX (530) 666-8156
www.yolocounty.org

Environmental Health
292 West Beamer Street
Woodland, CA 95695
(530) 666-8646

Integrated Waste Management
44090 CR 28 H
Woodland, CA 95776
(530) 666-8852

APPLICATION

Applicant Billing and Property Owner Information				
Applicant Alyssa Pont		Company (if applicable) Zipline International Inc.		
Mailing Address: [REDACTED]		Email [REDACTED]		
City South San Francisco	State CA	Zip 94080	Daytime [REDACTED]	
Property Owner Yolo Land & Cattle Co. (Partners: Scott A. Stone, Kenneth C. Stone)				
[REDACTED]		Email [REDACTED]		
City Woodland	State CA	Zip 95695	Daytime [REDACTED]	

Project Information	
Assessor's Parcel No. 140-018-000	Parcel size 480 acres
Property Address/Location 24445 County Road 25, Esparto, CA 95627	
Existing use of property Cattle Grazing, Dryland farming, agrotourism	
Tax Rate Area(s) (taken from property tax bill): 063-015	
Application Request:	
Site plan review for small agricultural research and drone testing facility	
Required Signatures	
I hereby make application for the above-referenced land use entitlement and certify that this application, other documents, and exhibits submitted are true and correct to the best of my knowledge and belief. Should any information or representation submitted in connection with this application form be incorrect or untrue, I understand that Yolo County may rescind any approval or determination, or take other appropriate action. I hereby acknowledge that I have been informed of my right to make written request to the County to receive notice of any proposal by the County to adopt or amend a general or specific plan, or a zoning ordinance or other ordinance affecting building or grading permits, prior to action on said item. I also certify that I am the owner of the above property or have attached the owner's written consent to file this application. (Please attach a consent letter for each property owner if there is more than one. If owner refuses or is unable to sign, provide copy of lease, title report or other documentation.) I understand that verification of property ownership or interests in the property or application may be required.	
Applicant's/Owner's Signature <i>Alyssa Pont</i>	Date April 17, 2025

PERMIT PROCESSING FEE AGREEMENT

I, the undersigned, hereby authorize the County of Yolo to process the permit request on the previous side of this application in accordance with the Yolo County Code. I (the land owner and/or the applicant) am depositing a minimum initial deposit to cover staff review, coordination, and processing costs related to my application request based on actual staff time expended and other direct costs, including, but not limited to, outside consultant services, county counsel charges, and materials costs in accordance with the adopted Yolo County Fee Resolution and the Project Cost Reimbursement Agreement attached to this application. This initial deposit will be held by the County in a deposit account to pay for staff time and other charges spent processing the application. I understand that such costs will be drawn from the deposit account and that I will be billed on a "time and materials" basis in order to maintain a positive account balance at all times during the review process. I further understand that no work will be performed on the project with a negative fund balance. By signing below, I agree to pay all permitting costs, including requests to supplement the deposit account, plus any accrued interest, if the applicant does not pay costs.

I agree not to alter the physical condition of the property during the processing of this application by removing trees, demolishing structures, altering streams, and grading or filling. I agree not to start construction of any new structures prior to permit approval. I understand that such alteration or new construction may result in the imposition of criminal, civil or administrative fines or penalties, or may result in the delay or denial of the project application.

FISH AND WILDLIFE REVIEW FEES: I understand that my application and/or any applicable environmental document for my project may be referred to the California Department of Fish and Wildlife (CDFW) for review and comment in accordance with the provisions of the California Environmental Quality Act. Should this review be required, I understand that I must pay all fees for the cost of CDFW review as required by Section 711.4 of the Fish and Game Code (currently \$2,764.00 for Negative Declarations or \$3,839.25 for Environmental Impact Reports, plus \$50.00 County Clerk fee). Should these fees be required, I agree to remit a cashier's check or money order in the required amount, payable to the Yolo County Clerk, to the Planning Division prior to the posting of any Notice of Determination following project approval.

MITIGATION FEES OR REQUIREMENTS: I further understand that my project, if approved, may be subject to one or more mitigation fees including the following fees current as of 2023:

Yolo HCP/NCCP land cover fee*: \$16,202 per acre of impact to all applicable land cover types

Yolo HCP/NCCP fresh emergent wetland fee*: \$87,337 per acre of impact to fresh emergent wetland areas

Yolo HCP/NCCP valley foothill riparian fee*: \$91,814 per acre of impact to valley foothill riparian areas

Yolo HCP/NCCP lacustrine and riverine fee*: \$70,046 per acre of impact to lacustrine or riverine areas

Agricultural mitigation in lieu fee: \$10,100 per acre of farmland converted (for projects less than 20 acres)

Inclusionary Housing in lieu fee: sliding scale for projects under 8/10 units (\$1,292 for single family house)

**Fee amounts subject to change in March of each year per the conditions outlined in the Yolo HCP/NCCP*

AFFIDAVIT OF CERTIFIED PROPERTY OWNERS

I further certify that the attached list of property owners contains the names and addresses of all persons to whom all property is assessed as they appear on the latest available assessment roll of the County within the area described on the attached application and for a distance of three hundred feet (300) from the exterior boundaries of the property described on the attached application.

I certify under penalty of perjury that the foregoing is true and correct.

CERTIFICATION STATEMENT OF HAZARDOUS WASTE OR SUBSTANCE SITE

Pursuant to the requirements of Section 65962.5 of the California Government Code, I certify that the project site for the above entitlement is not located on the State list of identified hazardous waste/or hazardous substance sites.

REQUIRED SIGNATURES

I hereby certify that I have read all the above information on this page. All this information is correct and I agree to abide by the requirements therein.

PROPERTY OWNER OR AUTHORIZED REPRESENTATIVE:

NAME Alyssa Pont

SIGNATURE: Alyssa Pont Date: 4-17-2025

INDEMNIFICATION AGREEMENT

As part of this application, applicant and real party in interest if different, agree to defend, indemnify, hold harmless, and release Yolo County, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document, which accompanies it. This indemnification obligation shall include but not be limited to: damages, costs, expenses, attorney fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent passive negligence on the part of Yolo County, its agents, officers, attorneys, or employees.

APPLICANT: Alyssa Pont, Zipline International Inc.

Signature: *Alyssa Pont*

Mailing Address: 

REAL PARTY INTEREST: _____
(If different from Applicant)

Signature: _____

Mailing Address: _____



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 [REDACTED]
Property Owner:	Yolo Land & Cattle Company Scott Stone & Kenneth C. Stone [REDACTED]
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



County of Yolo

Leslie Lindbo
DIRECTOR

DEPARTMENT OF COMMUNITY SERVICES

Planning, Building and Public Works

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

Environmental Health

292 West Beamer Street
Woodland, CA 95695
(530) 666-8646

Integrated Waste Management

44090 CR 28 H
Woodland, CA 95776
(530) 666-8852

APPLICATION

Applicant Billing and Property Owner Information

Applicant STAN BARTH		Company (if applicable) CAPAY CANYON RANCH	
Mailing			Email
City ESPARTO	State CA	Zip 95627	Daytime
Property Owner STAN L AND LESLIE ANN BARTH			
Address			Email
City ESPARTO	State CA	Zip 95627	Daytime

Project Information

Assessor's Parcel No. 048-220-003-000	Parcel size 118.67
Property Address/Location 14650 CR 87, ESPARTO, CA 95627	
Existing use of property FARMING, LIVING, PROCESSING, STORAGE	
Tax Rate Area(s) (taken from property tax bill): 063-003	
Application Request:	

FOR AG EXEMPT STORAGE BUILDING

Required Signatures

I hereby make application for the above-referenced land use entitlement and certify that this application, other documents, and exhibits submitted are true and correct to the best of my knowledge and belief. **Should any information or representation submitted in connection with this application form be incorrect or untrue, I understand that Yolo County may rescind any approval or determination, or take other appropriate action.**

I hereby acknowledge that I have been informed of my right to make written request to the County to receive notice of any proposal by the County to adopt or amend a general or specific plan, or a zoning ordinance or other ordinance affecting building or grading permits, prior to action on said item.

I also certify that I am the owner of the above property or have attached the owner's written consent to file this application. (Please attach a consent letter for each property owner if there is more than one. If owner refuses or is unable to sign, provide copy of lease, title report or other documentation.) I understand that verification of property ownership or interests in the property or application may be required.

Applicant's/Owner's Signature

Date 9/6/25

PERMIT PROCESSING FEE AGREEMENT

I, the undersigned, hereby authorize the County of Yolo to process the permit request on the previous side of this application in accordance with the Yolo County Code. I (the land owner and/or the applicant) am depositing a minimum initial deposit to cover staff review, coordination, and processing costs related to my application request based on actual staff time expended and other direct costs, including, but not limited to, outside consultant services, county counsel charges, and materials costs in accordance with the adopted Yolo County Fee Resolution and the Project Cost Reimbursement Agreement attached to this application. This initial deposit will be held by the County in a deposit account to pay for staff time and other charges spent processing the application. I understand that such costs will be drawn from the deposit account and that I will be billed on a "time and materials" basis in order to maintain a positive account balance at all times during the review process. I further understand that no work will be performed on the project with a negative fund balance. By signing below, I agree to pay all permitting costs, including requests to supplement the deposit account, plus any accrued interest, if the applicant does not pay costs.

I agree not to alter the physical condition of the property during the processing of this application by removing trees, demolishing structures, altering streams, and grading or filling. I agree not to start construction of any new structures prior to permit approval. I understand that such alteration or new construction may result in the imposition of criminal, civil or administrative fines or penalties, or may result in the delay or denial of the project application.

FISH AND WILDLIFE REVIEW FEES: I understand that my application and/or any applicable environmental document for my project may be referred to the California Department of Fish and Wildlife (CDFW) for review and comment in accordance with the provisions of the California Environmental Quality Act. Should this review be required, I understand that I must pay all fees for the cost of CDFW review as required by Section 711.4 of the Fish and Game Code (currently \$2,764.00 for Negative Declarations or \$3,839.25 for Environmental Impact Reports, plus \$50.00 County Clerk fee). Should these fees be required, I agree to remit a cashier's check or money order in the required amount, payable to the Yolo County Clerk, to the Planning Division prior to the posting of any Notice of Determination following project approval.

MITIGATION FEES OR REQUIREMENTS: I further understand that my project, if approved, may be subject to one or more mitigation fees including the following fees current as of 2023:

Yolo HCP/NCCP land cover fee*: \$16,202 per acre of impact to all applicable land cover types

Yolo HCP/NCCP fresh emergent wetland fee*: \$87,337 per acre of impact to fresh emergent wetland areas

Yolo HCP/NCCP valley foothill riparian fee*: \$91,814 per acre of impact to valley foothill riparian areas

Yolo HCP/NCCP lacustrine and riverine fee*: \$70,046 per acre of impact to lacustrine or riverine areas

Agricultural mitigation in lieu fee: \$10,100 per acre of farmland converted (for projects less than 20 acres)

Inclusionary Housing in lieu fee: sliding scale for projects under 8/10 units (\$1,292 for single family house)

**Fee amounts subject to change in March of each year per the conditions outlined in the Yolo HCP/NCCP*

AFFIDAVIT OF CERTIFIED PROPERTY OWNERS

I further certify that the attached list of property owners contains the names and addresses of all persons to whom all property is assessed as they appear on the latest available assessment roll of the County within the area described on the attached application and for a distance of three hundred feet (300) from the exterior boundaries of the property described on the attached application.

I certify under penalty of perjury that the foregoing is true and correct.

CERTIFICATION STATEMENT OF HAZARDOUS WASTE OR SUBSTANCE SITE

Pursuant to the requirements of Section 65962.5 of the California Government Code, I certify that the project site for the above entitlement is not located on the State list of identified hazardous waste/or hazardous substance sites.

REQUIRED SIGNATURES

I hereby certify that I have read all the above information on this page. All this information is correct and I agree to abide by the requirements therein.

PROPERTY OWNER OR AUTHORIZED REPRESENTATIVE:

NAME STAN BARTH

SIGNATURE: 

Date: 9/6/25

INDEMNIFICATION AGREEMENT

As part of this application, applicant and real party in interest if different, agree to defend, indemnify, hold harmless, and release Yolo County, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document, which accompanies it. This indemnification obligation shall include but not be limited to: damages, costs, expenses, attorney fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent passive negligence on the part of Yolo County, its agents, officers, attorneys, or employees.

APPLICANT: STAN BARTH

Signature: 

Mailing Address: 

REAL PARTY INTEREST: _____
(if different from Applicant)

Signature: _____

Mailing Address: _____



COUNTY of YOLO
DEPARTMENT OF COMMUNITY SERVICES
PLANNING DIVISION

Adam Fieseler
Director

292 W Beamer St, Woodland, CA 95695

www.YoloCounty.gov • (530) 666-8775

Site Plan Review
Barth Almond Storage

File No.:	ZF 2025-016
Date:	December 17, 2025
Applicant:	Stan Barth Capay Canyon Ranch, Inc. [REDACTED]
Property Owner:	Stan L and Leslie Ann Barth [REDACTED]
Situs:	14650 County Road 87
APN:	048-220-003
General Plan:	Agriculture (AG)
Zoning:	Agricultural Intensive (A-N)
FEMA Zone:	X, A (very small portion at NW corner outside of development footprint)

Permitting Requirement: *Per Yolo County Zoning Code Section 8-2.306(r), agricultural processing facilities that include 100,000 square feet or more of building area and/or generate 60 truck trips or more per day require issuance of a Minor Use Permit in the A-N zone. Agricultural processing facilities located on land subject to a Williamson Act contract may require a Major Use Permit at the Director's discretion. Agricultural processing facilities with building areas less than 100,000 square feet and/or that do not generate more than 60 truck trips per day may be allowed through the issuance of a Site Plan Review, at the Director's discretion.*

PROJECT DESCRIPTION/BACKGROUND:

The project is a request to construct a new 30,250 SF metal almond storage building to support an existing agricultural processing facility, Capay Canyon Ranch. The project site is approximately 118.67 acres of agriculturally zoned land located at 14650 County Road (CR) 87, north of the Town of Esparto, in unincorporated Yolo County. The property is currently developed with eight storage structures, a pre-cleaner/huller, an office, three workshops related to the on-site agricultural operation, and equipment/storage yards. The site also contains three residences occupied by members of the family and employees, and an accessory solar array to offset on-site energy demands. The businesses that operate at this site under the umbrella of Capay Canyon Ranch, Inc., include Advance Pasteurization Services, LLC, and Trifecta Farms, LLC, which are both owned and operated by the Barth family.

Capay Canyon Ranch has grown almonds since 1972 and began operating its handling and processing facility in 1978, which also served the local agricultural community. The facility has been steadily growing over the last 47 years. Capay Canyon Ranch expanded its services by adding pasteurization services in 2015 (Advance Pasteurization Services, LLC) and creating a new farming entity in 2019 (Trifecta Farms, LLC). Historically, on-site agricultural production and

processing has been an allowed use at the project site. Over time, Capay Canyon Ranch has been able to expand its services to growers in the greater local area, including outside of Yolo County, which includes both domestic and international sales. With the expansion of services and sales beyond the greater-local area, Capay Canyon Ranch became a regional-serving facility during the mid-2010s (around 2015/2016).

In April 2025, the applicant applied for an approval (#BB25-039) for a new agricultural exempt almond storage structure, which was distributed to Planning staff to review for compliance with planning and zoning requirements. Upon review, staff discovered that the existing site contained numerous large structures related to the operation, totaling more than 100,000 SF of building area. Staff determined that approximately 74,300 SF of the building area was existing prior to the Zoning Code comprehensive update that was adopted by the Board of Supervisors on July 15, 2014, and $\pm 45,700$ SF of building area was constructed after. Prior to the adoption of the 2014 Zoning Code comprehensive update, the Zoning Code allowed processing areas and facilities for “any other agricultural land” as an ancillary use in the agricultural zones without specification of development standards, such as maximum square footage or truck trips. Three of the structures containing processing equipment encompass $\pm 17,800$ SF; one structure contains $\pm 2,842$ SF of office space (approved via Site Plan Review in 2019); and the remaining structures onsite, excluding the three existing dwellings, are used for agricultural storage and contain $\pm 100,400$ SF of building area. With the addition of the proposed 30,250 SF almond storage building, the total building area constructed after the adoption of the current Zoning Code is approximately 75,950 SF. Although the total building area of both preexisting and existing structures is $\pm 120,000$ SF, the addition of the new structure would increase the total building area to $\pm 150,250$ SF.

Per Section 8-2.306(r) of the County Code, regional agricultural processing facilities that include 100,000 SF or more of building area and/or generate more than 60 truck trips or more per day require the issuance of a Minor Use Permit in the A-N zone. However, the property is currently enrolled in the Williamson Act (Agreement No. 71-031) and may instead require issuance of a Major Use Permit, at the Director’s discretion. The proposed structure is also sited approximately 600 feet west of the nearest structure, outside of the existing building envelope (containing approximately 14 acres), which may invite further disturbance of agricultural land outside of the previously disturbed area. Capay Canyon Ranch is currently utilizing the space in between the proposed and existing structures for almond storage within the storage yard. (Please refer to the site plan in Attachment A.) The proposed structure will allow the applicant to store the almonds indoors and safeguard them from outdoor weather conditions. No processing activities will occur within the proposed 30,250 SF structure.

Staff have communicated the land use entitlement requirements (i.e., Use Permit) for regional-serving agricultural processing facilities to the applicant. The applicant has expressed the current need to provide additional almond storage capacity at the site and has acknowledged that the operation exceeds the thresholds set forth in the current County Code regarding the total building area between both preexisting and existing structures. The applicant understands that no further building permits, approvals, or land use entitlements may be issued to expand the facility beyond the operation documented within this Site Plan Review until a Use Permit has been approved. Additionally, any future proposal to expand the operation further will be subject to an environmental evaluation per the California Environmental Quality Act (CEQA).

With the addition of the new 30,250 SF almond storage structure, no changes to the operation are anticipated, including access, site drainage, on-site water usage, hours of operation, number of employees, security, etc. The addition of the proposed storage structure will not increase the number of daily truck trips generated by the operation which currently generates approximately two trucks on average each day. The purpose of the building is to provide indoor storage of the almonds that are currently being stored outdoors to address the need for additional storage at the site. The construction of the building may cause a temporary increase in dust and noise until the

structure is completed. No electrical, mechanical equipment, or plumbing is proposed as part of the request, and no sales or customers will be onsite.

STANDARD REQUIREMENTS BARTH ALMOND STORAGE (ZF2025-016)

A. PLANNING - COMMUNITY SERVICES (530) 666-8803

1. Site Plan Review ZF2025-016 authorizes the construction of a new 30,250 SF metal almond storage building to support an existing agricultural processing facility (Capay Canyon Ranch). The project shall be substantially in compliance with the presented project 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 will require a discretionary application process.
2. The applicant acknowledges that the threshold set forth in Section 8-2.306(r) of the County Code (see excerpt above) for "regional agricultural processing facilities" has been exceeded and agrees to submit a Use Permit application for any future expansion of the operation. No building permits or land use entitlements for development projects will be granted to allow any further expansion without first obtaining an approved Use Permit. Use Permits are discretionary applications and are subject to an environmental evaluation per the California Environmental Quality Act (CEQA).
3. 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 both the spirit and the intent of all applicable requirements of the Yolo County General Plan and the County Code.
4. The premises shall be maintained in a neat and clean manner and maintained free of litter and graffiti at all times.
5. Generally, hours of operation will vary for agricultural operations from 7AM to 4PM.
6. 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.
 - a. No new development requiring a building permit, including grading activities, shall be located within 100-feet of West Canal located along the southern boundary of the project site.
7. 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.
8. All signage shall comply with the County's Sign Ordinance regulating the placement, size, and height of such signs (Yolo County Code Sections 8-2.1201-1209) and may require a building permit.

B. MISCELLANEOUS STANDARDS OR REQUIREMENTS:

9. 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.
10. 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.
11. The applicant shall contact the California Department of Fish and Wildlife to ensure compliance with any applicable state requirements, which may include, but not be limited to, special status species and streambed alterations.
12. The project shall be in compliance with all applicable Federal and State laws, Yolo County Code regulations, and Yolo County Engineering Improvement Standards.
13. 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 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.
14. 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, 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.
15. 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 OR IF SIGNIFICANT PUBLIC HEALTH OR PUBLIC SAFETY HAZARDS ARE IDENTIFIED IN CONJUNCTION WITH THE PROPOSED PROJECT, A PUBLIC HEARING MAY BE CONDUCTED BY THE YOLO COUNTY PLANNING COMMISSION TO CONSIDER ADDITIONAL CONDITIONS OR TO CONSIDER REVOCATION OF THIS PERMIT TO CONSTRUCT AND/OR OPERATE THE PROJECT.

PREPARED BY: Tracy L. Gonzalez 12/17/2025
Tracy Gonzalez, Associate Planner Date

APPROVED BY: Jeff Anderson 12/17/2025
Jeff Anderson, Principal Planner Date

APPLICANT ACKNOWLEDGMENT of STANDARD REQUIREMENTS

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

Signature of Owner/Applicant:

JL. Butte 1/6/26
NAME Date

Attachments:

Att. A. – Planning Division Submittal (Site Plan, Floor Plan, Elevations, Material Board)



County of Yolo

Leslie Lindbo
DIRECTOR

DEPARTMENT OF COMMUNITY SERVICES

Planning, Building and Public Works
292 West Beamer Street
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Integrated Waste Management
44090 CR 28 H
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(530) 666-8852

APPLICATION

Applicant Billing and Property Owner Information			
Applicant Alexandru Bulbas		Company (if applicable) Autohub Dismantler	
Mailing Address [REDACTED]		Email [REDACTED]	
City Knights Landing	State CA	Zip 95645	Daytime [REDACTED]
Property Owner Alexandru Bulbas			
Address [REDACTED]		Email [REDACTED]	
City Lincoln	State CA	Zip 95648	Daytime [REDACTED]

Project Information	
Assessor's Parcel No. 056-350-014-000	Parcel size
Property Address/Location 42445 County Road 116 Knights Landing, CA 95645	
Existing use of property	
Tax Rate Area(s) (taken from property tax bill):	
Application Request: <u>Dismantler</u>	

Required Signatures	
I hereby make application for the above-referenced land use entitlement and certify that this application, other documents, and exhibits submitted are true and correct to the best of my knowledge and belief. Should any information or representation submitted in connection with this application form be incorrect or untrue, I understand that Yolo County may rescind any approval or determination, or take other appropriate action. I hereby acknowledge that I have been informed of my right to make written request to the County to receive notice of any proposal by the County to adopt or amend a general or specific plan, or a zoning ordinance or other ordinance affecting building or grading permits, prior to action on said item. I also certify that I am the owner of the above property or have attached the owner's written consent to file this application. (Please attach a consent letter for each property owner if there is more than one. If owner refuses or is unable to sign, provide copy of lease, title report or other documentation.) I understand that verification of property ownership or interests in the property or application may be required.	
Applicant's/Owner's Signature <u>[Signature]</u>	Date <u>9/14/2025</u>

PERMIT PROCESSING FEE AGREEMENT

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Yolo HCP/NCCP fresh emergent wetland fee*: \$87,337 per acre of impact to fresh emergent wetland areas

Yolo HCP/NCCP valley foothill riparian fee*: \$91,814 per acre of impact to valley foothill riparian areas

Yolo HCP/NCCP lacustrine and riverine fee*: \$70,046 per acre of impact to lacustrine or riverine areas

Agricultural mitigation in lieu fee: \$10,100 per acre of farmland converted (for projects less than 20 acres)

Inclusionary Housing in lieu fee: sliding scale for projects under 8/10 units (\$1,292 for single family house)

**Fee amounts subject to change in March of each year per the conditions outlined in the Yolo HCP/NCCP*

AFFIDAVIT OF CERTIFIED PROPERTY OWNERS

I further certify that the attached list of property owners contains the names and addresses of all persons to whom all property is assessed as they appear on the latest available assessment roll of the County within the area described on the attached application and for a distance of three hundred feet (300) from the exterior boundaries of the property described on the attached application.

I certify under penalty of perjury that the foregoing is true and correct.

CERTIFICATION STATEMENT OF HAZARDOUS WASTE OR SUBSTANCE SITE

Pursuant to the requirements of Section 65962.5 of the California Government Code, I certify that the project site for the above entitlement is not located on the State list of identified hazardous waste/or hazardous substance sites.

REQUIRED SIGNATURES

I hereby certify that I have read all the above information on this page. All this information is correct and I agree to abide by the requirements therein.

PROPERTY OWNER OR AUTHORIZED REPRESENTATIVE:

NAME Alexandru Bulbas

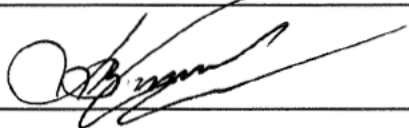
SIGNATURE: 

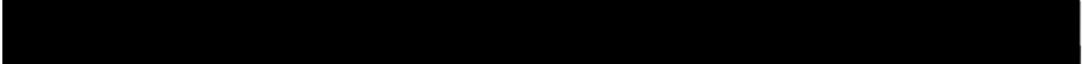
Date: 9/17/2015

INDEMNIFICATION AGREEMENT

As part of this application, applicant and real party in interest if different, agree to defend, indemnify, hold harmless, and release Yolo County, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document, which accompanies it. This indemnification obligation shall include but not be limited to: damages, costs, expenses, attorney fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent passive negligence on the part of Yolo County, its agents, officers, attorneys, or employees.

APPLICANT: Alexandru Bulbas

Signature: 

Mailing Address: 

REAL PARTY INTEREST: _____
(If different from Applicant)

Signature: _____

Mailing Address: _____



COUNTY of YOLO

Adam Fieseler
Director

DEPARTMENT OF COMMUNITY SERVICES PLANNING DIVISION

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

Site Plan Review Autohub Dismantler

File No.:	ZF #2025-017
Review Date:	February 4, 2026
Applicant:	Alexandru Bulbas [REDACTED]
Owner:	Same as Applicant
Situs Address:	42445 County Road 116 Knights Landing, CA 95645
APN:	056-350-014
General Plan:	Industrial (IN)
Zoning:	Heavy Industrial (I-H)
FEMA Zone:	A
Project Land Use:	Auto dismantler and parts storage business is located within existing warehouses.

Permitting Requirement: *Per Yolo County Code Section 8-2.703(c), automobile wrecking yards are included as a Heavy Manufacturing or Processing use, which may be allowed through the issuance of a Site Plan Review in the I-H zone. A Site Plan Review is a non-discretionary, administrative review that is used to determine compliance with specific zoning and other County standards.*

PROJECT DESCRIPTION/BACKGROUND:

The proposed project is a request for a Site Plan Review to operate an auto dismantler and parts storage business (Autohub Dismantler) located within existing warehouses on a ±10.14-acre parcel located in the Heavy Industrial (I-H) zone. The property is located at 42445 County Road 116 within the unincorporated community of Knights Landing. The property has direct access from County Road 116 and is located directly south of the intersection of County Road 116 and Railroad St. The property consists of approximately 124,000 sf of existing metal buildings used for industrial activities, gravel and dirt pathways and parking areas, and various trees and vegetation. Surrounding land uses include cattle farming to the south, row crops to the east, and residential uses to the north and west.

Currently, there is a recycling center operation located in the building labeled "Building #6" on the attached site plan. The recycling center previously received a code enforcement violation for an accumulation of junk and debris (CE23-061); however, as of January 26, 2026, the code enforcement violations have been resolved. The other buildings located on the project site were previously used for storage and repair of small appliances and equipment.

The business operation will utilize the entirety of the existing warehouses. No new development is proposed, and no storage or operations will occur outdoors. No dangerous or explosive chemical processes (such as fuel refining, painting, or chemical treatments) will occur on-site. Proposed operations include the intake of vehicles, draining of fluids, dismantling, and recovery of reusable components.

Proposed equipment includes air compressors, power tools (impact wrenches, saws, drills, etc.), forklifts, and air compressors (placed on vibration-dampening pads). Vehicles will be processed in designated work bays, and all hazardous materials (such as fuels, oils, batteries, and refrigerants) will be removed, stored, and disposed of by authorized contractors. Sales of parts are proposed through online platforms (e-commerce websites, auction sites, and direct online orders). A limited number of sales are proposed through a controlled customer access area, for pre-ordered parts pickups only. The operation includes an estimated total of 17 employees, and approximately one truck delivery will be made per day. Security will be provided by a security system, an existing gate, and perimeter fencing with barbed wire.

STANDARD REQUIREMENTS

A. PLANNING - COMMUNITY SERVICES (530) 666-8775

1. Site Plan Review ZF2025-017 authorizes the operation of an auto dismantler and parts storage business located within existing warehouses located on APN 056-350-014. No outdoor storage or development is proposed as a part of the project. The project shall be substantially in compliance with the presented project (Attachment A) 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 proposed use shall be initiated within one year of approval. If the use is not initiated within one year, this approval shall become null and void. If all standard requirements have not been complied with within one year, the applicant may apply to the County for an extension of time. The County will not disapprove the extension request if there is clear indication that the applicant has made substantial progress in complying with the list of standard requirements.
3. 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 both the spirit and the intent of all applicable objective requirements of the Yolo County General Plan and the County Code.
4. The premises shall be maintained free of litter, graffiti, junk, and debris at all times.
5. The auto dismantling operation shall operate in a manner as proposed. Generally, hours of operation will be from 8:00 am to 5:00 pm seven days a week.
6. Customer access shall be limited to areas indicated on the Site Plan and shall be limited to picking up pre-ordered parts only. Public access shall only be allowed in buildings permitted for such use.
7. Auto dismantling operations shall occur inside existing buildings only. No outdoor dismantling operations or outdoor storage of materials shall occur.
8. The applicant shall be responsible for maintaining a valid DMV Auto Dismantler License.
9. This Site Plan Review is subject to review by County staff to ensure compliance with County Codes and other applicable standards that protect the public's health, safety, and welfare.
10. Outdoor light fixtures shall be low intensity, shielded and/or directed away from adjacent properties, residences, the public right-of-way, and the night sky.

11. Any signage posted, both onsite and off-site, shall comply with the County's Sign Ordinance (<https://codelibrary.amlegal.com/codes/yolocounty/latest/yolo/0-0-0-29982>) regulating the placement, size, and height of such signs (Yolo County Code Sections 8-2.1201-1209).
12. Any structures used by employees or 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.
13. A County Business License shall be obtained prior to operation and maintained in good standing by each operator and/or owner.

B. YOLO COUNTY BUILDING DIVISION (530) 666-8037

14. Permits Required: Building and Fire permits shall be required for all construction or change of occupancy classification, including demolition, grading, and other site improvements. The application and construction documents shall be in compliance with state and local regulations, including the California Building Code, California Residential Code, California Fire Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Energy Code, and California Green Building Code.
15. Optional Preapplication Meeting: Due to the limited nature of the Site Plan Review Application, 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. If the project has unique features that require a code interpretation you may schedule a pre-application meeting with the Building Division.
16. Fees: The applicant shall pay the appropriate fees prior to issuance of building permits, including but not limited to applicable permit fees, school and fire district fees, county facility (FSA) fees, and Environmental Health fees.
17. General Flood Requirements: Because these structures are in a special flood hazard area, additional requirements apply. For more information, please contact Building.Division@yolocounty.org or (530) 666-8037. All construction shall meet all of the requirements of Yolo County Code Chapter 8-4 Flood Protection Article 5 Provisions for Flood Hazard Reduction. These requirements include elevating structures so that the lowest floor is at least one foot above the base flood elevation, venting enclosures below the lowest floor, anchoring the structures to resist flood loads, and locating or designing all utilities to prevent the entry and accumulation of flood waters.

Elevation Certificates: For all new structures elevation certificates must be submitted and approved three times: Once with the permit application, once prior to construction above the lowest floor, and once prior to final inspection.

C. YOLO COUNTY PUBLIC WORKS – COMMUNITY SERVICES (530) 666-8436

18. The applicant shall apply for a County encroachment permit for any proposed work within the county right-of-way, which includes County Road (CR) 116. Contact ppw@yolocounty.org for encroachment permit inquiries.
19. The driveway connection(s) shall be maintained by the applicant or applicant's successor.

20. 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).
21. County roads shall not be used for event/business/operations parking.
22. 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.
23. Driveway visibility shall be maintained per Yolo County Improvement Standards Drawing # 4-13 at a minimum (Attachment B). Please note attached letter to county landowners regarding tree maintenance guidelines along county roads (dated May 17, 2021) (Attachment C). Applicant shall maintain trees along County Road 116 frontage per these tree maintenance guidelines.
24. 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.
25. 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 (County Zone File No. ZF2025-017).

D. YOLO COUNTY ENVIRONMENTAL HEALTH (530) 666-8646

26. Onsite Wastewater (Septic System): The application proposes to continue use of the existing onsite septic system. YCEH does not have record of the existing septic system. Please have the septic system serviced by a licensed septic contractor and provide a report from the contractor to include a pump receipt, condition of the tank and leach field and a site plan identified the system components. YCEH can provide a list of local septic contractors to contact. If the septic system is determined not functional or in need of repair, a site evaluation may be required and a Septic System Installation Permit to be approved prior to work completed.
27. Drinking Water System: The application proposes to continue use of an existing onsite well. YCEH does not have record of the existing well. A Private Well Evaluation may be required. Please understand that if YCEH identifies this business as a small Public Water System, this will require a YCEH Domestic Water System Supply Permit to operate after a water system plan review. By definition, "Public Water System" means a system for the provision of water for human consumption through pipes or other constructed conveyances that regularly serves at least 25 individuals daily at least 60 days out of the year and "human consumption" means the use of

water for drinking, bathing or showering, hand washing, oral hygiene, or cooking, including, but not limited to, preparing food and washing dishes.

- Submit a Water System Determination form and an SB 1263 Acknowledgement form to YCEH.

28. 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). 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.gov/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. The reporting thresholds for certain gases are higher, and that for extremely hazardous materials or radiological materials are lower.
- b) If the facility generates any amount of hazardous waste at any time (e.g., waste oil, antifreeze, batteries, etc.), it will be regulated by YCEH Hazmat Unit (CUPA) as a hazardous waste generator. The facility will be inspected once every three years and will receive an annual invoice. If the facility handles and stores hazardous waste at or above reportable quantities, that needs to be added to inventory of the Hazardous Materials Business Plan on CERS.
- c) 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.gov/government/general-government-departments/community-services/environmental-health-division/hazardous-materials-programs/aboveground-storage-tank-program/>. For questions, please call YCEH at (530) 666-8646 and ask to speak to a Hazmat Specialist.
- d) Prior to generating waste tires at the facility, a Tire Program Identification Number (TPID) must be obtained from the California Department of Resources Recycling and Recovery (CalRecycle). For further information, please see: <https://www.calrecycle.ca.gov/tires> or call YCEH at (530) 666-8646 and ask to speak to Waste Tires Program staff.

E. Knights Landing Fire Protection District (530) 735-6409

29. The applicant shall comply with all Knights Landing Fire Protection District directives for fire safety and prevention, which may include, but not limited to: dedicated water storage for fire protection; a Hazardous Materials Inventory Statement (HMIS) and Hazardous Materials Management Plan (HMMP); all-weather access roads forming a continuous loop around the buildings capable of supporting fire apparatuses; and a written Fire Safety and Evacuation Plan identifying emergency exits, fire systems, hazardous materials, and employee training procedures. All systems must be installed, tested, and accepted by the District prior to business operation. Please review the November 10, 2025, letter from Knights Landing Fire Protection District (see Attachment D) The applicant shall coordinate directly with the Knights Landing Fire Protection District at (530) 735-6409, klfd900@gmail.com, or 42115 Sixth Street, Knights Landing, CA 95645.

F. MISCELLANEOUS STANDARDS OR REQUIREMENTS

30. The property owner and/or operator(s) shall maintain the site in such a manner, and with such frequency, so as to ensure public health, safety, and general welfare. This includes installation of public access barriers and the posting of signage to notify the public to stay out of non-public use areas. Barriers and signage shall prevent public access to buildings and uses not authorized for public use.
31. 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.
32. The project shall be in compliance with all applicable Federal and State laws, Yolo County Code regulations, and Yolo County Engineering Improvement Standards.
33. The applicant shall contact PG&E if gas and/or electrical service are needed. Please review the November 12, 2025, letter from PG&E (see Attachment E).
34. 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.
35. 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.
36. 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: Aaron Brown
Aaron Brown, Assistant Planner

2/4 /2026
Date

REVIEWED BY: Jeff Anderson
Jeff Anderson, Principal Planner

2/4 /2026
Date

ACKNOWLEDGMENT of STANDARD REQUIREMENTS for ZONE FILE #2025-017. I hereby concur with the standard requirements as set forth above.

Signature of Owner/Applicant:

Alexander Bulbas
NAME:

2/5/2026
Date

Attachments:

- A. Autohub Dismantler Site Plan
- B. Public Works Driveway Visibility Requirements
- C. Public Works Tree Maintenance Letter
- D. Knights Landing Fire Protection District Comment Letter
- E. Pacific Gas & Electric Company (PG&E) Comment Letter