

NOTICE OF COMPLETION & ENVIRONMENTAL DOCUMENT TRANSMITTAL

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044, (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH#

Project Title: Yolo Cold Storage Facility Project

Lead Agency: Yolo County Department of Community Services Contact Person: Tracy Gonzalez

Mailing Address: 292 W. Beamer Street Phone: 530-666-8803

City/Zip: Woodland / 95695 County: Yolo

Project Location:

County: Yolo City/Nearest Community: Woodland

Cross Streets: Southeast of County Rd 19A/County Rd 99 Intersection Zip Code: 95695

Longitude/Latitude (degrees, minutes and seconds): 38 ° 42 ' 4 " N / 121 ° 46 ' 49 " W Total Acres: 14.89

Assessor's Parcel No.: 027-270-046 Section: 21 Twp.: 10 North Range: 2 East Base: MDBM

Within 2 miles: State Hwy #: Interstate 5, State Route 113 Waterways: Cache Creek

Airports: N/A Railways: California Northern and Sierra Northern RR Schools: (9) Woodland Joint Unified School District; (2) Yolo Co. Office of Ed.; (2) Private School

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Join Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____ Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining Mineral _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Wastewater Treatment: Type _____ MGD _____
 Education: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: Agricultural Commodities Cold Storage Facility
 Water Facilities: Type _____ MGD _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Agriculture/Agricultural Intensive

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

Woodyard, LLC (the Applicant) has applied for a Minor Use Permit to construct a cold storage facility on a 14.89-acre parcel in Yolo County, CA (Yolo County APN 027-270-046). The parcel (or Project site) is zoned Agricultural

Intensive (A-N) and is designated Agriculture (AG) in the 2030 Countywide General Plan. The anticipated use of the facility would be for cold and dry storage of palletized agricultural commodities that are sensitive to temperature to serve the region. Regional-serving agricultural operations that include more than 100,000 square feet of building area and/or generate 60 truck trips or more per day require the issuance of a Minor Use Permit, per Section 8-2.306(r) of the Yolo County Code.

The “Project” includes the construction and operation of an approximately 224,000 square foot cold storage facility, which would include ample office space, loading docks along the eastern portion of the facility, automobile parking along the northern, western, and southern portions of the facility, and tractor trailer parking on the southern portion of the parcel. The approximately 224,000 square foot building would include office space, a utility room, and ambient, cooler, and freezer storage space. The Project would also include a fire pump house with water storage tank and a detention basin on the southern portion of the parcel. Hours of operation would be approximately 6:00 a.m. to 10:00 p.m. and the Project would require approximately 20 employees.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

<p><input checked="" type="checkbox"/> Air Resources Board</p> <p><input type="checkbox"/> Boating & Waterways, Department of</p> <p><input type="checkbox"/> California Emergency Management Agency</p> <p><input checked="" type="checkbox"/> California Highway Patrol</p> <p><input checked="" type="checkbox"/> Caltrans District # 3</p> <p><input type="checkbox"/> Caltrans Division of Aeronautics</p> <p><input checked="" type="checkbox"/> Caltrans Planning</p> <p><input checked="" type="checkbox"/> Central Valley Flood Protection Board</p> <p><input type="checkbox"/> Coachella Valley Mtns. Conservancy</p> <p><input type="checkbox"/> Coastal Commission</p> <p><input type="checkbox"/> Colorado River Board</p> <p><input type="checkbox"/> Conservation, Department of</p> <p><input type="checkbox"/> Corrections, Department of</p> <p><input type="checkbox"/> Delta Protection Commission</p> <p><input type="checkbox"/> Education, Department of</p> <p><input type="checkbox"/> Energy Commission</p> <p><input checked="" type="checkbox"/> Fish & Game Region # 2</p> <p><input checked="" type="checkbox"/> Food & Agriculture, Department of</p> <p><input checked="" type="checkbox"/> Forestry and Fire Protection, Department of</p> <p><input type="checkbox"/> General Services, Department of</p> <p><input type="checkbox"/> Health Services, Department of</p> <p><input type="checkbox"/> Housing & Community Development</p> <p><input checked="" type="checkbox"/> Native American Heritage Commission</p>	<p><input checked="" type="checkbox"/> Office of Historic Preservation</p> <p><input type="checkbox"/> Office of Public School Construction</p> <p><input type="checkbox"/> Parks & Recreation, Department of</p> <p><input type="checkbox"/> Pesticide Regulation, Department of</p> <p><input type="checkbox"/> Public Utilities Commission</p> <p><input checked="" type="checkbox"/> Regional WQCB # 5</p> <p><input checked="" type="checkbox"/> Resources Agency</p> <p><input type="checkbox"/> Resources Recycling and Recovery, Department of</p> <p><input type="checkbox"/> S.F. Bay Conservation & Development Comm.</p> <p><input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy</p> <p><input type="checkbox"/> San Joaquin River Conservancy</p> <p><input type="checkbox"/> Santa Monica Mtns. Conservancy</p> <p><input type="checkbox"/> State Lands Commission</p> <p><input type="checkbox"/> SWRCB: Clean Water Grants</p> <p><input checked="" type="checkbox"/> SWRCB: Water Quality</p> <p><input type="checkbox"/> SWRCB: Water Rights</p> <p><input type="checkbox"/> Tahoe Regional Planning Agency</p> <p><input type="checkbox"/> Toxic Substances Control, Department of</p> <p><input checked="" type="checkbox"/> Water Resources, Department of</p> <p><input type="checkbox"/> Other: _____</p> <p><input type="checkbox"/> Other: _____</p>
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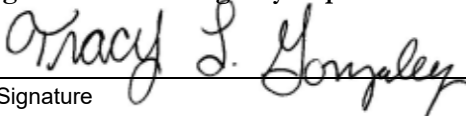
Local Public Review Period (to be filled in the lead agency):

Starting Date: November 5, 2021 Ending Date: December 6, 2021

Lead Agency (Complete if applicable):

Consulting Firm: <u>RCH Group, Inc.</u>	Applicant: <u>Woodyard, LLC</u>
Address: <u>6521 Chesbro Circle</u>	Address: <u>2362 Banks Drive</u>
City/State/Zip: <u>Rancho Murieta / CA / 95683</u>	City/State/Zip: <u>Woodland / CA / 95776</u>
Contact: <u>Dan Jones, Senior Associate</u>	Contact: <u>Jim Donovan</u>
Phone: <u>916-782-4427</u>	Phone: <u>916-642-5875</u>

Signature of Lead Agency Representative:


Signature

11/03/2021
Date