

COUNTY RECORDER
Filing Requested by:

Yolo County Community Services

Name
292 West Beamer Street
Address
Woodland, CA 95695
City, State, Zip
Attention: Jeff Anderson, Principal Planner

Filed in County Clerk's Office

Jesse Salinas
Yolo County - Clerk-Recorder

57-02062026-009

02/06/2026
FISH
Pages: 3
Fee: \$ 50.00

By mbraun, Deputy



Notice of Exemption



To: Yolo County Clerk
625 Court Street
Woodland, CA 95695

To: Office of Land Use and Climate Innovation
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Title: Zipline International, Inc., Site Plan Review

Applicant: Zipline International, Inc.
Alyssa Pont
333 Corey Way
South San Francisco, CA 94080

Owner: Yolo Land & Cattle Company
Scott Stone & Kenneth C. Stone
37874 County Road 28
Woodland, CA 95695

Project Location: 24445 County Road 25, Esparto, CA 95627 (APN: 047-140-018)

Project Description: A Site Plan Review 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). 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.

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. 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. Zipline's drone operations must comply with requirements of the Federal Aviation Administration (FAA).

Exempt Status: Statutory Exemption; State section number and type: **Public Resources Code § 21080(b)(1), and CEQA Guidelines § 15268, Ministerial Projects**


Reasons why project is exempt: CEQA Guidelines Section 15268(a) states that ministerial projects are exempt from the requirements of CEQA, and that the determination of what is "ministerial" can most appropriately be made by the particular public agency involved based upon its analysis of its own laws, either as part of its implementing regulations or on a case-by-case basis. Yolo County Code Section 8-2.306(q) states that 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 in the area, may be allowed through the issuance of a Site Plan Review. The project is a drone research facility whose research has agricultural applications. The project site occupies five acres of a 7,500-acre ranch (i.e. less than 0.1%) and

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the operations are incidental and compatible with the ongoing operations on the property. Yolo County Code Section 8-2.215 defines that the purpose of the Site Plan Review approval process is to determine compliance between a more complicated development project seeking a building or related permit, not subject to discretionary review, with the provisions of the Yolo County Code and the Yolo County General Plan. A Site Plan Review is triggered by a development application or use that is allowed “by right” but is subject to specific zoning standards.

Lead Agency Contact Person: Jeff Anderson, Principal Planner
Email: jeff.anderson@yolocounty.gov

Telephone Number: (530) 666-8043

Signature (Public Agency): 

Date: February 6, 2026



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER: 57-02062026-009
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY YOLO COUNTY COMMUNITY SERV	LEAD AGENCY EMAIL jeff.anderson@yolocounty.gov	DATE 02/06/2026
COUNTY/STATE AGENCY OF FILING YOLO	DOCUMENT NUMBER	

PROJECT TITLE
 ZIPLINE INTERNATIONAL, INC., SITE PLAN REVIEW

PROJECT APPLICANT NAME ZIPLINE INTERNATIONAL, INC.	PROJECT APPLICANT EMAIL jeff.anderson@yolocounty.gov	PHONE NUMBER (530) 666-8043
PROJECT APPLICANT ADDRESS 292 WEST BEAMER ST	CITY WOODLAND	STATE CA
		ZIP CODE 95695

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity


CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$4,227.50 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$3,043.75 \$ _____
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,437.25 \$ _____
- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)
- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____
- County documentary handling fee \$ _____ \$50.00
- Other \$ _____

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ _____ \$50.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Morgan Braun, Deputy County Clerk-Recorder
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