



County of Yolo

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DIRECTOR

DEPARTMENT OF COMMUNITY SERVICES

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NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Notice is hereby given that the County of Yolo, as lead agency, has prepared an Initial Study/ Mitigated Negative Declaration (IS/MND) for the below referenced project. The IS/MND analyzes the potential environmental effects associated with the proposed project in accordance with the California Environmental Quality Act (CEQA). In accordance with Section 15072 of the CEQA Guidelines, the Yolo County has prepared this Notice of Intent to provide responsible agencies and other interested parties with notice of the availability of the IS/MND and solicit comments and concerns regarding the environmental issues associated with the proposed project.

LEAD AGENCY: Yolo County Department of Community Services
292 West Beamer Street
Woodland, CA 95695

CONTACT PERSON: Tracy Gonzalez, Junior Planner
530-666-8803
tracy.gonzalez@yolocounty.org

PROJECT TITLE: Yolo Cold Storage Facility Project (ZF#2021-0019)

PROJECT LOCATION: The project is located approximately 0.5 miles north of the City of Woodland, southeast of the intersection at County Road 19A and County Road 99 (APN: 027-270-046).

PROJECT DESCRIPTION:

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.

PUBLIC REVIEW PERIOD: A 30-day public review period of the IS/MND will commence **on Friday, November 5, 2021 and end on Monday, December 6, 2021** during which interested individuals and public agencies may submit written comments on the document. Any written comments on the IS/MND must be received at the above address within the public review period.

AVAILABILITY OF DOCUMENTS: The IS/MND is now available for public review at the following location during normal business hours: Yolo County Department of Community Services, 292 W. Beamer Street, Woodland, CA 95695. **The IS/MND has been posted to the Yolo County Web site and may be downloaded and printed at <https://www.yolocounty.org/government/general-government-departments/community-services/planning-division/current-projects>.** A PDF digital file of the IS/MND, or a hard (paper) copy of the IS/MND, is also available upon request from the Planning Division at the address or e-mail below.

The IS/MND may be obtained from, and comments (written, e-mailed, or oral) may be directed to:

Tracy Gonzalez, Junior Planner
Yolo County Department of Community Services
292 W. Beamer Street
Woodland, CA. 95695
(530) 666-8803
tracy.gonzalez@yolocounty.org

All interested parties are invited to send written communications to the Yolo County Department of Community Services no later than the commencement of the public review period.

Pursuant to California Government Code Section 65009(b)(2) and other provisions of law, any lawsuit challenging the approval of a project described in this notice shall be limited to only those issues raised or described in written correspondence delivered for consideration before the public comment period is closed.