



County of Yolo

DEPARTMENT OF COMMUNITY SERVICES

Item 10-ATT C

Taro Echiburú
DIRECTOR

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

December 25, 2021

Jim Donovan
Woodyard, LLC
2362 Banks Drive
Woodland, CA 95776

Re: Approval and Conditions of Approval for Zone File No. 2021-0019, Yolo Cold Storage Facility

Dear Mr. Donovan,

At the public hearing held on Friday, December 10, 2021, the Yolo County Zoning Administrator approved the above referenced Use Permit to authorize the construction and operation of a regional-serving cold storage facility on an approximately 14.89-acre agriculturally zoned parcel, located north of the City of Woodland (APN: 027-270-046), subject to the attached Conditions of Approval.

NON-COMPLIANCE CAN RESULT IN REVOCATION OF YOUR PERMIT.

A building permit cannot be issued until you have complied with all conditions required for issuance.

Please be aware that the Use Permit can expire unless activated within two years, unless extended through a written request submitted with extension of time fees.

If you should have any questions, please call the project planner, Tracy Gonzalez, at (530) 666-8803 or tracy.gonzalez@yolocounty.org

Sincerely,

Tracy Gonzalez
Assistant Planner

CONDITIONS OF APPROVAL
ZONE FILE #2021-0019
YOLO COLD STORAGE FACILITY
USE PERMIT

PLANNING DIVISION – COMMUNITY SERVICES (530) 666-8803

1. The project shall be developed in compliance with all adopted Conditions of Approval (**Attachment E**) and the Mitigation Monitoring and Reporting (MMRP) approved for Zone File #2021-0019. The applicant shall be responsible for all costs associated with implementing the Conditions of Approval and MMRP as contained herein.
2. The development of the site, including construction and/or placement of structures, shall be as described in the staff report for this Use Permit (ZF #2021-0019), or as modified by the Zoning Administrator. Construction includes the initial development of an approximately 224,000 square foot cold storage facility which will be used for the cold and dry storage of palletized agricultural commodities that require controlled temperatures to serve the region. Any subsequent substantive changes in the project description may require an amendment to this Use Permit, with approval by the Zoning Administrator or Planning Commission, at the discretion of the Director.
3. This Use Permit (#2021-0019) shall commence within two years from the date of the Zoning Administrator's approval or said permit shall be null and void. The Director of Department of Community Services may grant an extension of time, not to exceed one year.
4. 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 by the project applicant upon filing of the Notice of Determination by the lead agency, within five working days of approval of the project by the Zoning Administrator. Please note that the fees are set to increase January 1, 2022 to \$2,548.00 plus a \$50 Recorder fee.
5. This project 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 of the Yolo County Code.
6. The Applicant shall obtain a will serve letter from the Springlake Fire Protection District/City of Woodland Fire Department prior to the start of construction, as applicable, or otherwise comply with the Fire District requirements.
7. During construction activities, all disturbed soils and unpaved roads shall be adequately watered to provide dust control and comply with YSAQMD requirements listed below.

8. A County Business License shall be maintained in good standing by the operator and/or owner of the facility.
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 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).
11. The parking area shall include adequate parking spaces and meet the shading requirements and accessible parking requirements (Section 8-2.1307(a) and Table 8-2.1307), in accordance with Article 13 (Off-Street Parking and Loading) in Chapter 2 of Title 8 of the Yolo County Code. CalGreen requirements regarding vehicle charging stations must be met.
12. 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.
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. The Project shall comply with the requirements of the Yolo County Habitat Conservation Plan/Natural Community Conservation Plan (Yolo HCP/NCCP), which includes the submittal of the application and the associated application fee, the payment of land cover impact and mitigation fees, which will be determined at the time of payment, and the implementation of Avoidance and Minimization Measures (AMMs), as identified in the Yolo HCP/NCCP final application and Yolo HCP/NCCP Certificate of Approval.
 - a) AMM3, Confine and Delineate Work Area.
 - b) AMM5, Control Fugitive Dust
 - c) AMM6, Conduct Worker Training
 - d) AMM7, Control Nighttime Lighting of project Construction Sites
 - e) AMM8, Avoid and Minimize Effects of Construction Staging Areas and Temporary Work Areas
 - f) AMM16, Minimize Take and Adverse Effects on Habitat of Swainson's Hawk and White-Tailed Kite.
 - g) AMM18, Minimize Take and Adverse Effects on Western Burrowing Owl.

15. 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.
16. 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.
17. The project shall be in compliance with all applicable Federal and State laws, Yolo County Code regulations, and Yolo County Engineering Improvement Standards.
18. 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 (Yolo County Code Section 8-2.215.5).
19. The County shall promptly notify the applicant of any claim, action or proceeding and that the County cooperate fully in the defense. If the County fails to promptly notify the applicant of any claim, action, or proceeding, or 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 the 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 Code Section 8-2.215.5).

YOLO COUNTY ENVIRONMENTAL HEALTH - (530) 666-8591

20. Septic System (Onsite Wastewater Treatment System):
 - A Site Evaluation will need to be completed to determine the size, type and location of an appropriate septic system for the domestic wastewater generated at this facility. A primary and replacement leach field will need to be identified. YCEH recommends completing the Site Evaluation as soon as possible for any project to identify the appropriate area for the primary and replacement septic systems.
 - A building permit will not be approved until a completed site evaluation report is received by YCEH. The primary and replacement leach field will need to be identified on the building plans.
 - Any wastewater resulting from processing will be regulated by the Regional Water Quality Control Board.
21. Drinking Water well:
 - The number of employees places this facility into the category of a Public Water System and will require a permit to operate. Contact YCEH to speak with Tammy Yu or contact her via email at tammy.yu@yolocounty.org regarding specific requirements for a

Public Water System. The review for a new Public Water System can be lengthy. YCEH recommends contacting YCEH to start this review as soon as possible.

- 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.
- A Water Well Permit Application must be submitted to YCEH for approval prior to start of construction.

22. Food storage

- Storing and handling of food for a wholesale operation requires a Processed Food Registration from the California Department of Public Health. For wholesale food requirements, please contact the following:
 - Jane Reick, CDPH – Food and Drug Branch 605 W. Santa Ana Blvd., 28 Room 539, Santa Ana CA 92701 Phone: (714) 558-4595 / Fax: (916)440-5817 / email: Jane.reick@cdph.ca.gov

23. Hazardous Materials

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

BUILDING DIVISION – COMMUNITY SERVICES (530) 666-8775

24. **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 follow 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.
25. **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.

26. **Fees:** The applicant shall pay the appropriate fees prior to issuance of building permits, including but not limited to permit fees, fire fees, school fees, service district fees, county facility (FSA) fees, and Environmental Health fees.
27. **Fire Access:** Site access for fire engines shall be coordinated with the local fire district chief in compliance with the California Fire Code.

Because these structures are in a special flood hazard area, additional requirements apply.

28. The proposed project is within Flood Zone AE without a defined Floodway. The proposed development will require an approved Flood Hazard Development Permit. All development shall be in accordance with Yolo County Code Title 8, Chapter 4 Flood Protection. Development means any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials.
29. The proposed development must not adversely affect the carrying capacity of areas where base flood elevations have been determined but a floodway has not been designated. For purposes of this chapter, "adversely affects" means that the cumulative effect of the proposed development when combined with all other existing and anticipated development will increase the water surface elevation of the base flood more than one foot at any point. The City of Woodland's WFRM project is anticipated development.
30. The proposed development must be studied to determine if there will be impact to any of the several existing structures in the area, including residential structures and other infrastructure.
31. The flood study must include flood modeling consistent with FEMA requirements. The flood model used to determine if this project has an adverse effect must include accurate and recent hydrology and hydraulics data. This shall include the City of Woodland's Cache Creek hydraulic model.
32. The Flood Hazard Development Permit application must include evaluation for compliance with SB-5.
33. Structures must be elevated so that the lowest floor is at least one foot above the base flood elevation. Elevation certificates must be submitted for all structures and approved three times: Once with the permit application, once prior to construction above the lowest floor, and once prior to final inspection.
34. Enclosures below the lowest floor must be vented to allow the free entry and exit of floodwaters.
35. Structures must be anchored to resist flood loads.
36. Locate or design all utilities to prevent the entry an accumulation of flood waters.

See Attachment F for the following items:

- i. Flood Determination
- ii. FIRMette Base Flood Map
- iii. Flood Protection Requirements Summary
- iv. Mandatory Purchase of Flood Insurance

PUBLIC WORKS DIVISION – COMMUNITY SERVICES (530) 666-8436

37. Applicant to secure and pay for a County encroachment permit to improve the commercial driveway connection to County Road 19A 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 fees associated with encroachment permit issuance and inspection.
38. At such time the project results in 100 vehicle trips per day, or 20 vehicle trips per day for 3 & 4-axle trucks, or 5 vehicle trips per day for 5-axle trucks, a Transportation Impact Study (TIS) per county standards may be required at the discretion of the County Engineer and be submitted to the Yolo County Department of Community Services for review prior to issuance of a building or grading permit. The TIS recommendations may require measures from the developer to address County traffic and road condition concerns.
39. Provide a turning radius diagram (or other acceptable evidence) demonstrating that all truck/vehicle types to access the development site will be able to enter and exit the proposed driveway approach without crossing into the opposing lane on County Road 19A. County Road 19A experiences curvature at the proposed driveway approach in a reverse manner that trucks/vehicles would exit the site.
40. 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 19A frontage per these tree maintenance guidelines. Please see **Attachment F** for the materials referenced above.
41. County Road 19A is not designed to withstand heavy truck traffic and additional road deterioration is expected due to hauling activities for this development. Therefore, the applicant shall construct the following road improvements:
 - i. Prior to building permit final inspection approval, rehabilitate the portion of County Road 19A from County Road 99 through the site-adjacent frontage using a 3-layer seal pavement treatment (microsurface + chip seal + slurry seal). Applicant shall submit improvement plans to Public Works for review and approval. An encroachment permit will be issued for this work to the applicant and the applicant's licensed contractor. The applicant shall reimburse the County for all fees associated with encroachment permit issuance and inspection.

In lieu of directly performing the above road rehabilitation, the applicant may contribute to the County a yearly maintenance and repair fee of \$9,900 toward upkeep of this County road section (submitted to Public Works annually by July 1) OR contribute a one-time fee of \$50,000 for the County to perform the scope of work described in Item (i) above.

42. Signs associated with the business are not permitted in County road right-of-way.
43. County roads shall not be used for event/business/operations parking.
44. Applicant shall contact the California Northern Railroad for any permitting requirements if any proposed work is within railroad right-of-way.
45. Prior to grading or building permit issuance, the applicant shall pay County fees and apply for the vacation of a County easement as recorded in Book of Maps 2, at page 60, Official Yolo County Records, in the northerly portion of the project parcel. Any public utilities that exist in the right of way easement shall be relocated to the satisfaction of the purveyor and at no expense to the County or utility purveyor. The applicant shall provide a legal description of the easement to be vacated prepared by a licensed land surveyor. The vacation shall be approved by the Board of Supervisors, prior to building permit issuance.
46. 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.
47. 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.
48. 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.

CITY OF WOODLAND/WOODLAND FIRE DEPARTMENT – (530)661-5860

49. The developer is encouraged to screen all rooftop equipment and truck storage located at the south of the building from public and freeway views.
50. Ensure fire apparatus access is available within 150' of all portions of the building.
51. Fire apparatus access roads must be a minimum of 20' (with no parking permitted on either side).
52. Fire apparatus access roads must maintain a minimum turning radii of 20' interior/40' exterior.

DEPARTMENT OF TRANSPORTATION – (530) 741-5409

53. Work being done on the State Right of way will need an Encroachment Permit. Please contact District 3 Encroachment Permits at: d3encpermit@dot.ca.gov.

YOLO SOLANO AIR QUALITY MANAGEMENT DISTRICT (YSAQMD) – (916)757-3665

54. YSAQMD requires an Authority to Construct (ATC) and Permit to Operate (PTO) for any emergency engines rated over 50 horsepower before construction commences.
 - This would include back up electrical generators and emergency fire pumps.

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

55. **Mitigation Measure TCR-1: Cultural Sensitivity Training and Protocols:**
 - Prior to the initiation of construction, all construction and project personnel shall be trained by a representative 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 cultural resources during construction. Training shall inform all construction personnel of the procedures to be followed upon the discovery of cultural materials or human remains. Human remains with the Yocha Dehe Wintun Nation determined to be the most likely descendent (MLD) shall be handled following standards identified in the *Treatment Protocol for Handling Human Remains and Cultural Items Affiliated with the Yocha Dehe Wintun Nation* (See **Appendix G** of this Initial Study). All personnel shall be instructed that unauthorized removal or collection of artifacts is a violation of State law.
56. **Mitigation Measure GEO-1:** If a paleontological resource is inadvertently discovered during Project-related work, regardless of the depth of work or location, work shall be halted within 30 feet of the find and a qualified paleontologist shall


be notified immediately so that an assessment of its potential significance can be undertaken.

57. **Mitigation Measure CUL-1:** In the event that a cultural or archaeological resource is inadvertently discovered during Project activities, work shall be halted within 30 feet of the find and a qualified archaeologist (36 CFR Part 61) shall be notified immediately so that an assessment of its potential significance can be undertaken.
58. **Mitigation Measure GHG-1:** The Applicant shall install on-site renewable energy generation facilities, such as a rooftop solar PV system. If such systems are determined to be infeasible for the Project, the Applicant shall participate in VCE's UltraGreen Service, or similar offering, which provides 100 percent carbon free and 100 percent renewable electricity.

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 #2021-0019. 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:


By: Jim Donovan

1/3/22
Date