

# ATTACHMENT C

**From:** [Charlie Tschudin](#)  
**To:** [Stephanie Cormier](#)  
**Cc:** [Alexander Tengolics](#)  
**Subject:** RE: Agency Request for Comments - Clark Pacific GPA, Rezone, Tentative Parcel Map  
**Date:** Monday, March 27, 2023 2:50:35 PM  
**Attachments:** [ZF2023-0005 Clark Pacific GPA Authorization Request RFC \(Pre-application\).pdf](#)

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Hi Stephanie,

Thank you for allowing us the opportunity to review and provide comment. I looked through the pre-application packet and the Yolo HCP/NCCP screening form correctly identifies the project as Yolo HCP/NCCP covered activity. The applicant will need to submit an application for Yolo HCP/NCCP coverage and receive approval that the land cover impacts and Avoidance and Minimization Measures are correctly identified before receiving a Yolo HCP/NCCP Certificate of Approval. Let me know if you have any questions, I did a desktop analysis of the site and nothing immediately jumped out to me. That being said, I'm happy to be a resource to you and or the applicant as the project proceeds through the review process.

Thank you!

Charlie Tschudin  
Natural Resources Planner  
Yolo County Administrator's Office  
[Charlie.tschudin@yolocounty.org](mailto:Charlie.tschudin@yolocounty.org)  
Yolo Habitat Conservancy  
[Charlie@yolohabitatconservancy.org](mailto:Charlie@yolohabitatconservancy.org)  
(530) 666 – 8850

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**From:** Stephanie Cormier <Stephanie.Cormier@yolocounty.org>  
**Sent:** Monday, March 27, 2023 1:06 PM  
**To:** David Guerrero <David.Guerrero@yolocounty.org>; Humberto Izquierdo <Humberto.Izquierdo@yolocounty.org>; George Galang <George.Galang@yolocounty.org>; Scott Doolittle <Scott.Doolittle@yolocounty.org>; Jair Bautista <Jair.Bautista@yolocounty.org>; Eric May <Eric.May@yolocounty.org>; Juan Ceja <Juan.Ceja@yolocounty.org>; Charlie Tschudin <charlie@yolohabitatconservancy.org>; risk-reduction@cityofwoodland.org; rosangela.cooper@gwrr.com; jreed@ycfcwcd.org; info@yolosga.org; brent.meyer <brent.meyer@cityofwoodland.org>; Erika Bumgardner <Erika.bumgardner@cityofwoodland.org>; Cindy Norris <Cindy.Norris@cityofwoodland.org>; 'Omar Carrillo' <ocarrillo@yochadehe.gov>; Gayle Totton <gtotton@yochadehe.gov>; phensleigh@ysaqmd.org; Monica Rivera <Monica.Rivera@yolocounty.org>; Catherine Diaz <Catherine.Diaz@yolocounty.org>; D3.Local.Development@dot.ca.gov; Buckley, Andrea@DWR (Andrea.Buckley@water.ca.gov) <Andrea.Buckley@water.ca.gov>; centralvalleysacramento@waterboards.ca.gov; Wildlife R2 CEQA <R2CEQA@wildlife.ca.gov>; Kevin Combo <kcombo@fightthebite.net>; mscholl@fightthebite.net  
**Cc:** Angel Barajas <Angel.Barajas@yolocounty.org>

**Subject:** Agency Request for Comments

Hello,

The attached agency review is a request for comments on a Pre-Application (not a formal submittal) that proposes to change the land use designation on a parcel designated Agriculture (AG) to Industrial (IN). Pursuant to County Code Section 8-2.223(d), Clark Pacific (Applicant) is requesting authorization from the Yolo County Board of Supervisors to further study the requested land use change in an effort to expand their industrial operations: [Sec. 8-2.223. General Plan Amendments. \(amlegal.com\)](#). If authorized, the Applicant could then submit a formal application for General Plan Amendment (GPA), Rezone, and Tentative Map, which requires a discretionary and environmental review process.

Please submit comments on the proposal by April 14<sup>th</sup>. Your comments are key in assisting Planning staff with preparing the GPA authorization request for the Board of Supervisors' consideration.

Thank you for your time!

Stephanie

*Stephanie Cormier*

Principal Planner

Yolo County Department of Community Services

292 W. Beamer Street

Woodland, CA 95695

(530) 666-8041

[www.yolocounty.org](http://www.yolocounty.org)

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YOCHA DEHE  
CULTURAL RESOURCES

April 5, 2023

County of Yolo – Department of Community Services Planning Division  
Attn: Stephanie Cormier, Principal Planner  
292 West Beamer Street  
Woodland, CA 95695

RE: Clark Pacific Expansion Project YD-03272023-01

Dear Ms. Cormier:

Thank you for your project notification letter regarding cultural information on or near the proposed Clark Pacific Expansion Project. We appreciate your effort to contact us and wish to respond.

The Cultural Resources Department has reviewed the project and concluded that it is within the aboriginal territories of the Yocha Dehe Wintun Nation. Therefore, we have a cultural interest and authority in the proposed project area, we concur and would like to continue to receive updates on the project.

Should you have any questions, please contact:


CRD Administrative Staff  
Yocha Dehe Wintun Nation  
Office: (530) 796-3400  
Email: [THPO@yochadehe.gov](mailto:THPO@yochadehe.gov)

Please refer to identification number YD – 03272023-01 in any correspondence concerning this project.

Thank you for providing us the opportunity to comment.

Sincerely,

DocuSigned by:

A handwritten signature in black ink that reads "Yvonne Perkins".

8DD08D089ED6438  
Tribal Historic Preservation Officer

Yocha Dehe Wintun Nation

PO Box 18 Brooks, California 95606 p) 530.796.3400 f) 530.796.2143 www.yochadehe.org

**From:** [Humberto Izquierdo](#)  
**To:** [Stephanie Cormier](#)  
**Cc:** [David Guerrero](#)  
**Subject:** Re: Agency Request for Comments  
**Date:** Thursday, April 13, 2023 7:51:30 AM

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Stephanie,

Dave and I ok with the project, and have no additional comments

Humberto Izquierdo  
Agricultural Commissioner/  
Sealer of Weights & Measures  
Yolo County  
Agriculture/Weights Measures Department  
70 Cottonwood St., Woodland, CA 95695  
530-666-8140 - Office  
530-666-8148 - Direct  
Email: [Humberto.izquierdo@yolocounty.org](mailto:Humberto.izquierdo@yolocounty.org)

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**From:** Stephanie Cormier <[Stephanie.Cormier@yolocounty.org](mailto:Stephanie.Cormier@yolocounty.org)>  
**Sent:** Monday, March 27, 2023 1:05:51 PM  
**To:** David Guerrero <[David.Guerrero@yolocounty.org](mailto:David.Guerrero@yolocounty.org)>; Humberto Izquierdo <[Humberto.Izquierdo@yolocounty.org](mailto:Humberto.Izquierdo@yolocounty.org)>; George Galang <[George.Galang@yolocounty.org](mailto:George.Galang@yolocounty.org)>; Scott Doolittle <[Scott.Doolittle@yolocounty.org](mailto:Scott.Doolittle@yolocounty.org)>; Jair Bautista <[Jair.Bautista@yolocounty.org](mailto:Jair.Bautista@yolocounty.org)>; Eric May <[Eric.May@yolocounty.org](mailto:Eric.May@yolocounty.org)>; Juan Ceja <[Juan.Ceja@yolocounty.org](mailto:Juan.Ceja@yolocounty.org)>; Charlie Tschudin <[charlie@yolohabitatconservancy.org](mailto:charlie@yolohabitatconservancy.org)>; risk-reduction@cityofwoodland.org <[risk-reduction@cityofwoodland.org](mailto:risk-reduction@cityofwoodland.org)>; rosangela.cooper@gwrr.com <[rosangela.cooper@gwrr.com](mailto:rosangela.cooper@gwrr.com)>; jreed@ycfcwcd.org <[jreed@ycfcwcd.org](mailto:jreed@ycfcwcd.org)>; info@yolosga.org <[info@yolosga.org](mailto:info@yolosga.org)>; brent.meyer <[brent.meyer@cityofwoodland.org](mailto:brent.meyer@cityofwoodland.org)>; Erika Bumgardner <[Erika.bumgardner@cityofwoodland.org](mailto:Erika.bumgardner@cityofwoodland.org)>; Cindy Norris <[Cindy.Norris@cityofwoodland.org](mailto:Cindy.Norris@cityofwoodland.org)>; 'Omar Carrillo' <[ocarrillo@yochadehe.gov](mailto:ocarrillo@yochadehe.gov)>; Gayle Totton <[gtotton@yochadehe.gov](mailto:gtotton@yochadehe.gov)>; phensleigh@ysaqmd.org <[PHensleigh@ysaqmd.org](mailto:PHensleigh@ysaqmd.org)>; Monica Rivera <[Monica.Rivera@yolocounty.org](mailto:Monica.Rivera@yolocounty.org)>; Catherine Diaz <[Catherine.Diaz@yolocounty.org](mailto:Catherine.Diaz@yolocounty.org)>; D3.Local.Development@dot.ca.gov <[D3.Local.Development@dot.ca.gov](mailto:D3.Local.Development@dot.ca.gov)>; Buckley, Andrea@DWR (<[Andrea.Buckley@water.ca.gov](mailto:Andrea.Buckley@water.ca.gov)> <[Andrea.Buckley@water.ca.gov](mailto:Andrea.Buckley@water.ca.gov)>); centralvalleysacramento@waterboards.ca.gov <[centralvalleysacramento@waterboards.ca.gov](mailto:centralvalleysacramento@waterboards.ca.gov)>; Wildlife R2 CEQA <[R2CEQA@wildlife.ca.gov](mailto:R2CEQA@wildlife.ca.gov)>; Kevin Combo <[kcombo@fightthebite.net](mailto:kcombo@fightthebite.net)>; mscholl@fightthebite.ne <[mscholl@fightthebite.ne](mailto:mscholl@fightthebite.ne)>  
**Cc:** Angel Barajas <[Angel.Barajas@yolocounty.org](mailto:Angel.Barajas@yolocounty.org)>  
**Subject:** Agency Request for Comments

Hello,

The attached agency review is a request for comments on a Pre-Application (not a formal submittal) that proposes to change the land use designation on a parcel designated Agriculture (AG) to Industrial (IN). Pursuant to County Code Section 8-2.223(d), Clark Pacific (Applicant) is requesting authorization from the Yolo County Board of Supervisors to further study the requested land use change in an effort to expand their industrial operations: [Sec. 8-2.223. General Plan Amendments. \(amlegal.com\)](#). If authorized, the Applicant could then submit a formal application for General Plan

**From:** [Jair Bautista](#)  
**To:** [Stephanie Cormier](#)  
**Subject:** RE: review for ZF2023-0005 in TrakIt  
**Date:** Friday, April 14, 2023 2:49:47 PM

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Stephanie,

I spoke to Todd about this GP Amendment and we had the following remarks. It's a bit difficult to review this in the abstract but below are some of the general requirements/conditions that will apply once this comes for future building permits.

- Proposed expansion will conform to Ordinance No. 681.227 where appropriate. New proposed changes that fall outside of the scope of said ordinance will be looked at and assessed individually by Yolo County Divisions.
- New construction will have to conform to Yolo County Standard Specifications and Details, Manuals, and Guidelines.

Jair Bautista  
530-666-8436

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**From:** Stephanie Cormier <Stephanie.Cormier@yolocounty.org>  
**Sent:** Tuesday, April 4, 2023 4:10 PM  
**To:** Scott Doolittle <Scott.Doolittle@yolocounty.org>; Cassandra Mendoza <Cassandra.Mendoza@yolocounty.org>; Jair Bautista <Jair.Bautista@yolocounty.org>  
**Subject:** review for ZF2023-0005 in TrakIt

Hello all!

Planning is still using TrakIt to post Planning application project reviews, so not sure if everyone has seen the request for ZF2023-0005 (Clark Pacific Pre-Application Review) that was posted on 3/27? Just making sure to give enough time for respective reviews.

Thank you!!

Stephanie

*Stephanie Cormier*  
Principal Planner  
Yolo County Department of Community Services  
292 W. Beamer Street  
Woodland, CA 95695  
(530) 666-8041  
[www.yolocounty.org](http://www.yolocounty.org)

**FILED**

JUL 27 2012

ORDINANCE NO. 681,227

CLERK OF THE BOARD  
BY Rupita Ramirez  
DEPUTY

**AN ORDINANCE REZONING CERTAIN PROPERTY FROM  
A-1 (AGRICULTURAL GENERAL) TO M-2 (HEAVY INDUSTRIAL) AND OS (OPEN SPACE)  
AND FROM M- 2 TO OS FOR THE CLARK PACIFIC EXPANSION PROJECT**

The Board of Supervisors of the County of Yolo, State of California, hereby ordains as follows:

Section 1. The purpose of this Ordinance is to rezone certain lands in a manner that facilitates the Clark Pacific Expansion Project. The Project includes a rezone of 52.6 acres from Agricultural General (A-1) to Heavy Industrial (M-2), consistent with land use designations in the 2030 Countywide General Plan, enabling use of 142.6 acres of M-2 zoned area in a manner consistent with the site's existing industrial land use and industrial uses permitted in the M-2 Zone. The Project also includes a rezone of 20 acres of A-1 to Open Space (OS), and six acres from M-2 to OS, consistent with land use designations in the 2030 General Plan, and a Tentative Subdivision Map (TSM) to divide the project site into several M-2 zoned parcels and one OS zoned parcel. Rezoning certain lands to the M-2 and OS zones allows for the development of the Clark Pacific Expansion Project in accordance with all appropriate County Code requirements.

Section 2. The real property, as shown and illustrated in Exhibit A and Exhibit B, which are incorporated herein by this reference, is hereby rezoned from A-1 to M-2 and OS, and from M-2 to OS.

Section 3. The Zoning Map of the County of Yolo (which is incorporated by reference in Section 8-2.302 of the Yolo County Code), and incorporated herein by this reference, is amended by the re-designation of certain lands as is reflected on said Exhibits identified in Section 2 of this Ordinance.

Section 4. The Rezone for the subject property provided for in Sections 2 and 3 hereof shall be subject to, and conditioned upon, compliance with all the conditions set forth in Exhibit C, which is attached hereto and incorporated herein.

Section 5. The conditions set forth in Exhibit C shall run with the land and shall be directly enforceable by the County against the owner(s), successors and assigns of the subject property.

Section 6. The Board of Supervisors finds that the owner(s) of the subject property have consented to the imposition of the conditions enumerated in Exhibit C in connection with the adoption of this Ordinance. This consent is memorialized in Exhibit D, which is attached hereto and incorporated herein.

Section 7. The Board of Supervisors further finds that, in connection with its adoption of this Ordinance and the imposition of the conditions enumerated in Exhibit C, the rezoning is consistent with the land use designations for the Spreckels site in the 2030 Countywide General Plan as presented in Table LU-9 and Figure LU-1E. In making this finding, the Board has reviewed and concurred with the determination of the Planning Director on this subject.

Section 8. If any section, sub-section, sentence, clause, or phrase of this ordinance or any exhibit is held by a court of competent jurisdiction to be invalid, such decision shall not affect the remaining portions of this ordinance. The Board of Supervisors hereby declares that it would

## EXHIBIT C

1. Zoning shall be in compliance with Exhibit A and Exhibit B, as approved in the accompanying ordinance, attached hereto.
2. This Rezone is limited to the "Spreckels" site as shown on the Land Use Map of the 2030 Countywide General Plan, adopted November 2009, and uses allowed in the Heavy Industrial (M-2) and Open Space (OS) Zones. Conditional uses permitted in the M-2 and OS Zones shall require a Use Permit by the Planning Commission and/or Board of Supervisors.
3. All truck traffic into and out of the project site shall continue to utilize County Road 18C between State Route 113 and County Road 100B, and County Road 100B between County Road 18C and Best Ranch Road.
4. The area shown as Parcels 5 and 6 of TSM (Tentative Subdivision Map) No. 5000 shall be subject to a 100-foot buffer requirement, which limits the construction of new structures within 100 feet of the properties located to the north and east of these parcels.
5. In order to mitigate for the loss of agricultural land, at a ratio of no less than 1:1 for up to 40 acres, the project shall be required to participate in the Yolo County Agricultural Conservation Easement Program. Confirmation of participation shall be established prior to any conversion of land, i.e., issuance of grading or building permits, to new industrial uses in the area defined by TSM Parcels 2, 3, 4, 9, and 10.
6. The project shall comply with the County of Yolo Improvement Standards for storm drainage, and a detention basin will be required. The standards define the detention basin requirements for the development. Provide an engineered drainage study for the development, signed and sealed by a professional civil engineer licensed in the State of California, for review and approval by the County Engineer prior to grading permit issuance.
7. Prior to issuance of any building permit, and on an ongoing basis, the project applicant shall implement assertive fire protection measures meeting building codes. These measures shall include, but not be limited to, the use of automated sprinkler systems as required by Yolo County Code, use of fire-retardant building materials, and requirements for defensible space surrounding high fire risk activities. The applicant shall be required to submit proof of review of plans by the City of Woodland Fire Department. Modifications recommended by the Fire Department shall be incorporated into final project design.
8. Prior to issuing a building permit for construction within the project site, the applicant shall provide a will-serve letter from the City of Woodland Fire Department.

## California Department of Transportation

DISTRICT 3  
703 B STREET | MARYSVILLE, CA 95901-5556  
(530) 821-8401 | FAX (530) 741-4245 TTY 711  
[www.dot.ca.gov](http://www.dot.ca.gov)



April 14, 2023

03-YOL-2023-00193

Stephanie Cormier  
Principal Planner  
Yolo County Department of Community Services  
292 W. Beamer Street  
Woodland, CA 95695

### Rezone of Property Adjacent to Clark Pacific Manufacturing Facility to 1-H

Dear Ms. Cormier:

Thank you for including the California Department of Transportation (Caltrans) in the review process for the project referenced above. We reviewed this local development for impacts to the State Highway System (SHS) in keeping with our mission, vision, and goals, some of which includes addressing equity, climate change, and safety, as outlined in our statewide plans such as the California Transportation Plan, Caltrans Strategic Plan, and Climate Action Plan for Transportation Infrastructure.

The proposed project is located approximately 0.73 mile north of the city limits of Woodland, 0.17 mile east of State Route (SR) 113 (East St) and 0.9 mile north of I-5, Yolo County, California. The proposal is a pre-application review for a general plan amendment authorization request to change the land use designation on APN: 027-250-019 from Agriculture to Industrial to allow for the future expansion of Clark Pacific's existing industrial operations on the adjacent property (APNs 027-250-028 and -029). A corresponding rezone would be sought to change the zoning from Agricultural Intensive to Heavy Industrial. The proposal also includes a tentative map to subdivide the existing 76.67-acre property into seven approximately 10 acre lots, each having access to Clark Pacific's private road that runs along the western boundary of the property. Based on the application package provided, Caltrans has the following requests and recommendations:

#### Highway Operations

Please clarify what type of business will occupy the seven divided parcels and how many addition trips on the state highway will be add on these parcels.

Stephanie Cormier, Principal Planner  
April 14, 2023  
Page 2

### **Encroachment Permit**

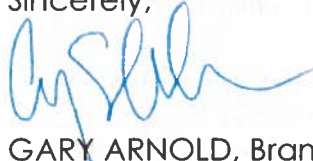
Any project along or within the State's Right of Way (ROW) requires an encroachment permit issued by Caltrans. To apply, a completed encroachment permit application, environmental documentation, and five sets of plans clearly indicating State ROW must be submitted to:

Hikmat Bsaibess  
California Department of Transportation  
District 3, Office of Permits  
703 B Street  
Marysville, CA 95901

Please provide our office with copies of any further actions regarding this proposal. We would appreciate the opportunity to review and comment on any changes related to this development.

If you have any questions regarding these comments or require additional information, please contact Satwinder Dhatt, Local Development Review Coordinator, by phone (530) 821-8261 or via email at [satwinder.dhatt@dot.ca.gov](mailto:satwinder.dhatt@dot.ca.gov).

Sincerely,



GARY ARNOLD, Branch Chief  
Local Development Review, Equity and System Planning  
Division of Planning, Local Assistance and Sustainability  
Caltrans District 3

**Yolo County Building Division has the following requirements. For more information, please contact [Building.Division@yolocounty.org](mailto:Building.Division@yolocounty.org) or (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. **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.
5. **Fire Access:** Site access for fire engines shall be coordinated with Springlake Fire District administered by the Woodland Fire Department 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.

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

7. **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.
8. **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.

- 9. 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.

**File Number:** ZF2023-0005

[EH# FA0016031]

**APN:** 027-250-019

**Address:** 40307 CR 18A

**Applicant:** Clark Pacific

**Reviewer and date:** S. Dawley, YCEH 4/19/23

**Description:** Pre-Application proposing to change the zoning from Agriculture to Industrial and a TPM to subdivide the 76.67 acre parcel.

Yolo County Environmental Health (YCEH) Division has reviewed project ZF 2023-0005 for a Pre-Application proposing to change the designated zoning from Agriculture to Industrial. The proposal also includes a tentative map to subdivide the 76.67 parcel into seven 10 acre lots.

Please contact YCEH at 530-666-8646 or visit our website [Environmental Health](#) for more information on the following comments:

- A site evaluation will be required (possibly for each lot) for submittal of a formal tentative parcel map for subdivision of the parcel to determine that each parcel is suitable to treat domestic wastewater onsite by installing an onsite septic system. A site evaluation should be completed prior to any grading activity. Contact Environmental Health for more information.
- Changes to the Public Water System such as additional water usage (i.e., increase in employees), additional service connections or other changes will require review and approval by Environmental Health.
- 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.
- 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 in CERS to reflect the changes.

**From:** [Erika Bumgardner](#)  
**To:** [Stephanie Cormier](#)  
**Cc:** [Tim Busch](#); [brent.meyer](#)  
**Subject:** RE: Agency Request for Comments  
**Date:** Friday, April 21, 2023 5:32:36 PM  
**Attachments:** [image001.png](#)

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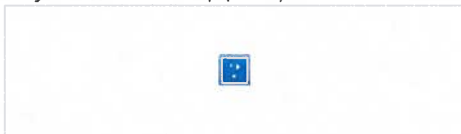
Hi Stephanie,

Sorry for the delay. The following comments are from Tim Busch, Principal Utilities Civil Engineer (in copy). Please let us know if you have any questions regarding these comments.

1. Clark Pacific will need to conduct a flood study including their proposed development. The model will need to include the Lower Cache Creek Flood Risk Reduction Project (LCCFRRP) as existing in the model. This is a requirement under FEMA because the LCCFRRP is an approved project.
2. The project must not increase flood water surface elevation depth on neighboring properties unless there is a written agreement by adjacent property owners allowing the increase.

Thank you,  
Erika

Erika Bumgardner, AICP  
Business Development Liaison | Principal Planner  
City of Woodland | (530) 661.5886



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**From:** Stephanie Cormier <[Stephanie.Cormier@yolocounty.org](mailto:Stephanie.Cormier@yolocounty.org)>  
**Sent:** Thursday, April 20, 2023 12:50 PM  
**To:** Erika Bumgardner <[Erika.Bumgardner@cityofwoodland.org](mailto:Erika.Bumgardner@cityofwoodland.org)>; Brent Meyer <[Brent.Meyer@cityofwoodland.org](mailto:Brent.Meyer@cityofwoodland.org)>  
**Subject:** FW: Agency Request for Comments

Hello Erika and Brent,  
Just curious if the City has any comments on the proposed Clark Pacific Expansion project. We also never heard from the fire district.  
Thank you!  
Stephanie

---

**From:** Stephanie Cormier  
**Sent:** Monday, March 27, 2023 1:06 PM  
**To:** David Guerrero <[David.Guerrero@yolocounty.org](mailto:David.Guerrero@yolocounty.org)>; Humberto Izquierdo

