

# ATTACHMENT C

## COUNTY of YOLO

Adam Fieseler

Director

### DEPARTMENT OF COMMUNITY SERVICES PLANNING DIVISION

292 W Beamer St, Woodland, CA 95695

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### COUNTY OF YOLO CANNABIS PROJECT CEQA COMPLIANCE FINDINGS AND DETERMINATION

Pursuant to Sections 15168(c), 15162, and 15183 of the California Environmental Quality Act (CEQA) Guidelines, the County of Yolo makes the following findings and determination of CEQA Compliance for the proposed cannabis project described below.

**PROJECT TITLE:** ZF2023-043 White Wolf Farms Inc., Miranda Gardens, Till Land LLC Cannabis Use Permit

**PREVIOUSLY CERTIFIED EIR:** Yolo County Cannabis Land Use Ordinance Environmental Impact Report, SCH# 2018082055, certified September 14, 2021 (Resolution 21-111), available at <https://www.yolocounty.gov/government/general-government-departments/community-services/cannabis/cannabis-land-use-ordinance/>.

**PROJECT SUMMARY:** The project site is an approximately 78-acre agriculturally zoned parcel located at 29371 County Road 12A (CR 12A), approximately four miles west of Zamora and 5.5 miles south of Dunnigan. White Wolf Farms Inc. and Miranda Gardens are a collocated cannabis operation on the south side of CR 12A, meaning they are separately licensed business operations that are located on the same parcel and may share infrastructure, security, and other operational components. Both White Wolf Farms Inc. and Miranda Gardens first received a license to cultivate cannabis in 2017 and have cultivated continuously since then under state and county licenses. Till Land LLC cultivated under County and State licenses from 2018 to 2023 but let their State License expire and has been non-operational since March of 2023. Till Land LLC previously cultivated outdoor cannabis in the Capay Valley; however, due to inability to satisfy CLUO requirements, including meeting buffer requirements, they are seeking to relocate outside of the Capay Valley. Till Land LLC's proposed operation is split on the north and south sides of County Road 12A, with one acre of proposed canopy located to the north, and one acre of proposed canopy located to the south. The current cannabis activities occupy approximately seven acres of the site. The remaining 59.2 acres are used for olive orchards, open space/grazing, and for residential uses consisting of a single-family home, barn, and outbuildings.

The three collocated facilities, White Wolf Farms Inc., Miranda Gardens, and Till Land LLC, each individually seek entitlement of a cannabis cultivation license for up to two acres of cannabis cultivation, allowing for a total of six acres of cannabis cultivation on the project site. White Wolf Farms Inc. and Miranda Gardens seek entitlement for an additional acre (to add to the existing acre each of cannabis cultivation the two facilities have), while Till Land LLC is proposing two new acres of cultivation. The new cannabis canopy for each of the three operators is proposed as outdoor cultivation located within hoop houses. The additional one acre of cannabis canopy within hoop houses for White Wolf Farms Inc. is proposed to be located to the north of existing operations. The additional one acre of canopy for Miranda Gardens is proposed to be located within hoop houses to the west and northwest of existing operations. The two new acres of cannabis canopy for Till Land LLC is proposed to be within hoop houses clustered near CR 12A

with one acre of cannabis canopy proposed on the north side of CR 12A and one acre of cannabis canopy proposed on the south side of CR 12A.

**PROJECT LOCATION:** 29371 County Road 12A  
Zamora, CA 95698  
APN: 054-100-017

**PUBLIC AGENCY APPROVING PROJECT:** County of Yolo

**CONTACT PERSON:** Aaron Brown, Assistant Planner (530) 406-4717  
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**NAME OF ENTITY OR AGENCY CARRYING OUT PROJECT:** White Wolf Farms Inc./ Miranda Gardens/ Till Land LLC

**FINDINGS/ACTIONS IN SUPPORT OF CEQA COMPLIANCE DETERMINATION:**

The Cannabis Land Use Ordinance Environmental Impact Report (CLUO EIR) was prepared as a programmatic EIR for adoption of the CLUO and to support streamlined review of individual permit applications pursuant to CEQA Guidelines Sections 15168, 15162, and 15183. If the County finds that an individual project is within the scope of the CLUO EIR, its environmental impacts are adequately addressed in the CLUO EIR, and applicable mitigation measures are applied to the project, then no further environmental review is required. Preparation of a site-specific environmental review document would be required if, for example, the County determines that an individual project would cause a significant environmental impact that was not examined in the EIR or that is peculiar to the project or the parcel on which it will be located.

Pursuant to Yolo County Code Section 8-2.1410(K), the County has used the attached CLUO Program EIR Checklist to evaluate CEQA coverage for the proposed cannabis project described above, and the County hereby makes the following findings of fact:

**Section 15168(c) Findings (Activity Within Scope of CLUO Program EIR):**

- 1) The CLUO EIR is a program EIR pursuant to Section 15168 of the CEQA Guidelines.
- 2) The proposed project is a later activity anticipated in the CLUO EIR and subject to the regulatory controls established through the CLUO.
- 3) No subsequent EIR would be required under CEQA Guidelines Section 15162 (see Section 15162 Findings, below).
- 4) Applicable mitigation measures from the CLUO EIR have been integrated into the proposed project and/or imposed on the proposed project.
- 5) The proposed project is within the scope of the project described in the CLUO EIR, the CLUO EIR adequately describes the activity for purposes of CEQA, and the environmental effects of the proposed project were analyzed within the scope of the CLUO EIR.

**Section 15162 Findings (No Subsequent EIR Required):**

- 1) There are no components of the proposed project that will result in new significant impacts or a substantial increase in the severity of previously identified significant impacts that would require substantial revisions to the CLUO EIR.
- 2) There are no changes to the circumstances under which the proposed project will be undertaken that would require revisions to the CLUO EIR due to new significant environmental impacts or a substantial increase in the severity of previously identified significant impacts.

- 3) There is no new important information relevant to the proposed project that was not previously known or reasonably could have been known at the time the CLUO EIR was certified that identifies significant impacts not discussed in the CLUO, substantial increases in the severity of previously identified significant impacts, previously infeasible mitigation measures or alternatives that are now feasible that the project proponents decline to adopt, or considerably different and more effective mitigation measures or alternatives that the project proponents decline to adopt.

**Section 15183 Findings (Streamlined Environmental Review due to Consistency with Zoning):**

- 1) The zoning of the project site accommodates the density/intensity of the cannabis land uses allowed under the CLUO which is a zoning regulation comprehensively and cumulatively analyzed in the certified CLUO EIR.
- 2) The CLUO is a uniformly applied development standard of the County (Ordinance 1541, Section 1, adopted September 14, 2021, as amended) adopted based on substantial evidence in the record that the CLUO will substantially mitigate environmental effects when applied to future projects.
- 3) The proposed project has been analyzed for consistency with all requirements of the CLUO and found to be fully compliant, with implementation of identified conditions of approval.
- 4) The proposed project will not result in environmental effects which are peculiar to the project or the parcel on which it will be located.
- 5) The proposed project will not result in significant environmental effects that were not analyzed in the CLUO EIR.
- 6) The proposed project will not result in potentially significant off-site impacts or cumulative impacts which were not addressed in the CLUO EIR.
- 7) There is no substantial new information which was not known at the time the CLUO EIR was certified demonstrating that effects of the proposed project will be more severe than discussed in the CLUO EIR.
- 8) Based on the CLUO Program EIR Checklist/Project Initial Study, no additional environmental review is required because the impacts of the project are not peculiar to the parcel or to the project, have been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards.

Further information including the project file and supporting reports and studies may be reviewed at: County of Yolo Planning Division, 292 West Beamer Street, Woodland, CA 95695.

Planning Commission staff report and project attachments are available at:

<https://www.yolocounty.org/government/general-government-departments/community-services/planning-division/planning-commission-information/planning-commission-meeting-materials>

**MITIGATION MEASURES/CONDITIONS OF APPROVAL:** Mitigation measures have been integrated into the CLUO and are identified herein, where relevant, as conditions of approval for the project.

**FINDINGS OF OVERRIDING CONSIDERATION:**

Pursuant to CEQA Guidelines Section 15093, a Statement of Overriding Considerations was adopted with the certification of the CLUO EIR that accepted the possibility of unmitigated impacts in some of the impact categories regardless of whether feasible mitigation measures were identified. The proposed project would not have significant and unavoidable environmental impacts. A project-specific finding of overriding consideration is not identified for adoption.

Prepared by:

  
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11/5/2025  
Date

**CLUO PROGRAM EIR CHECKLIST/PROJECT INITIAL STUDY**

<b>PROJECT NAME:</b>	ZF2023-043 White Wolf Farms Inc., Miranda Gardens, Till Land LLC Cannabis Use Permit	<b>DATE:</b> November 5, 2025
<b>SITE ADDRESS:</b>	29371 County Road 12A Zamora CA 95698	<b>APN:</b> 054-100- 017
<b>APPLICANT:</b>	David J. Ostrach 18671 County Road 96 Woodland, CA 95695	<b>ZONING:</b> Agricultural Extensive (A-X)
<b>PROPERTY OWNER:</b>	Paul Long P.O. Box 152 Zamora, CA 95698	<b>Previously Certified FEIR:</b> Yolo County CLUO EIR <b>SCH #:</b> 2018082055
<b>PREPARED BY:</b>	Aaron Brown, Assistant Planner Phone: (530) 406-4717 Email: <a href="mailto:aaron.brown@yolocounty.gov">aaron.brown@yolocounty.gov</a> Yolo County Department of Community Services	
<b>Referenced documentation is available for Public Review at:</b> County of Yolo Planning Division 292 West Beamer Street Woodland, CA 95696  Or online at: <a href="https://www.yolocounty.org/government/general-government-departments/community-services/planning-division/planning-commission-information/planning-commission-meeting-materials">https://www.yolocounty.org/government/general-government-departments/community-services/planning-division/planning-commission-information/planning-commission-meeting-materials</a>		

**PROJECT DESCRIPTION:** The existing and proposed activities at the project site are discussed in further detail below.

Existing Activities

White Wolf Farms Inc. currently holds a valid State cultivation license and County cultivation license, which allows up to one acre of cannabis canopy. White Wolf Farms Inc. first received a cultivation license in 2017 and have cultivated continuously on the parcel since then. White Wolf Farms Inc. has an existing canopy flowering area of 38,000 sf comprised of 14 flowering hoop houses (approximately 3,000 sf each), two hoop houses for vegetative plant production (approximately 3,000 sf each), a secured Connex box for storage/nutrient and pesticide storage (shared between all three operations), and seven climate-controlled tractor trailer beds (shared between White Wolf Farms and Miranda Gardens) used for drying and curing.

Miranda Gardens currently holds a valid State cultivation license and County cultivation license, which allows up to one acre of cannabis canopy. Miranda Gardens first received a cultivation license in 2017 and have cultivated continuously on the parcel since then. Miranda Gardens has an existing canopy flowering area of 36,000 sf comprised of 14 hoop houses (approximately 3,000 sf each), one hoop house for vegetative plant production (approximately 3,000 sf each), and seven climate-controlled tractor trailer beds (shared between White Wolf Farms and Miranda Gardens) used for drying and curing.

Till Land LLC previously held a State cultivation license and County cultivation license (CCL19-0005411), which allowed up to one-acre of cannabis canopy from 2018 to 2023 but let their State License expire and has been non-operational since March of 2023. Till Land LLC does not currently cultivate on the subject property.

White Wolf Farms Inc. employs three full-time employees and Miranda Gardens employs four full-time employees, while Till Land LLC currently does not have any employees. During harvest

season, White Wolf Farms Inc. and Miranda Gardens employ a combined eight harvest staff (licensed, bonded and insured contract laborers) for every harvest cycle, which lasts approximately two weeks.

#### Proposed Activities

White Wolf Farms Inc. seeks entitlement of one additional acre of cannabis canopy, for a total of two acres of canopy and the addition of 14 hoop houses for outdoor cultivation.

Miranda Gardens seeks entitlement of one additional acre of cannabis canopy, for a total of two acres of canopy and the addition of 14 hoop houses for outdoor cultivation.

Till Land LLC seeks entitlement of two acres of cannabis canopy and the addition of 28 hoop houses for outdoor cultivation.

The topography of the project site is flat to gently sloped annual grassland/grazing land that has previously been disturbed. The only new ground disturbance that is proposed would be a water supply line extension from the existing irrigation well to the proposed Till Land LLC site. Post-expansion cannabis operations would occupy 18.3-acres of the project site.

The collocated facilities propose to develop a compact gravel parking area on the south side of the parcel (to accommodate White Wolf Farms Inc. and Miranda Gardens), and the north side of the parcel (to accommodate Till Land LLC). In addition to the existing employment discussed above, Till Land LLC proposes to hire three full-time employees, while the three co-located facilities plan to maintain the eight seasonal contracted workers at full expansion. White Wolf, Miranda Gardens, and Till Land LLC expect to generate one annual trip for nutrient deliveries, three annual trips for nursery deliveries, and one trip per month for waste disposal. In addition, each farm would generate approximately 10 trips per year for harvest of product.

**PROJECT SITE AND ENVIRONMENTAL SETTING:** The approximately 78-acre project site is located at 29371 County Road 12A Zamora, California. The project site is zoned Agricultural Extensive (A-X) and the Yolo County General Plan designates the site as Agriculture (AG). The three collocated sites total 18.3 acres of cannabis operations. The remaining 59.2 acres are split between 21.3 acres for an olive orchard, 33.1 acres for open space/grazing, and 4.8 acres for residential purposes. The surrounding land uses are generally agricultural with an olive orchard to the north, an almond orchard to the northeast, cattle stock to the east, annual grassland to the south, and the South Fork Oat Creek corridor to the west with an almond orchard and grape vineyard on the other side of Oat Creek. The nearest off-site residence is approximately 2,600 feet to the west of the outdoor canopy. The White Wolf Farms Inc./Miranda Gardens/ Till Land LLC operation meets the buffers from sensitive land uses as described in the Cannabis Land Use Ordinance.

The parcel's topography is flat to gently sloped and contains 32 existing hoop houses, an immature plant area, an ag well, a gravel parking zone, a secured Connex box for storage/nutrient and pesticide storage (shared between all three proposed operations), and seven climate-controlled tractor trailer beds (shared between White Wolf Farms and Miranda Gardens) used for drying and curing. Access to the site is provided from CR 12A via an existing gravel road. Till Land LLC Till Land LLC is proposing new vegetative screening to minimize visibility from CR 12A, along with a hedge/tree buffer on the east side of the Till Land LLC site located on the portion north of CR 12A to provide a buffer to the adjacent orchard. Cannabis waste is stored in a designated area that is secured by perimeter fencing around the property. The site is served by an existing onsite irrigation well and a portable bathroom, which is serviced weekly for employee use. All exterior lighting is

required to be fully cut-off, shielded, and downward facing so it does not spill over onto other properties, structures, or the night sky. Known wetlands do occur on the project site, as the South Fork Oat Creek hairpins through the project site. Cannabis activities are conditioned to maintain compliance with the State Water Resources Control Board's (SWRCB) mandated setback distances.

**BACKGROUND:** White Wolf and Miranda Garden have been operating at the project site since 2017 and hold State cultivation licenses and County cultivation licenses (PR0063453, PR0063455), which allow up to one-acre of canopy. Till Land LLC previously held a State and County cultivation license from 2018 to 2023 for a site in the Capay Valley (APN 060-200-031) but let their State License expire and has been non-operational since March of 2023.

**REQUIRED PERMITS AND APPROVALS:** In addition to a Cannabis Use Permit, the following County licenses and approvals are required to allow the identified cannabis uses on the project site:

- A cannabis cultivation license for up to two acres of canopy (White Wolf Farms Inc.);
- A cannabis cultivation license for up to two acres of canopy (Miranda Gardens);
- A cannabis cultivation license for up to two acres of canopy (Till Land LLC).

In addition to the County approvals, all required state licenses shall be obtained.

**ATTACHMENTS** (available in Planning Commission staff report package):

- 1 Project Vicinity Map
- 2 Project Site Plan
- 3 Project Conditions of Approval

**OVERVIEW:**

This CLUO Program EIR Checklist (checklist) has been prepared to analyze the potential environmental effects associated with the proposed project, and to determine whether and what additional CEQA analysis is required. The checklist focuses on compliance with CEQA Guidelines Sections 15168(c), 15162, and 15183 by verifying the following information (in no order):

- 1) The proposed project will not:
  - a. Result in new significant effects, or
  - b. Result in substantial increase in severity of previously identified significant effects, and
  - c. Require major revisions of the CLUO EIR
- 2) The circumstances under which the proposed project is undertaken will not:
  - a. Result in new significant effects, or
  - b. Result in substantial increase in severity of previously identified significant effects, and
  - c. Require major revisions of the CLUO EIR
- 3) There is no new information relevant to the proposed project that is of substantial importance that was not known at the time of the CLUO EIR (or could not have been known with the exercise of reasonable diligence) that would show:
  - a. The project will have one or more significant effects not discussed in the CLUO EIR, or
  - b. Significant effects examined in the CLUO EIR will be substantially more severe than shown in the CLUO EIR, or

- c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the applicant has declined to adopt them, or
- d. Mitigation measures or alternatives considerably different from those analyzed in the CLUO EIR would substantially reduce one or more significant effects, but the applicant has declined to adopt them.

4) The project is a later activity anticipated in the CLUO

5) Applicable mitigation measures from the CLUO EIR have been imposed on the project

6) Adverse environmental effects, including off-site and cumulative effects, of the project were analyzed within the scope of the CLUO EIR

7) The proposed project is consistent and compliant with the requirements of the CLUO

This checklist examines the conclusions reached in the CLUO EIR for each relevant CEQA impact category identified in the CLUO EIR and CEQA Appendix G. For each CEQA impact category, the checklist provides a summary of the CLUO EIR analysis, a description of the project's potential environmental impacts, and conclusions regarding whether further environmental review is required for that impact.

Pursuant to CEQA Guidelines Section 15093, a Statement of Overriding Considerations was adopted with the certification of the CLUO EIR that accepted the possibility of unmitigated impacts in some of the impact categories regardless of whether feasible mitigation measures were identified. Where relevant, this is identified in the analysis discussion. Where the project would have significant and unavoidable environmental impacts, a project-specific finding of overriding considerations will be adopted.

**Scope of Impacts Covered in CLUO EIR:**

The Yolo County Cannabis Land Use Ordinance Environmental Impact Report (CLUO EIR), SCH# 2018082055, was certified by the Board of Supervisors on September 14, 2021 (Resolution 21-111). The CLUO EIR analyzed at a detailed level a wide range of alternatives that made specific assumptions about environmental conditions and project features, which are summarized below. These assumptions are identified in Chapter 2 of the DEIR volume, including specifically Table 2-4 (p. 2-30 to 2-32), Table 2-5 (p. 2-33), Section 3.0 (p. 3-3 to 3-6), DEIR Appendix D, and p. 4-1 to 4-3 of the FEIR volume.

1. Maximum Number of Cannabis Sites: A maximum of 264 sites (Alternative 3) was analyzed in the CLUO EIR. The adopted CLUO allows for no more than 65 Cannabis Use Permits, of which no more than 5 may be located in the Capay Valley.
2. Maximum Number of Cannabis Land Uses By License Type: The maximum number of cannabis land uses by license type analyzed in the CLUO EIR is shown below for Alternative 3:
  - Cultivation (indoor or outdoor) = 160
  - Nurseries = 10
  - Processing = 10
  - Manufacturing = 40

- Testing = 10
- Distribution = 20
- Retail (Storefront) = 4
- Retail (Non-Storefront) = Not Specified
- Special Cannabis Event = 0
- Microbusiness = 10

The adopted CLUO limits the number of cannabis land uses by cannabis license type as follows:

- Cultivation (indoor or outdoor) = 49
- Nurseries = 5 (0 in Capay Valley)
- Processing = 7 (0 in Capay Valley)
- Manufacturing = 6 (0 in Capay Valley)
- Testing = 2 (0 in Capay Valley)
- Distribution = 7 (0 in Capay Valley)
- Retail (Storefront) = 5 (0 in Capay Valley and 0 in Clarksburg) (applications not allowed for two years from the effective date of the CLUO)
- Retail (Non-Storefront) = 10 (0 in Capay Valley) (must be associated with a Yolo Cannabis Use Permit)
- Special Cannabis Event = 0
- Microbusiness = 5 (0 in Capay Valley)

For all cannabis land use types, except Retail Storefront, the caps in the adopted CLUO are lower than the range analyzed in the CLUO EIR. The adopted CLUO allows for up to five cannabis Retail Storefront operations. CLUO EIR Alternative 3 assumed four cannabis retail storefronts. As documented in the CEQA Findings of Fact, the difference of one additional retail storefront included in the adopted CLUO is not significant because, as demonstrated in the Final EIR, the effects of Retail Storefront are not discernably different from the effects of other types of allowed retail land uses and fall within the impact analysis conducted in the CLUO EIR.

3. Maximum Total Cultivation Canopy Acreage: A maximum of 160 acres (Alternative 3) of cultivation canopy was analyzed in the CLUO EIR. The adopted CLUO allows for no more than 49 cultivation licenses with a maximum canopy of 2 acres each or 98 acres total.
4. Maximum Total Land Area for Combined Cannabis Activities: A maximum of 517 acres (Alternative 3) of land area and related ancillary activities was assumed in the CLUO EIR. The adopted CLUO does not expressly limit the total land area for combined cannabis activities, therefore, this limit applies.
5. Total Assumed New Land Disturbance for Combined Cannabis Activities: A maximum of 379 acres (Alternative 3) of new land disturbance including related new ancillary activities was assumed in the CLUO EIR. The adopted CLUO does not expressly limit the area of new land disturbance for combined cannabis activities, therefore, this limit applies.
6. Maximum Total Building Area for Combined Cannabis Activities: A maximum of 10,633,957 square feet (Alternative 3) of total building area including related ancillary activities was

assumed in the CLUO EIR. The adopted CLUO does not expressly limit the total building area for combined cannabis activities, therefore, this limit applies.

7. **Maximum Total Employees for Combined Cannabis Activities:** A maximum of 5,251 full-time equivalent (Alternative 3) employees including related ancillary activities was assumed in the CLUO EIR. The adopted CLUO does not expressly limit the number of full-time equivalent employees for combined cannabis activities, therefore, this limit applies.
8. **Buffers:** Impacts associated with a range of 0 feet to 1,000 feet under various circumstances and for various cannabis use types was analyzed in the CLUO EIR (CEQA Findings of Fact, p. 23). The adopted CLUO requires buffers ranging between 600 feet and 1,500 feet from specific identified sensitive land uses for outdoor uses and up to 100 feet for indoor uses, with identified exceptions allowed for existing operators on a case-by-case basis (see Section 8-2.1403 (B) through (E) which address buffer easements, exemptions, exceptions, and reductions).
9. **Over-Concentration:** The CLUO EIR concluded that five or fewer sites within a six-mile diameter area is not over-concentrated, and 23 or more sites within a six-mile diameter area is over-concentrated. The CLUO EIR acknowledged that the range between six and 22 sites is potentially over-concentrated, and identified the determination of a precise threshold within the range is a matter of policy for the Board of Supervisors to decide. Mitigation Measure OVC-1(a-c) related to over-concentration was substantially incorporated into the final CLUO as mitigation for cumulative impacts related to over-concentration of cannabis land uses (Section 8-2.1406(H)).

The adopted CLUO defines over-concentration as occurring under existing conditions in the Capay Valley area based on existing licenses and sets a maximum threshold of five Cannabis Use Permits in the Capay Valley. Throughout the rest of the County the adopted CLUO sets a maximum threshold of seven Cannabis Use Permits in any six-mile diameter area for new permittees. More than seven Cannabis Use Permits in any six-mile diameter area is defined as over-concentration and therefore precluded (for new permittees only).

10. **Other Buffers and Setbacks:** The CLUO EIR assumed the required General Plan setback of 100 feet from described water bodies will be applied; and all minimum setbacks required in the applicable zone district will be met. These requirements were incorporated into the adopted CLUO.

**ACTIONS TAKEN TO MINIMIZE IMPACTS OF THE CLUO:**

CEQA Findings of Fact (Resolution 21-111), Section VII(B), Findings Regarding Recirculation of the EIR (pages 16 to 30), itemizes changes made to the CLUO and CLUO EIR after circulation of the Final EIR and prior to certification of the EIR and adoption of the CLUO.

**DOCUMENTATION THAT PROJECT IS WITHIN SCOPE OF CLUO EIR:**

The following information documents that the physical attributes of the proposed project fall within the scope of the CLUO EIR:

1. **Maximum Number of Cannabis Sites:** If approved, the proposed project would receive three of 65 available Cannabis Use Permits, within the number of sites (264) analyzed in the CLUO EIR.

2. Maximum Number of Cannabis Land Uses By License Type: If approved, the proposed project would receive three of 49 allocated cultivation licenses.
3. Maximum Total Cultivation Canopy Acreage: If approved, the proposed project would result in six acres of canopy for cannabis cultivation activities, of which two acres of canopy has been under cultivation since 2017. Total cannabis cultivation canopy analyzed in the CLUO EIR is 160 acres. The adopted CLUO allows for no more than 49 cultivation licenses with a maximum canopy of 2 acres each or 98 acres total.
4. Maximum Total Land Area for Combined Cannabis Activities: If approved, the proposed project would include approximately seven acres of existing cannabis activity (including cultivation and ancillary activities) and 11.3 acres of proposed new cannabis activity, for a total of 18.3 acres. Approval of the project would not exceed 517 acres of maximum total land area for combined cannabis activities, which is the total analyzed in the CLUO EIR.
5. Total Assumed New Land Disturbance for Combined Cannabis Activities: If approved, the project would result in approximately 11.3 additional acres of new land disturbance. Approval of the project would not exceed 379 acres maximum area of new land disturbance, which is the total analyzed in the CLUO EIR.
6. Maximum Total Building Area for Combined Cannabis Activities: If approved, the proposed project would result in 2,208 square feet of building area, of which 2,208 square feet is existing and 0 square feet would be proposed new. Approval of the project would not exceed 10,633,957 square feet of total building area, which is the total analyzed in the CLUO EIR.
7. Maximum Total Employees for Combined Cannabis Activities: If approved, the proposed project would employ between four to ten full-time year-round employees and eight seasonal farm laborers split between the three co-located cannabis facilities. Approval of the project would not exceed 5,521 full-time equivalent employees, which is the total analyzed in the CLUO EIR.
8. Buffers: For pre-existing operations, outside of the Capay Valley, the CLUO allows for specified buffers to be decreased and provides for the possibility of discretionary exceptions for certain buffers subject to Planning Commission approval. Buffer reductions or exceptions are not being requested for the proposed project, as the proposed project meets all applicable buffer requirements.
9. Over-Concentration: For Existing Licensees, such as White Wolf Farms Inc., Miranda Gardens, and Till Land LLC, the unincorporated area of the County, outside of the Capay Valley, is not considered over-concentrated. Therefore, the proposed project would not result in over-concentration.
10. Other Buffers and Setbacks: The CLUO EIR assumed the required General Plan setback of 100 feet from described water bodies will be applied; and, all minimum setbacks required in the applicable zone district will be met. These requirements were incorporated into the adopted CLUO.

**EXPLANATION OF CHECKLIST QUESTIONS AND ANALYSIS:**

For each environmental impact topic, the following information is provided to substantiate the County's CEQA findings under Sections 15168(c), 15162, and 15183 of the CEQA Guidelines:

**CLUO EIR Discussion and Conclusions:** This section identifies the relevant conclusions reached in the CLUO EIR, provides references to the relevant volume and page number(s) of relevant discussion in the CLUO EIR, and describes the conclusions of the CLUO EIR as to the impacts to the resource area.

**Question #1 (Project Within Scope of CLUO EIR):** This question documents whether the proposed project falls within the scope of the CLUO EIR, and the basis for that conclusion, with particular emphasis on any unique or peculiar aspects of the project that might have a bearing on the particular resource area and any aspects of the project that differ from the CLUO EIR project assumptions.

**Question #2 (Important Site-Specific or New Information):** This question identifies whether important project-specific or new information emerged from the conclusions of the technical studies required of the applicant, or from any other source. This question would also apply to any new regulations that might change the nature of analysis or the requirements of a CLUO EIR mitigation measure.

**Question #3 (Project Consistent with CLUO):** This question documents that the project complies with the requirements of the CLUO and that the requirements of the CLUO and other relevant regulations have been imposed on the project in the form of Conditions of Approval (COAs).

**Conclusions:** This section summarizes the conclusions and outcomes of the questions above, summarizes whether the project meets the thresholds, criteria, and requirements to qualify for tiering and/or streamlining under CEQA, and identifies additional review requirements, if any. If the environmental conclusion of the CLUO EIR remains the same (i.e., no new or more severe environmental impacts, or no new feasible or more effective mitigation measures or alternatives rejected by the applicant), new or additional environmental review or mitigation is not necessary.

<b>I. AESTHETICS.</b> <i>Would the project:</i>	CLUO EIR Conclusion	Question #1: Project Within Scope of CLUO EIR?	Question #2: Important Site-Specific or New Information?	Question #3: Project Consistent with CLUO?
a. Impact AES-1: Have a substantial adverse effect on a scenic vista or viewshed?	LS	Yes	No	Yes
b. Impact AES-2: Damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway or county-designated scenic highway?	LS	Yes	No	Yes
c. Impact AES-3: Substantially degrade the existing visual character or quality of the project area?	SU	Yes	No	Yes
d. Impact AES-4: Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	LS	Yes	No	Yes

N/A = Not Analyzed; NI = No Impact; LS = Less-than-Significant; LS w/ MMs = Less-than-Significant with Mitigation; SU = Significant and Unavoidable; SU w/MMs = Significant and Unavoidable with Mitigation.

**CLUO EIR Discussion and Conclusions:** Aesthetic impacts are analyzed on pages 3.1-1 to 3.1-48, 4-4 to 4-8, 4-39 to 4-47, and in Chapter 5 of the draft volume of the certified CLUO EIR. Clarifications to the analysis of aesthetics were made on pages 4-1 to 4-2 in the final volume of the CLUO EIR. Clarifications to the cumulative analysis were made on pages 4-5 to 4-7 in the final volume of the CLUO EIR. No modifications to the analysis were made in the CEQA Findings of Fact.

The CLUO EIR found impacts to scenic vistas and viewshed, scenic resources, and light or glare affecting day or nighttime views to be less than significant with no mitigation measures required. The CLUO EIR found that implementation of the CLUO would have a significant impact by substantially degrading the existing visual character or quality of the area, and concluded those impacts would be unavoidable with no additional feasible mitigation measures identified because: aesthetic impacts are subjective, and cannabis uses have distinctly recognizable visual characteristics as compared to other forms of non-cannabis agriculture in the County. In addition to the impacts identified above, aesthetic impacts related to overconcentration and cumulative impacts were found to be significant and unavoidable, with no additional known feasible mitigation measures.

**Question #1 (Project Within Scope of CLUO EIR), Discussion and Substantial Evidence:** As documented herein, the proposed project falls within the scope of the CLUO EIR. The proposed project would include the addition of four acres of outdoor cannabis cultivation canopy (for a total of six acres of canopy) and the development of 56 hoop houses between three co-located facilities, which was anticipated in the CLUO EIR. As discussed in the Documentation That the Project is within the Scope of the CLUO EIR section of this checklist, approval of the requested CUP would not result in the exceedance of the number of cannabis sites; maximum number of cannabis land uses; maximum outdoor cultivation acreage; maximum total land area; total assumed new land disturbance; maximum total building area; maximum total employees; nor would the project result in an over-concentration of Cannabis Use Permits within a six-mile radius.

**Question #2 (Important Site-Specific or New Information), Discussion and Substantial Evidence:** The following site-specific information is relevant to aesthetics:

The White Wolf Farms Inc. and Miranda Gardens facilities were identified as existing cannabis operations in the CLUO EIR, and were considered in the analysis conducted therein. Till Land's previous facility in the Capay Valley was also considered in the CLUO EIR analysis. In addition, the Yolo County General Plan designates the site as AG, and, thus, the project site has been anticipated to include a full range of agricultural uses. Vegetative screening along the north and south sides of County Road 12A is proposed and will provide a visual barrier along the public right-of-way. Furthermore, the proposed project would be consistent with the CLUO regulations and standards regarding building design, fencing, lighting, landscaping, and site design as described under Question 3, below.

Based on the above, the proposed project does not include peculiar project features or new important information associated with aesthetics beyond what was included in the CLUO EIR.

**Question #3 (Project Consistent with CLUO), Discussion and Substantial Evidence:** As documented in this CLUO Compliance Checklist, the project is consistent with the requirements of the CLUO. Various conditions of approval have been identified to ensure ongoing compliance, including the following relevant to aesthetics:

- Comply with CLUO Section 8-2.1408(F), Building Design which requires cannabis building design consider aesthetics including compliance with adopted design requirements, clustering of structures on the site, compatibility of design, materials, and general appearance with character and scale of what is typical within the applicable zone.
- Comply with CLUO Section 8-2.1408(H), Cultural Resources which includes requirements for the identification and protection of historic resources.
- Comply with CLUO Section 8-2.1408(P), Fencing and (KK), Screening which requires a screening plan (vegetative or fencing) for outdoor cultivation to address visibility from public rights-of-way. Vegetative screening requires sign off from the Agricultural Commissioner, are recommended to be native and drought tolerant, and must provide the intended screening within five years. Fencing must not exceed seven feet, design and materials must be consistent with surrounding area, in good repair, not diminish the visual quality of the area, and must be opaque and durable. Razor wire is prohibited.
- Comply with CLUO Section 8-2.1408(Y), Landscaping, which requires landscaping consistent with applicable requirements for the zone district.
- Comply with CLUO Section 8-2.1408(Z), Lighting, which requires directional control of all lighting, use of efficient technology, and prohibition of nighttime lighting escape for cultivation, including greenhouses.

- Comply with CLUO Section 8-2.1408(CC), Nuisance, which identifies the conditions under which light and glare would constitute a public nuisance, subject to three levels of enforcement.
- Comply with CLUO Section 8-2.1408(OO), Site Design, which requires that site design integrate adopted regulatory and design requirements for aesthetics and lighting.
- Comply with CLUO Section 8-2.1408(PP), Site Maintenance (General), which requires operation and maintenance of the site in good repair, acceptable appearance, and safe conditions, and free of: litter, clutter, graffiti, abandoned structures, and abandoned material and equipment.
- Comply with CLUO Section 8-2.1408(RR), Tree Protection, which encourages protection of trees and prohibits removal of native trees.
- Comply with CLUO Section 8-2.1412(C), Cultivation Site Restoration, which requires restoration of cannabis cultivation sites upon revocation or abandonment.

**Conclusions:** The site-specific analysis did not reveal any impacts to aesthetics or visual resources that were not anticipated in the CLUO EIR. The proposed project will not create effects or require mitigation measures that were not discussed in the CLUO EIR. The proposed project, as conditioned, meets the thresholds, criteria, and requirements to qualify for streamlining under CEQA pursuant to Sections 15162, 15168(c), and 15183 of the CEQA Guidelines. Based on the above, the criteria for requiring further CEQA review are not met and impacts related to aesthetics were ***adequately addressed in the CLUO EIR.***

## II. AGRICULTURAL RESOURCES.

### *Would the project:*

	CLUO EIR Conclusion	Question #1: Project Within Scope of CLUO EIR?	Question #2: Important Site-Specific or New Information?	Question #3: Project Consistent with CLUO?
a. Impact Ag-1: Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Farmland of Local Importance?	NI	Yes	No	Yes
b. Impact AG-2: Conflict with existing agricultural zoning or with a Williamson Act contract?	NI	Yes	No	Yes
c. Impact AG-3: Create conflicts with agricultural uses or conversion of farmland to non-agricultural uses?	LS	Yes	No	Yes
d. Impact AG-4: Conflict with Yolo County General Plan and community plans related to agricultural resources?	LS	Yes	No	Yes

N/A = Not Analyzed; NI = No Impact; LS = Less-than-Significant; LS w/ MMs = Less-than-Significant with Mitigation; SU = Significant and Unavoidable; SU w/MMs = Significant and Unavoidable with Mitigation.

**CLUO EIR Discussion and Conclusions:** Impacts to agricultural resources are analyzed on pages 3.2-1 to 3.2-26, 4-8 to 4-9, 4-47 to 4-48, and in Chapter 5 of the draft volume of the CLUO EIR. No modifications to the analysis of agricultural resources were made in the final volume of the CLUO EIR or CEQA Findings of Fact. Clarifications to the cumulative analysis were made on pages 4-5 to 4-7 in the final volume of the CLUO EIR.

Because cannabis cultivation and related activities are considered an agricultural land use in Yolo County, the CLUO EIR found no impacts related to conversion of protected farmland, conflict with agricultural zoning, and conflict with Williamson Act contracts. The CLUO EIR did not identify any need for further regulations in light of the requirements of existing law related to pesticide overspray and dust control. The Agricultural Commissioner provided comments related to the expansion of the project, specifically the area north of CR 12A. The requests include a hedge/tree buffer be planted on the east side of the proposed Till Land LLC facility located on the portion north of CR 12A to provide a buffer to the Samara almond orchard (property to the east), ensure that all future growth on the north side of CR 12A would be in hoop houses, and that a representative from Till Land LLC develop a good neighbor policy with the Samara's and to explain their plan for cannabis growth on that particular site. Compliance with the forgoing requests would be required as a condition of approval for the proposed project. In addition, the Agricultural Commissioner acknowledged that the applicant would have to obtain an Operator ID for pesticide use issued by the Agricultural Commissioner prior to any application of pesticides. White Wolf Farms Inc., Miranda Gardens, and Till Land LLC would also be responsible for all employees who apply pesticides must hold a current Private Applicator Certificate, Qualified Applicator Certificate, or a Qualified Applicator License, follow all applicable pesticide laws and regulations, along with reporting all pesticide use to the AG department by the 10<sup>th</sup> of the following month that the application took place. Finally, the Agricultural Commissioner mentioned no known issues regarding agricultural maintenance. Accordingly, the CLUO EIR found impacts related to conflicts with agricultural uses, conversion of farmland, and conflicts with the General Plan and community plans would be less than significant with no mitigation measures required. Cumulative agricultural resource impacts and impacts related to overconcentration were also found to be less than significant, with no mitigation measures required. that there are no known compatibility issues, as cannabis has been grown near the center of the project site since 2017.

**Question #1 (Project Within Scope of CLUO EIR), Discussion and Substantial Evidence:** As documented herein, the proposed project falls within the scope of the CLUO EIR. The proposed project would include the addition of four acres of outdoor cannabis cultivation canopy (for a total of six acres of canopy) and the development of 56 hoop houses between three collocated facilities, which was anticipated in the CLUO EIR. As discussed in the Documentation That the Project is within the Scope of the CLUO EIR section of this checklist, approval of the requested CUP would not result in the exceedance of the number of cannabis sites; maximum number of cannabis land uses; maximum outdoor cultivation acreage; maximum total land area; total assumed new land disturbance; maximum total building area; maximum total employees; nor would the project result in an over-concentration of Cannabis Use Permits within a six-mile radius. The CLUO relied on this information, and the position of the County that cannabis cultivation is an agricultural land use in concluding that impacts to agricultural resources from Cannabis Use Permits would not occur or be less than significant.

**Question #2 (Important Site-Specific or New Information), Discussion and Substantial Evidence:** The following site-specific information is relevant to agricultural resources:

The White Wolf Farms Inc. and Miranda Gardens facilities were identified as existing cannabis operations in the CLUO EIR, and were considered in the analysis conducted therein. Till Land's previous facility in the Capay Valley was also considered in the CLUO EIR analysis. In addition, the Yolo County General Plan designates the site as AG, and, thus, the project site has been anticipated to include a full range of agricultural uses. The proposed project would be consistent with the CLUO regulations related to agriculture, which require compliance with applicable County and State regulations, manufacturer instructions for use of fertilizers, herbicides, pesticides, rodenticides, fumigants, and other inputs/applications for improved agricultural performance. The CLUO also requires permittees operating on agricultural land to demonstrate to the satisfaction of the County Agricultural Commissioner that the parcel, excluding the area in cannabis cultivation, will be used for agricultural activities, and/or that any areas in non-agricultural use will be properly maintained.

The project site contains designated farmland, mapped as Prime Farmland, Farmland of Statewide Importance, Farmland of Local Potential, Unique Farmland, and Other Land by the California Department of Conservation's Farmland Mapping and Monitoring Program, and is under a Williamson Act Contract.<sup>1</sup> The proposed project would not result in the conversion of farmland to non-agricultural uses or any other unique or peculiar circumstances related to agricultural resources.

Based on the above, the proposed project does not include peculiar project features or new important information associated with agricultural resources beyond what was included in the CLUO EIR.

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<sup>1</sup> Department of Conservation. *California Williamson Act Enrollment Finder*. Available at: <https://maps.conservation.ca.gov/dlrp/WilliamsonAct/App/index.html>. Accessed December 2024.

**Question #3 (Project Consistent with CLUO), Discussion and Substantial Evidence:** As documented in this CLUO Compliance Checklist, the project is consistent with the requirements of the CLUO. Various conditions of approval have been identified to ensure ongoing compliance, including the following relevant to agricultural resources:

- Comply with CLUO Section 8-2.1408(A), Agricultural Applications, which requires implementation of Pest Management Plans, and compliance with pesticide laws and regulations enforced by the state.
- Comply with CLUO Section 8-2.1408(B), Agricultural Maintenance, which requires proper maintenance of agricultural properties, to the satisfaction of the Agricultural Commissioner, to control and abate weeds and agricultural pests to avoid impairment of agriculture on adjoining properties.
- Comply with CLUO Section 8-2.1408(L), Dust Control, which requires compliance with YSAQMD requirements related to dust control, and control of dust in a manner consistent with standards agricultural practices. Vegetative wind breaks are encouraged.
- Comply with CLUO Section 8-2.1408(U), Good Neighbor Communication, which requires the operator to ensure a method of communicating with neighbors within 1,000 feet. Written records are encouraged and failure to respond in a reasonable manner and timeframe will be an enforcement consideration.

**Conclusions:** The site-specific analysis did not reveal any impacts to agricultural resources that were not anticipated in the CLUO EIR. The proposed project will not create effects or require mitigation measures that were not discussed in the CLUO EIR. The proposed project, as conditioned, meets the thresholds, criteria, and requirements to qualify for streamlining under CEQA pursuant to Sections 15162, 15168(c), and 15183 of the CEQA Guidelines. Based on the above, the criteria for requiring further CEQA review are not met and impacts related to agricultural resources were ***adequately addressed in the CLUO EIR.***

### III. AIR QUALITY AND ODORS.

#### *Would the project:*

	CLUO EIR Conclusion	Question #1: Project Within Scope of CLUO EIR?	Question #2: Important Site-Specific or New Information?	Question #3: Project Consistent with CLUO?
a. Impact AQ-1: Conflict with or obstruct implementation of policies and regulations related to air quality?	LS	Yes	No	Yes
b. Impact AQ-2: Generate construction-related emissions of criteria pollutants and precursors that exceed YSAQMD recommended thresholds?	LS	Yes	No	Yes
c. Impact AQ-3: Create long-term operational emissions of criteria pollutants and precursors that exceed YSAQMD recommended thresholds?	LS	Yes	No	Yes
d. Impact AQ-4: Expose a substantial number of people to adverse odors?	SU w/MMs	Yes	No	Yes

N/A = Not Analyzed; NI = No Impact; LS = Less-than-Significant; LS w/ MMs = Less-than-Significant with Mitigation; SU = Significant and Unavoidable; SU w/MMs = Significant and Unavoidable with Mitigation.

**CLUO EIR Discussion and Conclusions:** Air quality and odor impacts are analyzed on pages 3.3-1 to 3.3-38, 4-9 to 4-19, 4-48 to 4-54, and in Chapter 5 of the draft volume of the CLUO EIR. No modifications to the analysis of air quality and odors were made in the final volume of the CLUO EIR. Clarifications to the cumulative analysis were made on pages 4-5 to 4-7 in the final volume of the CLUO EIR. A clarification to the mitigation measure requiring wind pattern analysis as part of the required Odor Control Plan for each Cannabis Use Permit application and clarifying requirements related to mitigation for overconcentration were documented in the CEQA Findings of Fact (page 24-25, and 28-29).

The CLUO EIR found impacts related to conflicts with air quality regulations, and both construction and operations emissions of criteria pollutants, to be less than significant with no mitigation measures required. The CLUO EIR concluded that odor impacts would remain significant and unavoidable even with implementation of identified mitigation measures because: cannabis is a controversial activity; some neighbors are very sensitive to the odor and find it to be highly objectionable; the proposed regulatory threshold is not zero-detect which means that some odor will be detectable and will be considered acceptable under the regulations; and odor exceedances in excess of the allowable level may be higher in early years as the industry and technology evolve despite the fact that enforcement will occur under the CLUO. Exposure to adverse odors was identified as a significant impact that could be partially mitigated by identified measures, but not to acceptable levels; therefore, the CLUO EIR concluded those impacts would be unavoidable. Cumulative air quality impacts were found to be less than significant, with no mitigation measures required. Cumulative odor impacts and odor impacts due to overconcentration were found to be significant and unavoidable with feasible mitigation measures identified that would provide partial mitigation.

**Question #1 (Project Within Scope of CLUO EIR), Discussion and Substantial Evidence:** As documented herein, the proposed project falls within the scope of the CLUO EIR. The proposed project would include the addition of four acres of outdoor cannabis cultivation canopy (for a total of six acres of canopy) and the development of 56 hoop houses between three co-located facilities, which

was anticipated in the CLUO EIR. As discussed in the Documentation That the Project is within the Scope of the CLUO EIR section of this checklist, approval of the requested CUP would not result in the exceedance of the number of cannabis sites; maximum number of cannabis land uses; maximum outdoor cultivation acreage; maximum total land area; total assumed new land disturbance; maximum total building area; maximum total employees; nor would the project result in an over-concentration of Cannabis Use Permits within a six-mile radius. The subject project is an existing operating licensee, and was included in the CLUO EIR air quality modeling and odor emissions analysis as a component of existing conditions.

**Question #2 (Important Site-Specific or New Information), Discussion and Substantial Evidence:** The following site-specific information is relevant to air quality and odor:

The White Wolf Farms Inc. and Miranda Gardens facilities were identified as existing cannabis operations in the CLUO EIR, and were considered in the analysis conducted therein. Till Land's previous facility in the Capay Valley was also considered in the CLUO EIR analysis. In addition, the Yolo County General Plan designates the site as AG, and, thus, the project site has been anticipated to include a full range of agricultural uses. Furthermore, as discussed below, the proposed project would be consistent with the CLUO regulations related to air quality and odors, such as requiring compliance with the Yolo-Solano Air Quality Management District (YSAQMD) rules and regulations during project construction and operation.

The proposed project would include the addition of four acres of cannabis cultivation canopy, the development of 56 hoop houses, and an ADA parking spot. The only development would be the construction of the 56 hoop houses along with the proposed extension of the water supply line from the existing irrigation well to the proposed Till Land LLC facility. Therefore, implementation of the proposed project would not be expected to result in construction emissions in excess of applicable YSAQMD thresholds of significance.

The CLUO incorporates dust control, odor, and generator emission standards that are consistent with YSAQMD and State regulations. In compliance with Section 8-2.1408(DD) of the CLUO, an Odor Control Plan was prepared for the proposed project by Yorke Engineering, LLC.<sup>2</sup> The Odor Control Plan did not identify peculiar circumstances beyond what was analyzed in the CLUO EIR. Furthermore, the proposed project would be subject to the measures and recommendations contained in the Odor Control Plan such as performing weekly odor evaluations and conducting odor control training sessions with staff, which would help ensure odor emissions specific to the operations at the project site are minimized.

The CLUO EIR also determined that implementation of the CLUO, including subsequent Cannabis Use Permits pursuant to the adopted CLUO, would not exceed YSAQMD thresholds of significance for emissions of ROG, NO<sub>x</sub>, and PM<sub>10</sub> for individual permitted cannabis uses. Although the proposed project would result in an increase in employees, the employees are encouraged to carpool, in order to minimize the amount of daily vehicle trips associated with the project site. Delivery and pickup truck trips may increase as a result of the proposed expansion; however, the increase is not expected to be substantial and would remain within the range anticipated for the site in the CLUO EIR. The applicant is required to enroll within the Valley Clean Energy Alliance's (VCEA'S) UltraGreen program, which

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<sup>2</sup> Yorke Engineering, LLC. *White Wolf Farms Inc., Miranda Gardens, Till Land LLC Odor Control Plan*. February 2024.

ensures 100 percent of the energy used on-site is from renewable energy sources. Furthermore, the proposed project would involve the use of a generator only for temporary power when PG&E power is unavailable during power outages. Therefore, the proposed project's operational emissions would not result in any new impacts or increase in severity of impacts identified in the CLUO EIR.

Overall, the proposed project does not include peculiar project features or new important information associated with air quality and odors beyond what was included in the CLUO EIR.

**Question #3 (Project Consistent with CLUO), Discussion and Substantial Evidence:** As documented in this CLUO Compliance Checklist, the project is consistent with the requirements of the CLUO. Various conditions of approval have been identified to ensure ongoing compliance, including the following relevant to air quality and odor control:

- Comply with CLUO Section 8-2.1406(G), Limitations on Licenses and Permits – This section identifies the number of allowed use permits, and cannabis licenses by type.
- Comply with CLUO Section 8-2.1406(H), Over-Concentration – This section identifies the Capay Valley as an existing over-concentrated area, and establishes a maximum of seven Cannabis Use Permits in any six-mile diameter area for new permittees outside of the Capay Valley.
- Comply with CLUO Section 8-2.1408(E), Buffers which establishes buffers for various identified sensitive uses ranging from 600 feet to 1,500 feet, with exceptions allowed for existing operators on a case-by-case basis (see Section 8-2.1403 (B) through (E) which address buffer easements, exemptions, exceptions, and reductions).
- Comply with CLUO Section 8-2.1408(L), Dust Control, which requires compliance with YSAQMD requirements related to dust control, and control of dust in a manner consistent with standards agricultural practices. Vegetative wind breaks are encouraged.
- Comply with CLUO Section 8-2.1408(T), Generators, which requires compliance with YSAQMD requirements related to generator usage, and prohibits the use generators as the sole or permanent source of power for equipment and/or facilities.
- Comply with CLUO Section 8-2.1408(U), Good Neighbor Communication, which requires the operator to ensure a method of communicating with neighbors within 1,000 feet. Written records are encouraged and failure to respond in a reasonable manner and timeframe will be an enforcement consideration.
- Comply with CLUO Section 8-2.1408(CC), Nuisance, which identifies the conditions under which odor and other emissions will constitute a public nuisance, subject to three levels of enforcement.

- Comply with CLUO Section 8-2.1408(DD), Odor Control, which identifies the regulatory threshold for cannabis odor, possible methods of odor control for various cannabis activities, and requirements for mandatory Odor Control Plans. Notwithstanding any other standard of the CLUO, including buffers, exceedance of the odor threshold identified below is prohibited:
  - The allowable threshold for cannabis odor from all cannabis uses, including personal cultivation, shall be defined as a dilution-to-threshold (D/T) ratio of less than seven parts clean or filtered air to one-part odorous air (7:1) at the property line of the site.
- Comply with CLUO Section 8-2.1408(HH), Processing, which describes that cannabis processing may occur outdoors only if required odor control is provided.
- Comply with CLUO Section 8-2.1408(OO), Site Design, which requires that site design integrate adopted regulatory and design requirements for air quality and odor.

**Conclusions:** The site-specific analysis did not reveal any impacts related to air quality or odor that were not anticipated in the CLUO EIR. The proposed project will not create effects or require mitigation measures that were not discussed in the CLUO EIR. The proposed project, as conditioned, meets the thresholds, criteria, and requirements to qualify for streamlining under CEQA pursuant to Sections 15162, 15168(c), and 15183 of the CEQA Guidelines. Based on the above, the criteria for requiring further CEQA review are not met and impacts related to air quality and odors were *adequately addressed in the CLUO EIR*.

#### IV. BIOLOGICAL RESOURCES.

##### *Would the project:*

	CLUO EIR Conclusion	Question #1: Project Within Scope of CLUO EIR?	Question #2: Important Site-Specific or New Information?	Question #3: Project Consistent with CLUO?
a. Impact BIO-1: Adversely affect special status species?	LS w/MMs	Yes	No	Yes
b. Impact BIO-2: Adversely affect riparian habitat and other sensitive natural communities?	LS w/MMs	Yes	No	Yes
c. Impact BIO-3: Adversely affect state-protected or federally-protected wetlands?	LS w/MMs	Yes	No	Yes
d. Impact BIO-4: Interfere substantially with the movement of resident or migratory wildlife species or with wildlife corridors, or impede the use of native wildlife nursery sites?	LS w/MMs	Yes	No	Yes
e. Impact BIO-5: Conflict with any local policies or ordinances protecting biological resources?	NI	Yes	No	Yes
f. Impact BIO-6: Conflict with the Yolo HCP/NCCP?	NI	Yes	No	Yes
g. Impact BIO-7: Substantially reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; or substantially reduce the number or restrict the range of an endangered, rare, or threatened species?	LS	Yes	No	Yes

N/A = Not Analyzed; NI = No Impact; LS = Less-than-Significant; LS w/ MMs = Less-than-Significant with Mitigation; SU = Significant and Unavoidable; SU w/MMs = Significant and Unavoidable with Mitigation.

**CLUO EIR Discussion and Conclusions:** Impacts to biological resources are analyzed on pages 3.4-1 to 3.4-72, 4-19 to 4-20, 4-54, and in Chapter 5 of the draft volume of the CLUO EIR. No modifications to the analysis of biological resources were made in the final volume of the CLUO EIR. Clarifications to the cumulative analysis were made on pages 4-5 to 4-7 of the final volume of the CLUO EIR. Clarifications to the mitigation measures for biological resources are identified on pages 25 to 27 of the CEQA Findings of Fact.

The CLUO EIR found no impacts related to local policies and ordinances protecting biological resources, or conflicts with the Yolo HCP/NCCP. All other impacts to biological resources were found to be less-than-significant with implementation of mitigation measures. In addition, cumulative impacts to biological resources and impacts due to overconcentration were found to be less-than-significant, with no mitigation measures required.

**Question #1 (Project Within Scope of CLUO EIR), Discussion and Substantial Evidence:** As documented herein, the proposed project falls within the scope of the CLUO EIR. The proposed project would include the addition of four acres of outdoor cannabis cultivation canopy (for a total of six acres of canopy) and the development of 56 hoop houses between three co-located facilities, which was anticipated in the CLUO EIR. The subject project is presently used for cultivating cannabis by existing licensees White Wolf Farms Inc. and Miranda Gardens, who have been licensed since 2017, and was included in the CLUO EIR analysis as a component of existing conditions. The area where Till Land LLC is proposing operations is presently used for agricultural purposes. As discussed in the

Documentation That the Project is within the Scope of the CLUO EIR section of this checklist, approval of the requested CUP would not result in the exceedance of the number of cannabis sites; maximum number of cannabis land uses; maximum outdoor cultivation acreage; maximum total land area; total assumed new land disturbance; maximum total building area; maximum total employees; nor would the project result in an over-concentration of Cannabis Use Permits within a six-mile radius.

The proposed project includes expansion of the existing White Wolf Farms Inc. and Miranda Gardens cannabis operations by one acre each, and the incorporation of the new Till Land LLC facility, to increase on-site cannabis cultivation to a total of six acres (two acres for each facility). The expansion for White Wolf Farms Inc. and Miranda Gardens would occur on previously disturbed land while the Till Land LLC facility would be located on the north side of CR 12A, which is currently used for agricultural purposes. Therefore, all development would take place on previously disturbed land.

**Question #2 (Important Site-Specific or New Information), Discussion and Substantial Evidence:** The following site-specific information is relevant to biological resources:

The White Wolf Farms Inc. and Miranda Gardens facilities were identified as existing cannabis operations in the CLUO EIR, and were considered in the analysis conducted therein. Till Land's previous facility in the Capay Valley was also considered in the CLUO EIR analysis. In addition, the Yolo County General Plan designates the site as AG, and, thus, the project site has been anticipated to include a full range of agricultural uses. The CLUO includes regulations related to biological resources, which require conducting reconnaissance-level surveys prior to project implementation if ground disturbance/development is proposed, satisfying the requirements of the Yolo Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP), implementing biological resource protection measures when applicable, and avoidance of sensitive habitats and special-status species.

ECORP Consulting, Inc. conducted an Initial Biological Assessment for the 78-acre project site to document on-site vegetation, determine the land cover types and habitats on and adjacent to the project site, and to evaluate the potential for species covered under the Yolo HCP/NCCP to occur at the project site (see Appendix B).<sup>3</sup> Although the proposed development would cause minimal ground disturbance through the extension of the water supply line from the existing irrigation well to the proposed Till Land LLC facility, the proposed project would be considered a Covered Activity requiring permitting pursuant to the Yolo HCP/NCCP. A biological site reconnaissance visit was conducted on September 18<sup>th</sup>, 2023. ECORP Consulting, Inc. used the site reconnaissance to identify habitats for Yolo HCP/NCCP covered species and other special-status species.

According to the Initial Biological Assessment, special-status plant species have a very low potential to exist on the project site due to a history of agricultural use, and the disturbance regimes of human activity and weed control (such as mowing/discing). In addition, special-status plant species not covered under the Yolo HCP/NCCP were not observed. Because the new cultivation areas would be

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<sup>3</sup> Ecorp Consulting, Inc. *Initial Biological Assessment for the White Wolf Farms Inc., Miranda Gardens, and Till Land LLC Commercial Cannabis Cultivation Project at 29371 County Road 12A, Zamora, California.* December 2023.

located on previously disturbed ground, the Initial Biological Assessment determined that special-status plant species would not be impacted by implementation of the proposed project.

According to the Initial Biological Assessment, the project site contains modeled habitat for the following special-status species covered by the Yolo HCP/NCCP: California tiger salamander, white-tailed kite, Swainson's hawk, burrowing owl, and tricolored blackbird. Although covered or special-status plant or wildlife species were not detected during field surveys, wildlife species could migrate into the project site between the time that the field survey was completed and the start of construction. In addition, the project site and vicinity, including adjacent trees and utility poles, contain suitable nesting habitat for various bird species. Although no suitable nesting habitat Swainson's hawk was observed in the study area, the portion south of CR 12A contains suitable primary foraging habitat with the portion north of CR 12A containing suitable secondary foraging habitat. Therefore, Swainson's hawk has the potential to occur within the study area. In addition, if future construction activities are conducted during the nesting season, nesting birds could be indirectly impacted by noise, vibration, and other construction-related disturbances.

Based on the above, implementation of the proposed project could result in potential impacts to covered or other non-covered special-status wildlife species. However, the goals, policies, and actions included in the CLUO, including pre-construction surveys for special-status species, would ensure that any such impacts are reduced to less-than-significant levels. Accordingly, the proposed project would not result in any peculiar impacts to special-status species, given required compliance with applicable federal, State, regional, and local regulations, together with the goals, policies, and actions included in the CLUO, which the CLUO EIR found would substantially mitigate potential environmental effects. Additionally, both by exclusion as a non-covered activity (agriculture) and by the purchase of mitigation fees (if required), and compliance with Yolo HCP/NCCP Avoidance and Minimization Measures (AMMs), implementation of the project would comply with the applicable Yolo HCP/NCCP requirements. Thus, the proposed project would not result in any peculiar effects that would require further CEQA review related to special-status species.

In addition, the proposed project would also not conflict with any tree preservation policy or ordinance, as the project would not require the removal of any protected trees.

According to the Initial Biological Assessment, the site and immediate site vicinity contain wetlands or other aquatic features. Oat Creek enters the northern parcel (Till Land LLC) from the northeast and exits the southern parcel flowing west. However, Oat Creek does not intersect with any of the existing or proposed development footprints. Project site operations are fenced off from the riparian corridor for the South Fork Oat Creek that would not result in any disturbance to surface waters. Nonetheless, according to the CLUO EIR mitigation permittees would be required to demonstrate compliance by obtaining a Lake and Streambed Alteration Agreement (LSA) from the California Department of Fish and Wildlife. Thus, the proposed project would not result in any peculiar effects that would require further CEQA review related to effects on any riparian habitat, protected wetlands, or other sensitive natural communities.

Construction of the proposed project for Till Land LLC would necessitate the erection of security fences around the cultivation compounds that border the perimeter. These fences do not allow animal movement and may act as a local barrier to wildlife movement.

However, the fenced cultivation areas are surrounded by open space, allowing wildlife to move around these fenced areas. The construction of the proposed project will have a less than significant impact upon wildlife movement. Implementation of the project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites, and additional mitigation would not be necessary.

Overall, based on the above, the proposed project does not include peculiar project features or new important information associated with biological resources beyond what was included in the CLUO EIR.

**Question #3 (Project Consistent with CLUO), Discussion and Substantial Evidence:** As documented in this CLUO Compliance Checklist, the project is consistent with the requirements of the CLUO. Various conditions of approval have been identified to ensure ongoing compliance, including the following relevant to biological resources:

- Comply with CLUO Section 8-2.1408(D), Biological Resources, which identifies required actions if sensitive species would be potentially impacted by the project.
- Comply with CLUO Section 8-2.1408(E), Buffers, which identifies applicable buffers between cannabis land uses and other identified land uses.
- Comply with CLUO Section 8-2.1408(MM), Setbacks, which establishes minimum setbacks from specified streams and water bodies.
- Comply with CLUO Section 8-2.1408(OO), Site Design, which requires that site design integrate adopted regulatory and design requirements for protection of biological resources.
- Comply with CLUO Section 8-2.1408(RR), Tree Protection which encourages protection of trees and prohibits removal of native trees.

**Conclusions:** The site-specific analysis did not reveal any impacts to biological resources that were not anticipated in the CLUO EIR. The proposed project will not create effects or require mitigation measures that were not discussed in the CLUO EIR. The proposed project, as conditioned, meets the thresholds, criteria, and requirements to qualify for streamlining under CEQA pursuant to Sections 15162, 15168(c), and 15183 of the CEQA Guidelines. Based on the above, the criteria for requiring further CEQA review are not met and impacts related to biological resources were ***adequately addressed in the CLUO EIR.***

## V. CULTURAL AND TRIBAL CULTURAL RESOURCES.

	CLUO EIR Conclusion	Question #1: Project Within Scope of CLUO EIR?	Question #2: Important Site-Specific or New Information?	Question #3: Project Consistent with CLUO?
<i>Would the project:</i>				
a. Impact CULT-1: Cause a Substantial Adverse Change in the Significance of a Historical Resource?	LS	Yes	No	Yes
b. Impact CULT-2: Cause a Substantial Adverse Change in the Significance of an Archaeological Resource?	LS	Yes	No	Yes
c. Impact CULT-3: Disturb Any Human Remains, Including Those Interred Outside of Dedicated Cemeteries?	LS	Yes	No	Yes
d. Impact CULT-4: Cause a Substantial Adverse Change in the Significance of a Tribal Cultural Resource?	LS	Yes	No	Yes

N/A = Not Analyzed; NI = No Impact; LS = Less-than-Significant; LS w/ MMs = Less-than-Significant with Mitigation; SU = Significant and Unavoidable; SU w/MMs = Significant and Unavoidable with Mitigation.

**CLUO EIR Discussion and Conclusions:** Impacts to cultural resources are analyzed on pages 3.5-1 to 3.5-26, 4-20 to 4-21, 4-54 to 4-55, and in Chapter 5 of the draft volume of the CLUO EIR. No modifications to the analysis of cultural resources were made in the final volume of the CLUO EIR or CEQA Findings of Fact. Clarifications to the cumulative analysis were made on pages 4-5 to 4-7 in the final volume of the CLUO EIR. All impacts on cultural resources were found to be less-than-significant, with no mitigation measures required.

**Question #1 (Project Within Scope of CLUO EIR), Discussion and Substantial Evidence:** As documented herein, the proposed project falls within the scope of the CLUO EIR. The proposed project would include the addition of four acres of outdoor cannabis cultivation canopy (for a total of six acres of canopy) and the development of 56 hoop houses between three collocated facilities, which was anticipated in the CLUO EIR. The subject project is presently used for cultivating cannabis by existing licensees White Wolf Farms Inc. and Miranda Gardens, who have been licensed since 2017, and was included in the CLUO EIR analysis as a component of existing conditions. The area where Till Land LLC is proposing operations is presently used for agricultural purposes. As discussed in the Documentation That the Project is within the Scope of the CLUO EIR section of this checklist, approval of the requested Cannabis Use Permit would not result in the exceedance of the number of cannabis sites; maximum number of cannabis land uses; maximum outdoor cultivation acreage; maximum total land area; total assumed new land disturbance; maximum total building area; maximum total employees; nor would the project result in an over-concentration of Cannabis Use Permits within a six-mile radius.

**Question #2 (Important Site-Specific or New Information), Discussion and Substantial Evidence:** The following site-specific information is relevant to cultural resources:

The White Wolf Farms Inc. and Miranda Gardens facilities were identified as existing cannabis operations in the CLUO EIR, and were considered in the analysis conducted therein. Till Land's previous facility in the Capay Valley was also considered in the CLUO EIR analysis. In addition, the Yolo County General Plan designates the site as AG, and, thus, the project site has been anticipated to include

a full range of agricultural uses. Furthermore, the proposed project would be consistent with the CLUO regulations related to cultural and tribal cultural resources, including CLUO Section 8-2.1408(H), Cultural Resources, which establishes various requirements for known and unknown cultural and tribal cultural resources. As required by the CLUO, a Cultural Resources Survey Report was prepared by InContext Cultural Resources Solutions for the proposed project.<sup>4</sup> The results from the search of the California Historical Resources Information System (CHRIS) conducted as part of the Cultural Resources Survey Report identified three cultural or historical resources that had been previously recorded within a 0.25-mile radius of the approximately 78-acre project site. The previously recorded resources consist of historic refuse scatter, prehistoric lithic scatter, and a historic town site. However, none of the foregoing resources extend within the project site. InContext Cultural Resources Solutions concluded that the project site and its vicinity have low sensitivity for the presence of subsurface indigenous or historic-period archaeological resources. Nonetheless, should cultural resources be discovered during ground-disturbing activities, the proposed project would be required to comply with CLUO Section 8-2.1408(H), which sets forth procedures to be followed should cultural resources be discovered, including establishing buffers and contacting affiliated tribes.

The Yocha Dehe Wintun Nation (“Tribe”) Tribal Council submitted a letter dated May 15, 2024, stating that the proposed White Wolf Farms, Miranda Gardens, and Till Land cannabis operations are within a cultural resource or tribal trust land buffer. The Tribal Council sent the county a letter of exemption for the project dated July 23, 2024, indicating that the Tribe has no objections to the project, as proposed, with the inclusion of tribal monitoring for any ground disturbance activities and with the inclusion of three specific measures, which have been added to the project’s conditions of approval. The following measures have been agreed to by the applicant and have been added to the project’s conditions of approval:

- The applicant shall retain a tribal monitor from YDWN to deliver a tribal cultural resources sensitivity training prior to the commencement of actions under the CLUO. The training shall include an overview of state laws regarding tribal cultural resources, directions on avoidance of the ESA, requirements for notification of unanticipated discoveries, and contact information.
- All new in-ground plantings shall be contained within a layer of clean, culturally sterile topsoil that is placed on top of the existing ground surface. The depth of the imported topsoil shall be deep enough that root systems do not extend into the native soil. Alternatively, plantings can be contained within above-ground containers without the need for imported topsoil. The applicant shall retain a tribal monitor to inspect the placement of fill over the sensitive soils and determine that the thickness is sufficient to allow for plantings to occur.
- The applicant shall retain a tribal monitor from YDWN to observe any ground disturbing activity associated with installation of new hoop houses. The tribal monitor has the authority to pause ground disturbing activities in the event of the discovery of cultural materials. In the event of a discovery, the County shall consult with the Tribe and applicant on appropriate treatment.

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<sup>4</sup> InContext Cultural Resources Solutions. *Cultural Resources Survey Report for The Till Land LLC Waterline Trench, Yolo County, California*. June 2024.

Ground disturbance cannot resume at the discovery location until the treatment is implemented to the satisfaction of the County, in consultation with the Tribe.

Based on the above, the proposed project does not include peculiar project features or new important information associated with cultural and tribal cultural resources beyond what was included in the CLUO EIR.

**Question #3 (Project Consistent with CLUO), Discussion and Substantial Evidence:** As documented in this CLUO Compliance Checklist, the project is consistent with the requirements of the CLUO. Various conditions of approval have been identified to ensure ongoing compliance, including the following relevant to cultural resources:

- Comply with CLUO Section 8-2.1408(E), Buffers, which establishes buffers for various identified sensitive uses ranging from 600 feet to 1,500 feet, with exceptions allowed for existing operators on a case-by-case basis (see Section 8-2.1403 (B) through (E) which address buffer easements, exemptions, exceptions, and reductions).
- Comply with CLUO Section 8-2.1408(H), Cultural Resources, which establishes various requirements for known and unknown cultural and tribal cultural resources.
- Comply with CLUO Section 8-2.1408(MM), Setbacks, which establishes minimum setbacks from specified site resources.
- Comply with CLUO Section 8-2.1408(OO), Site Design, which requires that site design integrate adopted regulatory and design requirements for protection of cultural resources.

**Conclusions:** The site-specific analysis did not reveal any impacts to cultural resources that were not anticipated in the CLUO EIR. The proposed project will not create effects or require mitigation measures that were not discussed in the CLUO EIR. The proposed project, as conditioned, meets the thresholds, criteria, and requirements to qualify for streamlining under CEQA pursuant to Sections 15162, 15168(c), and 15183 of the CEQA Guidelines. Based on the above, the criteria for requiring further CEQA review are not met and impacts related to cultural and tribal cultural resources were ***adequately addressed in the CLUO EIR.***

<b>VI. ENERGY.</b> <i>Would the project:</i>	CLUO EIR Conclusion	Question #1: Project Within Scope of CLUO EIR?	Question #2: Important Site-Specific or New Information?	Question #3: Project Consistent with CLUO?
a. Impact ENE-1: Result in Wasteful, Inefficient, or Unnecessary Consumption of Energy?	LS	Yes	No	Yes
b. Impact ENE-2: Conflict with Plans for Renewable Energy and Energy Efficiency?	LS	Yes	No	Yes

N/A = Not Analyzed; NI = No Impact; LS = Less-than-Significant; LS w/ MMs = Less-than-Significant with Mitigation; SU = Significant and Unavoidable; SU w/MMs = Significant and Unavoidable with Mitigation.

**CLUO EIR Discussion and Conclusions:** Impacts to energy are analyzed on pages 3.6-1 to 3.6-16, 4-22 to 4-26, 4-55, and in Chapter 5 of the draft volume of the CLUO EIR. No modifications to the analysis of energy were made in the final volume of the CLUO EIR or CEQA Findings of Fact. Clarifications to the cumulative analysis were made on pages 4-5 to 4-7 in the final volume of the CLUO EIR. All energy impacts were found to be less-than-significant, with no mitigation measures required.

**Question #1 (Project Within Scope of CLUO EIR), Discussion and Substantial Evidence:** As documented herein, the proposed project falls within the scope of the CLUO EIR. The proposed project would include the addition of four acres of outdoor cannabis cultivation canopy (for a total of six acres of canopy) and the development of 56 hoop houses between three co-located facilities, which was anticipated in the CLUO EIR. The subject project is presently used for cultivating cannabis by existing licensees White Wolf Farms Inc. and Miranda Gardens, who have been licensed since 2017, and was included in the CLUO EIR analysis as a component of existing conditions. The area where Till Land LLC is proposing operations is presently used for agricultural purposes. As discussed in the Documentation That the Project is within the Scope of the CLUO EIR section of this checklist, approval of the requested Cannabis Use Permit would not result in the exceedance of the number of cannabis sites; maximum number of cannabis land uses; maximum outdoor cultivation acreage; maximum total land area; total assumed new land disturbance; maximum total building area; maximum total employees; nor would the project result in an over-concentration of Cannabis Use Permits within a six-mile radius. Furthermore, the proposed expansions would occur on areas of the project site which have been previously disturbed through agricultural operations.

According to the CLUO EIR, construction and operation of commercial cannabis sites associated with implementation of the proposed CLUO, including subsequent Cannabis Use Permits pursuant to the adopted CLUO would result in the consumption of fuel (gasoline and diesel), electricity, and natural gas. The energy needs for construction of new and relocated commercial cannabis cultivation and noncultivation sites would be temporary and would not require additional capacity or increase peak or base period demand for electricity or other forms of energy. The CLUO requires all cannabis sites to derive 100 percent of their energy from renewable and carbon-free sources. This can be achieved by on-site generation of energy from renewable sources or through participation in Valley Clean Energy's Ultra Green program or equivalent standard (100 percent renewable and 100 percent carbon-free). The CLUO EIR determined that energy consumption associated with all of the alternatives under the CLUO would not result in wasteful, inefficient, or unnecessary consumption of energy. In addition, renewable energy generation requirements pursuant to the implementation of the CLUO, including subsequent Cannabis Use Permits pursuant to the adopted CLUO, would result in an increase in renewable versus non-renewable

energy use relative to existing agricultural uses, which would directly support the goals and strategies of the State's 2008 Energy Action Plan Update (EAP), General Plan, and Yolo County Climate Action Plan (CAP).

Additionally, the project was reviewed against the 2030 Climate Action and Adaptation Plan (2030 CAAP), which is a strategic planning document that provides a roadmap of actions to achieve greenhouse gas (GHG) reduction goals. Although it provides the County information about GHG impacts and potential mitigation strategies, the 2030 CAAP is not a part of the County General Plan and does not implement binding regulations until the County takes further action (e.g., amending the General Plan). The 2030 CAAP will help inform future modifications to the requirements of the General Plan, and did not change the validity or conclusions of the climate change and GHG analysis of the CLUO EIR related to energy conservation and GHG emissions reductions.

**Question #2 (Important Site-Specific or New Information), Discussion and Substantial Evidence:** The following site-specific information is relevant to energy:

The proposed project would involve energy use associated with construction activities and operations; however, given that the proposed project would be consistent with the CLUO, buildout of the project site and associated energy demands have been anticipated by the County and analyzed in the CLUO EIR. As the expansion includes only the development of hoop houses, the increase in energy use for the project site would not result in a significant increase in peak or base demands or require additional capacity from local or regional energy supplies. In addition, the proposed project would be required to comply with all applicable regulations related to energy conservation and fuel efficiency associated with construction activities, such as the California Air Resources Board's (CARB's) In-Use Off-Road Diesel Vehicle Regulation, which would help to improve fuel efficiency and reduce the temporary increase in energy demand.

With regard to operational energy use, including energy use associated with new development, transportation, and renewable energy, the CLUO EIR concluded that with the implementation of CLUO policies, and in accordance with applicable State and local energy efficiency measures such as the CALGreen Code and the Building Energy Efficiency Standards, significant energy conservation and savings would be realized from future development under the proposed CLUO, and energy impacts from implementation would be less than significant. In addition, the CLUO encourages on-site generation of energy from clean and/or renewable sources, and requires all cannabis sites be conditioned to achieve VCE ultra green or equivalent standard (100 percent renewable and 100 percent carbon-free). The proposed project would meet these requirements, as the project site is conditioned to enroll in VCE's UltraGreen program, which ensures all energy provided to the site is sourced from renewable energy sources. Therefore, through compliance with applicable CLUO policies, as well as other State energy standards, construction and operation of the proposed project would not result in wasteful, inefficient, or unnecessary consumption of energy resources or conflict with or obstruct a State or local plan for renewable energy or energy efficiency. Furthermore, the proposed project would be consistent with the CLUO regulations related to energy shown in Question #3, below.

Overall, based on the above, the proposed project is consistent with the CLUO, and does not include peculiar project features or new important information related to energy beyond what was included in the CLUO EIR.

**Question #3 (Project Consistent with CLUO), Discussion and Substantial Evidence:** As documented in this CLUO Compliance Checklist, the project is consistent with the requirements of the CLUO. Various conditions of approval have been identified to ensure ongoing compliance, including the following relevant to energy:

- Comply with CLUO Section 8-2.1408(F), Building Design, which establishes requirements for design and construction of buildings and structures to consider energy use.
- Comply with CLUO Section 8-2.1408(O), Energy Use, which requires a permanent power source, and 100 percent renewable and carbon-free energy.
- Comply with CLUO Section 8-2.1408(T), Generators, which prohibits the use of generators (including diesel-powered refrigerated units) as the sole or permanent source of power for equipment and/or facilities for all cannabis use types is prohibited. All licensees must satisfy applicable requirements of the Yolo-Solano Air Quality Management District. Cultivators, nurseries, and processing licensees must also demonstrate compliance with Section 16306, Generator Requirements, of the DCC Regulations.

**Conclusions:** The site-specific analysis did not reveal any energy impacts that were not anticipated in the CLUO EIR. The proposed project will not create effects or require mitigation measures that were not discussed in the CLUO EIR. The proposed project, as conditioned, meets the thresholds, criteria, and requirements to qualify for streamlining under CEQA pursuant to Sections 15162, 15168(c), and 15183 of the CEQA Guidelines. Based on the above, the criteria for requiring further CEQA review are not met and impacts related to energy were ***adequately addressed in the CLUO EIR.***

**VII. GEOLOGY AND SOILS;  
PALEONTOLOGY; MINERAL  
RESOURCES**

	CLUO EIR Conclusion	Question #1: Project Within Scope of CLUO EIR?	Question #2: Important Site-Specific or New Information?	Question #3: Project Consistent with CLUO?
<i>Would the project:</i>				
a. Impact GEO-1: Create Substantial Soil Erosion or Loss of Topsoil?	LS	Yes	No	Yes
b. Impact GEO-2: Be Located on a Geologic Unit or Soil That Is Unstable or Would Become Unstable as a Result of the Project or Be Located on Expansive Soil, Creating Direct or Indirect Risks to Life or Property?	LS	Yes	No	Yes
c. Impact GEO-3: Destroy a Unique Paleontological Resource or Site or Unique Geologic Feature?	LS	Yes	No	Yes
d. Impact GEO-4: Result in the Loss of Availability of a Known Mineral Resource or Locally Important Mineral Resource Recovery Site?	LS	Yes	No	Yes
N/A = Not Analyzed; NI = No Impact; LS = Less-than-Significant; LS w/ MMs = Less-than-Significant with Mitigation; SU = Significant and Unavoidable; SU w/MMs = Significant and Unavoidable with Mitigation.				

**CLUO EIR Discussion and Conclusions:** Impacts to geology and soils are analyzed on pages 3.7-1 to 3.7-44, 4-22 to 4-27, 4-55, and in Chapter 5 of the draft volume of the CLUO EIR. No modifications to the analysis of geology and soils were made in the final volume of the CLUO EIR or CEQA Findings of Fact. Clarifications to the cumulative analysis were made on pages 4-5 to 4-7 in the final volume of the CLUO EIR. All impacts to geology and soils were found to be less-than-significant, with no mitigation measures required.

**Question #1 (Project Within Scope of CLUO EIR), Discussion and Substantial Evidence:** As documented herein, the proposed project falls within the scope of the CLUO EIR. The proposed project would include the addition of four acres of outdoor cannabis cultivation canopy (for a total of six acres of canopy) and the development of 56 hoop houses between three co-located facilities, which was anticipated in the CLUO EIR. The subject project is presently used for cultivating cannabis by existing licensees White Wolf Farms Inc. and Miranda Gardens, who have been licensed since 2017, and was included in the CLUO EIR analysis as a component of existing conditions. The area where Till Land LLC is proposing operations is presently used for agricultural purposes. As discussed in the Documentation That the Project is within the Scope of the CLUO EIR section of this checklist, approval of the requested CUP would not result in the exceedance of the number of cannabis sites; maximum number of cannabis land uses; maximum outdoor cultivation acreage; maximum total land area; total assumed new land disturbance; maximum total building area; maximum total employees; nor would the project result in an over-concentration of Cannabis Use Permits within a six-mile radius.

The proposed project would not include any expansion onto portions of the site, not previously used for agriculture or not already developed in some manner.

**Question #2 (Important Site-Specific or New Information), Discussion and Substantial Evidence:** The following site-specific information is relevant to geology and soils:

The White Wolf Farms Inc. and Miranda Gardens facilities were identified as existing cannabis operations in the CLUO EIR, and were considered in the analysis conducted therein. Till Land's previous facility in the Capay Valley was also considered in the CLUO EIR analysis. The CLUO EIR concluded that compliance with applicable CLUO policies, the California Building Standards Code (CBSC), and existing regulations, impacts related to erosion and sedimentation, fault rupture hazards, and seismic ground shaking would be less than significant. Given that the proposed project would be consistent with the site's General Plan land use designation and would be required to comply with all applicable CLUO policies, the CBSC, and existing regulations, the proposed project would not result in any new impacts or increase the severity of any impacts related to geology and soils, including erosion or unstable soil conditions, from what has already been anticipated for the site by the CLUO EIR or General Plan EIR.

Given that the proposed project is consistent with the site's General Plan land use designation, impacts associated with cultivated agriculture uses on the site have already been considered in the General Plan EIR. In addition, the proposed project would be subject to Section 8-2.1408(H) of the CLUO, which requires that cannabis uses protect and mitigate discovered paleontological resources. Furthermore, the proposed project would not include expansion of cultivation activities onto portions of the site not previously used for agriculture or not already disturbed. As the only site improvement is the extension of the water line from the existing irrigation system to the proposed Till Land LLC facility, only minor construction activities would be necessary. Thus, a low potential exists for discovery of buried paleontological resources.

The project site is located within Mineral Resource Zone 4 (MRZ-4), which is identified as an area where geologic information is inadequate to assign to any other mineral resource zone category.<sup>5</sup> The project site would not include any substantial ground-disturbing activities, such as grading or drilling. Thus, due to the low likelihood for the presence of concrete aggregate resources and limited ground disturbance, the proposed project would not result in the loss of availability of a known mineral resource.

Based on the above, the proposed project does not include peculiar project features or new important information associated with geology, soils, paleontology, or mineral resources beyond what was included in the CLUO EIR.

**Question #3 (Project Consistent with CLUO), Discussion and Substantial Evidence:** As documented in this CLUO Compliance Checklist, the project is consistent with the requirements of the CLUO. Various conditions of approval have been identified to ensure ongoing compliance, including the following relevant to geology and soils:

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<sup>5</sup> California Geological Survey. *Mineral Land Classification Map of Concrete Aggregate in the Greater Sacramento Area Production-Consumption Region*. Available at: [https://www.conservation.ca.gov/cgs/Documents/Publications/Special-Reports/SR\\_245-MLC-SacramentoPCR-2018-Plate01-a11y.pdf](https://www.conservation.ca.gov/cgs/Documents/Publications/Special-Reports/SR_245-MLC-SacramentoPCR-2018-Plate01-a11y.pdf). Accessed December 2024.

- Comply with CLUO Section 8-2.1408(F), Building Design, which requires that the design and construction of buildings and structures comply with all applicable codes, standards, regulations, and guidelines.
- Comply with CLUO Section 8-2.1408 (J), Drainage and Storm Water Discharge, which requires the site drainage, runoff, and storm water discharge shall comply with the State Water Board Cannabis Policy and Cannabis General Order and the County Improvement Standards.
- Comply with CLUO Section 8-2.1408(V), Grading/Land Clearing, which establishes requirements for permits and geotechnical analysis related to site grading and land clearing.

**Conclusions:** The site-specific analysis did not reveal any impacts to soils or geology that were not anticipated in the CLUO EIR. The proposed project will not create effects or require mitigation measures that were not discussed in the CLUO EIR. The proposed project, as conditioned, meets the thresholds, criteria, and requirements to qualify for streamlining under CEQA pursuant to Sections 15162, 15168(c), and 15183 of the CEQA Guidelines. Based on the above, the criteria for requiring further CEQA review are not met and impacts related to geology, soils, paleontological resources, and mineral resources were ***adequately addressed in the CLUO EIR.***

**VIII. GREENHOUSE GAS EMISSIONS AND CLIMATE CHANGE.**

*Would the project:*

	CLUO EIR Conclusion	Question #1: Project Within Scope of CLUO EIR?	Question #2: Important Site-Specific or New Information?	Question #3: Project Consistent with CLUO?
a. Impact GHG-1: Generate Greenhouse Gas Emissions, Either Directly or Indirectly, That May Have a Significant Impact on the Environment or Conflict with Plan or Policies Adopted to Reduce Emissions of Greenhouse Gases?	LS w/MMs	Yes	No	Yes

N/A = Not Analyzed; NI = No Impact; LS = Less-than-Significant; LS w/ MMs = Less-than-Significant with Mitigation; SU = Significant and Unavoidable; SU w/MMs = Significant and Unavoidable with Mitigation.

**CLUO EIR Discussion and Conclusions:** Impacts to energy are analyzed on pages 3.8-1 to 3.8-18, 4-27, 4-56, and in Chapter 5 of the draft volume of the CLUO EIR. No modifications to the analysis of greenhouse gases (GHG) and climate change were made in the final volume of the CLUO EIR or CEQA Findings of Fact. Clarifications to the cumulative analysis were made on pages 4-5 to 4-7 in the final volume of the CLUO EIR. All GHG and climate change impacts were found to be less-than-significant, with implementation of identified mitigation measures.

**Question #1 (Project Within Scope of CLUO EIR), Discussion and Substantial Evidence:** As documented herein, the proposed project falls within the scope of the CLUO EIR. The proposed project would include the addition of four acres of outdoor cannabis cultivation canopy (for a total of six acres of canopy) and the development of 56 hoop houses between three co-located facilities, which was anticipated in the CLUO EIR. The subject project is presently used for cultivating cannabis by existing licensees White Wolf Farms Inc. and Miranda Gardens, who have been licensed since 2017, and was included in the CLUO EIR analysis as a component of existing conditions. The area where Till Land LLC is proposing operations is presently used for agricultural purposes. As discussed in the Documentation That the Project is within the Scope of the CLUO EIR section of this checklist, approval of the requested Cannabis Use Permit would not result in the exceedance of the number of cannabis sites; maximum number of cannabis land uses; maximum outdoor cultivation acreage; maximum total land area; total assumed new land disturbance; maximum total building area; maximum total employees; nor would the project result in an over-concentration of Cannabis Use Permits within a six-mile radius.

The proposed project would not include any expansion onto portions of the site not previously used for agriculture or not already developed in some manner.

**Question #2 (Important Site-Specific or New Information), Discussion and Substantial Evidence:** The following site-specific information is relevant to GHG emissions and climate change:

The White Wolf Farms Inc. and Miranda Gardens facilities were identified as existing cannabis operations in the CLUO EIR, and were considered in the analysis conducted therein. Till Land’s previous facility in the Capay Valley was also considered in the CLUO EIR analysis. In addition, the Yolo County General Plan designates the site as AG, and, thus, the project site has been anticipated to include a full range of agricultural uses.

As discussed in the Energy Section of this checklist, the proposed project would be consistent with the requirements of the CLUO related to energy conservation, which would in turn reduce GHG emissions. The CLUO requirements related to energy conservation and GHG emissions reduction align with both the Yolo County CAP and the 2017 Scoping Plan. Other performance standards included in the CLUO would further align with these adopted GHG reduction plans. For example, the cultivation sites permitted under the CLUO would be required to be consistent with Measure A-3 of the Yolo County CAP, which addresses reduction in energy use in agricultural pumping. Additionally, all existing buildings used for cultivation or noncultivation purposes would be required to be consistent with Measure E-6 of the Yolo County CAP, which addresses reduction in water consumption through increased plumbing fixture efficiency. Pursuant to Mitigation Measure GHG-1 of the CLUO EIR, permittees are required to demonstrate compliance with applicable provisions of the Yolo County CAP, which would ensure impacts are reduced to a less-than-significant level. Project consistency with the Yolo County CAP was evaluated as part of the County's application review process, and the County determined the proposed project would be consistent with applicable CAP measures. Thus, the proposed project has implemented Mitigation Measure GHG-1 of the CLUO EIR. Therefore, the proposed project would be consistent with the CLUO regulations related to GHG emissions and mitigation measures in the CLUO EIR, and the proposed project does not include peculiar project features or new important information beyond what was included in the CLUO EIR.

Similarly, the project was reviewed against the 2030 Climate Action and Adaptation Plan (2030 CAAP), which is a strategic planning document that provides a roadmap of actions to achieve greenhouse gas (GHG) reduction goals. Although it provides the County information about GHG impacts and potential mitigation strategies, the 2030 CAAP is not a part of the County General Plan and does not implement binding regulations until the County takes further action (e.g., amending the General Plan). The 2030 CAAP provides updated information relevant to reduction of GHG emissions and management of climate change risks and contains updated inventories of community-wide GHG emissions, County owned vehicles and facilities, and locally relevant life-cycle emissions. The 2030 CAAP will help inform future modifications to the requirements of the General Plan, and did not change the validity or conclusions of the climate change and GHG analysis of the CLUO EIR related to energy conservation and GHG emissions reductions.

Overall, the proposed project does not include peculiar project features or new important information associated with GHG emissions and climate change beyond what was included in the CLUO EIR.

**Question #3 (Project Consistent with CLUO), Discussion and Substantial Evidence:** As documented in this CLUO Compliance Checklist, the project is consistent with the requirements of the CLUO. Various conditions of approval have been identified to ensure ongoing compliance, including the following relevant to GHG emissions and climate change:

- CLUO Section 8-2.1408(F), Building Design, which requires consideration of lighting, energy use, and other appropriate measures related to environmental controls.

- CLUO Section 8-2.1408(O), Energy Use, which encourages onsite generation of energy from clean and/or renewable sources and demonstration of compliance with applicable provisions of the County's Climate Action Plan, including energy efficiency measures for irrigation pumps and water efficiency requirements for buildings.
- Comply with CLUO Section 8-2.1408(JJ), Roadways, which encourages measures to reduce vehicular trips which will minimize GHG emissions. The proposed project would not result in an increase of employees, and per applicant provided information, employees are encouraged to carpool.

**Conclusions:** The site-specific analysis did not reveal any GHG or climate change impacts that were not anticipated in the CLUO EIR. The proposed project will not create effects or require mitigation measures that were not discussed in the CLUO EIR. The proposed project, as conditioned, meets the thresholds, criteria, and requirements to qualify for streamlining under CEQA pursuant to Sections 15162, 15168(c), and 15183 of the CEQA Guidelines. Based on the above, the criteria for requiring further CEQA review are not met and impacts related to greenhouse gas emissions and climate change were ***adequately addressed in the CLUO EIR.***

**IX. HAZARDS AND HAZARDOUS MATERIALS; WILDFIRE**

*Would the project:*

	CLUO EIR Conclusion	Question #1: Project Within Scope of CLUO EIR?	Question #2: Important Site-Specific or New Information?	Question #3: Project Consistent with CLUO?
a. Impact HAZ-1: Create a Significant Hazard through Transport, Use, or Disposal of Hazardous Materials?	LS	Yes	No	Yes
b. Impact HAZ-2: Create a Significant Hazard to the Public or Environment through Reasonably Foreseeable Upset and/or Accident Conditions Involving Release of Hazardous Materials or Be Located on a Site Included on a List of Hazardous Material Sites Complied Pursuant to Government Code Section 65962.5, Which Would Create a Significant Hazard to the Public or Environment?	LS	Yes	No	Yes
c. Impact HAZ-3: Emit Hazardous Emissions or Handle Hazardous Materials within 0.25 Mile of an Existing or Proposed School?	LS	Yes	No	Yes
d. Impact HAZ-4: Result in a Safety Hazard or Noise for People Residing or Working within 2 Miles of a Public Airport or Public Use Airport?	LS	Yes	No	Yes
e. Impact HAZ-5: Impair or Physically Interfere with Emergency Response or Evacuation Plans?	LS	Yes	No	Yes
f. Impact HAZ-6: Expose People or Structures to a Significant Risk of Loss, Injury, or Death Involving Wildfires, Exacerbate Wildfire Risks from Installation of Infrastructure, or Expose People or Structures to Significant Risks Due to Postfire Conditions	LS	Yes	No	Yes

N/A = Not Analyzed; NI = No Impact; LS = Less-than-Significant; LS w/ MMs = Less-than-Significant with Mitigation; SU = Significant and Unavoidable; SU w/MMs = Significant and Unavoidable with Mitigation.

**CLUO EIR Discussion and Conclusions:** Impacts related to hazards and hazardous materials are analyzed on pages 3.9-1 to 3.9-44, 4-28, 4-56 to 4-58, and in Chapter 5 of the draft volume of the CLUO EIR. No modifications to the analysis of hazards and hazardous materials were made in the final volume of the CLUO EIR or the CEQA Findings of Fact. Clarifications to the cumulative analysis were made on pages 4-5 to 4-7 in the final volume of the CLUO EIR. All impacts related to hazards and hazardous materials were found to be less-than-significant, with no mitigation measures required.

**Question #1 (Project Within Scope of CLUO EIR), Discussion and Substantial Evidence:** As documented herein, the proposed project falls within the scope of the CLUO EIR. The proposed project would include the addition of four acres of outdoor cannabis cultivation canopy (for a total of six acres of canopy) and the development of 56 hoop houses between three co-located facilities, which was anticipated in the CLUO EIR. The subject project is presently used for cultivating cannabis by existing licensees White Wolf Farms Inc. and Miranda Gardens, who have been licensed since 2017, and was included in the CLUO EIR analysis as a component of existing conditions. The area where Till Land LLC is proposing operations is presently used for agricultural purposes. As discussed in the

Documentation That the Project is within the Scope of the CLUO EIR section of this checklist, approval of the requested Cannabis Use Permit would not result in the exceedance of the number of cannabis sites; maximum number of cannabis land uses; maximum outdoor cultivation acreage; maximum total land area; total assumed new land disturbance; maximum total building area; maximum total employees; nor would the project result in an over-concentration of Cannabis Use Permits within a six-mile radius.

The proposed project would not include any expansion onto portions of the site not previously used for agriculture or not already developed in some manner.

**Question #2 (Important Site-Specific or New Information), Discussion and Substantial Evidence:** The following site-specific information is relevant to hazards and hazardous materials:

The White Wolf Farms Inc. and Miranda Gardens facilities were identified as existing cannabis operations in the CLUO EIR, and were considered in the analysis conducted therein. Till Land's previous facility in the Capay Valley was also considered in the CLUO EIR analysis. In addition, the Yolo County General Plan designates the site as AG, and, thus, the project site has been anticipated to include a full range of agricultural uses. Furthermore, the proposed project would be required to comply with all applicable regulations related to hazards and hazardous materials, including compliance with CLUO regulations, as well as California Health and Safety Codes and local County ordinances regulating the handling, storage, and transportation of hazardous and toxic materials. For example, as required by the CLUO, the applicant has prepared a Cannabis Waste Management Plan (Plan), which provides information on the solid, green, and hazardous waste generated from the cannabis business at the site, and disposal procedures in accordance with the Public Resources Code and other applicable State and local laws. Compliance with all such measures would ensure that any hazardous materials used on-site would not present a hazard to the public or environment.

The project site is not located on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5, including the State Water Resources Control Board's (SWRCB) GeoTracker data management system and hazardous materials sites, such as leaking underground storage tank (LUST) sites,<sup>6</sup> and Department of Toxic Substances Control (DTSC) cleanup sites.<sup>7</sup> In addition, the project site is not located on or near any hazardous waste sites identified on the list of active Cease and Desist Orders (CDO) and Cleanup and Abatement Orders (CAO) from the SWRCB.<sup>8</sup> Furthermore, the project site is located approximately 8.3 miles away from the nearest school and approximately 9.7 miles away from the nearest airport (private airfield). Therefore, the proposed project would not result in impacts associated with such.

The proposed project would not interfere with the emergency evacuation routes established by the Yolo County Office of Emergency Services (OES) and, thus, would not interfere with an emergency evacuation or response plan.

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<sup>6</sup> California Environmental Protection Agency. *GeoTracker*. Available at: <https://geotracker.waterboards.ca.gov/search>. Accessed December 2024.

<sup>7</sup> Department of Toxic Substances Control. *EnviroStor*. Available at: <https://www.envirostor.dtsc.ca.gov/public/search.asp>. Accessed December 2024.

<sup>8</sup> State Water Resources Control Board. *Active CDO and CAO*. Available at: <https://calepa.ca.gov/sitecleanup/corteselist/>. Accessed December 2024.

According to CAL FIRE's Fire and Resource Assessment Program, the project site is located within a Local Responsibility Area (LRA).<sup>9</sup> The fire severity zone within the LRA is designated as Non-Wildland/non-Urban. In addition, the project would be an extension of the existing use, which is consistent with what was anticipated for the site in the County's General Plan. The CLUO EIR concludes that compliance with applicable CLUO policies, federal, State, and local laws and regulations, including the California Fire Code requirements, would ensure that cannabis uses incorporate fire protection measures that would avoid an increased risk of wildfire and increased exposure to wildfire hazards and associated affects from a wildfire event. Accordingly, impacts related to wildland fire hazards were determined to be less than significant with compliance with all such regulations. The proposed construction would occur on previously disturbed land and, thus, the addition of the proposed hoop houses would not exacerbate the risk of fire. In addition, the proposed project would be subject to the requirements established by the California Fire Code related to emergency planning and preparedness, fire service features, building services and systems, fire-resistance-rated construction, fire protection systems, and construction requirements for existing buildings, as well as specialized standards for specific types of facilities and materials. For example, vegetation is and would continue to be maintained on the property with defensible space around all structures in compliance with federal, State, and local regulations. Therefore, the proposed project would not introduce any new impacts or increase severity of any previously identified impacts related to wildfire risks in the General Plan EIR or CLUO EIR.

Overall, the proposed project does not include peculiar project features or new important information associated with hazards, hazardous materials, or wildfire beyond what was included in the CLUO EIR.

**Question #3 (Project Consistent with CLUO), Discussion and Substantial Evidence:** As documented in this CLUO Compliance Checklist, the project is consistent with the requirements of the CLUO. Various conditions of approval have been identified to ensure ongoing compliance, including the following relevant to hazards and hazardous materials:

- Comply with CLUO Section 8-2.1408(Q), Fire Protection, which identifies basic requirements for fire protection.
- Comply with CLUO Section 8-2.1408(W), Hazardous Materials, which identifies required disclosures and protocols.
- Comply with CLUO Section 8-2.1408(CC), Nuisance, which identifies the conditions that constitute a public nuisance, subject to three levels of enforcement.

**Conclusions:** The site-specific analysis did not reveal any impacts related to hazards or hazardous materials that were not anticipated in the CLUO EIR. The proposed project will not create effects or require mitigation measures that were not discussed in the CLUO EIR. The proposed project, as conditioned, meets the thresholds, criteria, and requirements to qualify for streamlining under CEQA pursuant to Sections 15162, 15168(c), and 15183 of the CEQA Guidelines. Based on the above, impacts related to hazards and hazardous

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<sup>9</sup> California Department of Forestry and Fire Protection. *Fire Hazard Severity Zone in State Responsibility Area*. Available at: <https://calfire-forestry.maps.arcgis.com/apps/webappviewer/index.html?id=4466cf1d2b9947bea1d4269997e86553>. Accessed December 2024.

materials, and wildfire risks were ***adequately addressed in the CLUO EIR***, and the proposed project would not result in any effects that would require further CEQA review for this topic.

## X. HYDROLOGY AND WATER QUALITY.

### *Would the project:*

	CLUO EIR Conclusion	Question #1: Project Within Scope of CLUO EIR?	Question #2: Important Site-Specific or New Information?	Question #3: Project Consistent with CLUO?
a. Impact HYDRO-1: Violate Any Water Quality Standards or Waste Discharge Requirements or Otherwise Substantially Degrade Surface Water or Groundwater Quality through Development or Alteration of Drainage Patterns?	LS	Yes	No	Yes
b. Impact HYDRO-2: Decrease Groundwater Supplies or Interfere with Groundwater Recharge That May Impede Sustainable Groundwater Management and Increase Demand for Water Supply?	LS	Yes	No	Yes
c. Impact HYDRO-3: Impede or Redirect Drainage Patterns in a Manner That Would Result in Flooding?	LS	Yes	No	Yes
d. Impact HYDRO-4: Conflict with a Water Quality Control Plan?	LS w/MMs	Yes	No	Yes

N/A = Not Analyzed; NI = No Impact; LS = Less-than-Significant; LS w/ MMs = Less-than-Significant with Mitigation; SU = Significant and Unavoidable; SU w/MMs = Significant and Unavoidable with Mitigation.

**CLUO EIR Discussion and Conclusions:** Impacts related to hydrology and water quality are analyzed on pages 3.10-1 to 3.10-50, 4-28 to 4-33, 4-58 to 4-59, and in Chapter 5 of the draft volume of the CLUO EIR. No modifications to the analysis of hydrology and water quality were made in the final volume of the CLUO EIR or the CEQA Findings of Fact. Clarifications to the cumulative analysis were made on pages 4-5 to 4-7 in the final volume of the CLUO EIR.

Disposal and treatment of wastewater discharge from cannabis uses located in municipal service areas is identified as less than significant, with implementation of identified mitigation. All other impacts related to hydrology and water quality were found to be less than significant, with no mitigation measures required.

**Question #1 (Project Within Scope of CLUO EIR), Discussion and Substantial Evidence:** As documented herein, the proposed project falls within the scope of the CLUO EIR. The proposed project would include the addition of four acres of outdoor cannabis cultivation canopy (for a total of six acres of canopy) and the development of 56 hoop houses between three co-located facilities, which was anticipated in the CLUO EIR. The subject project is presently used for cultivating cannabis by existing licensees White Wolf Farms Inc. and Miranda Gardens, who have been licensed since 2017, and was included in the CLUO EIR analysis as a component of existing conditions. The area where Till Land LLC is proposing operations is presently used for agricultural purposes. As discussed in the Documentation That the Project is within the Scope of the CLUO EIR section of this checklist, approval of the requested Cannabis Use Permit would not result in the exceedance of the number of cannabis sites; maximum number of cannabis land uses; maximum outdoor cultivation acreage; maximum total land area; total assumed new land disturbance; maximum total building area; maximum total employees; nor would the project result in an over-concentration of Cannabis Use Permits within a six-mile radius.

The proposed project would not include any expansion onto portions of the site not previously used for agriculture or not already developed in some manner.

**Question #2 (Important Site-Specific or New Information), Discussion and Substantial Evidence:** The following site-specific information is relevant to hydrology and water quality:

The White Wolf Farms Inc. and Miranda Gardens facilities were identified as existing cannabis operations in the CLUO EIR, and were considered in the analysis conducted therein. Till Land's previous facility in the Capay Valley was also considered in the CLUO EIR analysis. In addition, the Yolo County General Plan designates the site as AG, and, thus, the project site has been anticipated to include a full range of agricultural uses. The proposed project would not include any grading activities as the only new ground disturbance would be an extension of the water supply line from the existing irrigation well by well of a waterline trench for the Till Land LLC site. Therefore, topsoil would not be exposed and subject to wind erosion. The CLUO EIR concluded that required compliance with State Water Resource Control Board (SWRCB) Order WQ 2019-0001-DWQ; the Yolo Irrigated Lands Regulatory Program (ILRP); implementation of site design, source control, and treatment control measures; and adherence to CLUO policies render any potential construction and operational impacts to water quality less than significant. Although the proposed project would increase the amount of impervious surface on the site and the water demand associated with the site from existing levels, the proposed project would be required to comply with all of the aforementioned regulations. Therefore, new or increased severity of impacts related to violation of water quality standards or degradation of water quality during construction or operation would not occur from what has already been identified in the General Plan EIR or CLUO EIR.

The highest assumption of water use analyzed in the CLUO EIR, Alternative 3, determined that groundwater demand for cannabis uses in the County would be 424 acre-feet per year (AFY), which would be similar to the annual irrigation demand for approximately 131 acres of orchard. The CLUO EIR concluded that the equivalent increase in potential water demand to irrigate 131 acres of orchards is reasonably considered to be insubstantial to countywide demands on the County's groundwater basins given the area of orchards within the County and the wide range of groundwater pumping for orchard irrigation demand, as well as other crop types, that may occur from year to year. Furthermore, the County groundwater conditions have maintained consistent depth to groundwater elevations, regardless of production rates in recent years, indicating a substantial amount of available groundwater resources. Thus, the proposed project's increase in water demand would not be expected to result in any new or increased severity of impacts related to substantially decreasing groundwater supplies or interfering substantially with groundwater recharge from what is already anticipated by the General Plan EIR or CLUO EIR.

According to Federal Emergency Management Agency (FEMA) flood insurance rate map (FIRM) Panel Number 06113C0275G, the project site is located within a Special Flood Hazard Area (SFHA), designated as Zone A, an area with a one percent annual chance of flooding, otherwise referred to as a 100-year flood.<sup>10</sup> Pursuant to Yolo County Code Sections 8-4.501 and 8-4.502, developments in

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<sup>10</sup> Federal Emergency Management Agency. *Flood Insurance Rate Map Service Center*. Available at: <https://msc.fema.gov/portal/search?AddressQuery=24477%20County%20Road%2022a%20esparto%20ca#searchresultsanchor> . Accessed December 2024.

a SFHA must comply with flood protection standards, including elevating buildings one foot above the base flood elevation and floodproofing of structures.

Overall, the proposed project does not include peculiar project features or new important information associated with hydrology and water quality beyond what was included in the CLUO EIR.

**Question #3 (Project Consistent with CLUO), Discussion and Substantial Evidence:** As documented in this CLUO Compliance Checklist, the project is consistent with the requirements of the CLUO. Various conditions of approval have been identified to ensure ongoing compliance, including the following relevant to hydrology and water quality:

- Comply with CLUO Section 8-2.1408(C), Backflow Prevention, which requires backflow devices to protect well water from inadvertent contamination.
- Comply with CLUO Section 8-2.1408(J), Drainage and Storm Water Discharge, which requires approved on-site stormwater management systems.
- Comply with CLUO Section 8-2.1408(R), Flood Protection, which requires compliance with applicable flood protection requirements.
- Comply with CLUO Section 8-2.1408(V), Grading/Land Clearing, which requires a grading permit, construction stormwater permit, and best management practices (BMPs) for water quality protection.
- Comply with CLUO Section 8-2.1408(Y), Landscaping, which requires water efficient landscaping.
- Comply with CLUO Section 8-2.1408(TT), Wastewater Discharge, which establishes standards for disposal of effluent from washing and toilet facilities onsite.
- Comply with CLUO Section 8-2.1408(VV), Water Supply/Use, which establishes standards for drinking and washing water onsite.

**Conclusions:** The site-specific analysis did not reveal any impacts related to hydrology and water quality that were not anticipated in the CLUO EIR. The proposed project will not create effects or require mitigation measures that were not discussed in the CLUO EIR. The proposed project, as conditioned, meets the thresholds, criteria, and requirements to qualify for streamlining under CEQA pursuant to Sections 15162, 15168(c), and 15183 of the CEQA Guidelines. Based on the above, impacts related to hydrology and water quality were **adequately addressed in the CLUO EIR**, and the proposed project would not result in any effects that would require further CEQA review for this topic.

**XI. LAND USE AND PLANNING;  
POPULATION AND HOUSING.**

*Would the project:*

	CLUO EIR Conclusion	Question #1: Project Within Scope of CLUO EIR?	Question #2: Important Site-Specific or New Information?	Question #3: Project Consistent with CLUO?
a. Impact LU-1: Physically Divide an Established Community?	LS	Yes	No	Yes
b. Impact LU-2: Cause a Significant Environmental Impact Due to a Conflict with any Land Use Plan, Policy, or Regulation Adopted for the Purpose of Avoiding or Mitigating an Environmental Effect?	LS	Yes	No	Yes
c. Impact LU-3: Induce Substantial Unplanned Population Growth in an Area, Either Directly or Indirectly?	LS	Yes	No	Yes

N/A = Not Analyzed; NI = No Impact; LS = Less-than-Significant; LS w/ MMs = Less-than-Significant with Mitigation; SU = Significant and Unavoidable; SU w/MMs = Significant and Unavoidable with Mitigation.

**CLUO EIR Discussion and Conclusions:** Impacts related to land use and planning are analyzed on pages 3.11-1 to 3.11-16, 4-33, 4-59 to 4-63, and in Chapter 5 of the draft volume of the CLUO EIR. Clarifications related to land use and planning were made on pages 4-3 to 4-5 of the final volume of the CLUO EIR. Clarifications to the cumulative analysis were made on pages 4-5 to 4-7 in the final volume of the CLUO EIR. No changes to the analysis were made in the CEQA Findings of Fact. All impacts related to land use and planning were found to be less-than-significant, with no mitigation measures required.

**Question #1 (Project Within Scope of CLUO EIR), Discussion and Substantial Evidence:** As documented herein, the proposed project falls within the scope of the CLUO EIR. The proposed project would include the addition of four acres of outdoor cannabis cultivation canopy (for a total of six acres of canopy) and the development of 56 hoop houses between three co-located facilities, which was anticipated in the CLUO EIR. The subject project is presently used for cultivating cannabis by existing licensees White Wolf Farms Inc. and Miranda Gardens, who have been licensed since 2017, and was included in the CLUO EIR analysis as a component of existing conditions. The area where Till Land LLC is proposing operations is presently used for agricultural purposes. As discussed in the Documentation That the Project is within the Scope of the CLUO EIR section of this checklist, approval of the requested Cannabis Use Permit would not result in the exceedance of the number of cannabis sites; maximum number of cannabis land uses; maximum outdoor cultivation acreage; maximum total land area; total assumed new land disturbance; maximum total building area; maximum total employees; nor would the project result in an over-concentration of Cannabis Use Permits within a six-mile radius.

The proposed project would not include any expansion onto portions of the site not previously used for agriculture or not already developed in some manner.

**Question #2 (Important Site-Specific or New Information), Discussion and Substantial Evidence:** The following site-specific information is relevant to land use and planning:

The proposed project would include the expansion of the existing White Wolf Farms Inc. and Miranda Gardens facilities, as well as the addition of the proposed Till Land LLC facility, and would not isolate an existing land use. The proposed project is consistent with the site's current General Plan land use designation of AG and zoning designation of A-X. Thus, the proposed project would be consistent with the type and intensity of development that has previously been anticipated for the site by the County and analyzed in the General Plan EIR and CLUO EIR. The proposed project would involve the development of a total of 56 new hoop houses (14 for White Wolf Farms Inc., 14 for Miranda Gardens, and 28 for Till Land LLC) and include the extension of infrastructure associated with water, and energy services through the Till Land LLC project site. The project would not require the demolition of any existing residences and, therefore, would not displace any people or housing. In addition, the proposed Till Land LLC facility would include the addition of three full-time employees, however the number of seasonal employees would remain the same post expansion. Therefore, project growth would not be considered significant. Furthermore, the proposed project would be consistent with the CLUO regulations and standards regarding land use, planning, population, and housing as described under Question 3, below.

Overall, the proposed project does not include peculiar project features or new important information associated with land use and planning or population and housing beyond what was included in the CLUO EIR.

**Question #3 (Project Consistent with CLUO), Discussion and Substantial Evidence:** As documented in this CLUO Compliance Checklist, the project is consistent with the requirements of the CLUO. Various conditions of approval have been identified to ensure ongoing compliance, including the following relevant to land use and planning:

- Comply with CLUO Section 8-2.1408(U), Good Neighbor Communication, which requires an ongoing responsive process for communicating with neighbors regarding site conditions and operations.
- Comply with CLUO Section 8-2.1408(EE), Operating Hours, which allows cultivation activities to operate seven days per week, 24 hours per day, and establishes that operating hours for other cannabis land uses will be established through the use permit process.
- Comply with CLUO Section 8-2.1408(LL), Security, which requires a Security Plan that identifies how security and surveillance will be operational on the site at all times.

**Conclusions:** The site-specific analysis did not reveal any impacts related to land use and planning that were not anticipated in the CLUO EIR. The proposed project will not create effects or require mitigation measures that were not discussed in the CLUO EIR. The proposed project, as conditioned, meets the thresholds, criteria, and requirements to qualify for streamlining under CEQA pursuant to Sections 15162, 15168(c), and 15183 of the CEQA Guidelines. Based on the above, impacts related to land use, planning, population, and housing were **adequately addressed in the CLUO EIR**, and the proposed project would not result in any effects that would require further CEQA review for this topic.

**XII. NOISE.**

*Would the project:*

	CLUO EIR Conclusion	Question #1: Project Within Scope of CLUO EIR?	Question #2: Important Site-Specific or New Information?	Question #3: Project Consistent with CLUO?
a. Impact NOI-1: Create Excessive Noise Levels from Construction Activities?	LS w/MMs	Yes	No	Yes
b. Impact NOI-2: Create Excessive Operational Non-Transportation Noise?	LS	Yes	No	Yes
c. Impact NOI-3: Create Excessive Traffic Noise?	LS	Yes	No	Yes

N/A = Not Analyzed; NI = No Impact; LS = Less-than-Significant; LS w/ MMs = Less-than-Significant with Mitigation; SU = Significant and Unavoidable; SU w/MMs = Significant and Unavoidable with Mitigation.

**CLUO EIR Discussion and Conclusions:** Noise impacts are analyzed on pages 3.12-1 to 3.12-15, 4-33 to 4-34, 4-63, and in Chapter 5 of the draft volume of the CLUO EIR. No changes to the analysis of noise were made in the final volume of the CLUO EIR or the CEQA Findings of Fact. Clarifications to the cumulative analysis were made on pages 4-5 to 4-7 in the final volume of the CLUO EIR. Construction noise was identified as less than significant with implementation of identified mitigation measures. All other impacts related to land use and planning were found to be less than significant, with no mitigation measures required.

**Question #1 (Project Within Scope of CLUO EIR), Discussion and Substantial Evidence:** As documented herein, the proposed project falls within the scope of the CLUO EIR. The proposed project would include the addition of four acres of outdoor cannabis cultivation canopy (for a total of six acres of canopy) and the development of 56 hoop houses between three co-located facilities, which was anticipated in the CLUO EIR. The subject project is presently used for cultivating cannabis by existing licensees White Wolf Farms Inc. and Miranda Gardens, who have been licensed since 2017, and was included in the CLUO EIR analysis as a component of existing conditions. The area where Till Land LLC is proposing operations is presently used for agricultural purposes. As discussed in the Documentation That the Project is within the Scope of the CLUO EIR section of this checklist, approval of the requested Cannabis Use Permit would not result in the exceedance of the number of cannabis sites; maximum number of cannabis land uses; maximum outdoor cultivation acreage; maximum total land area; total assumed new land disturbance; maximum total building area; maximum total employees; nor would the project result in an over-concentration of Cannabis Use Permits within a six-mile radius.

The proposed project would not include any expansion onto portions of the site not previously used for agriculture or not already developed in some manner.

**Question #2 (Important Site-Specific or New Information), Discussion and Substantial Evidence:** The following site-specific information is relevant to noise:

The White Wolf Farms Inc. and Miranda Gardens facilities were identified as existing cannabis operations in the CLUO EIR, and were considered in the analysis conducted therein. Till Land’s previous facility in the Capay Valley was also considered in the CLUO EIR analysis. In addition, the Yolo County General Plan designates the site as AG, and, thus, the project site has been anticipated to include

a full range of agricultural uses. Therefore, the proposed project would not result in a substantial increase in operational noise as compared to what has already been anticipated for the site. In addition, project-generated noise would be consistent with the surrounding agricultural uses. Daytime operations would primarily occur from 7:00 AM to 2:00 PM between May through November and from 9:00 AM to 12:00 PM and 5:00 PM to 6:00 PM between January through April, never surpassing 95 dB across all indoor and outdoor facilities. Although the number of employees would increase, the expected amount of vehicle trips is to remain largely consistent with current operations, as employees are encouraged to carpool. Furthermore, the proposed project would be consistent with the CLUO regulations and standards regarding noise, as described under Question 3, below. Therefore, the proposed project would not result in any new or more severe impacts related to operational or traffic noise from what is already anticipated by the General Plan EIR or CLUO EIR.

As the nearest existing residence is located approximately 2,600 feet west of the closest portion of the project site and as there is no new development to be constructed, on-site noise levels are not anticipated to have a significant impact on surrounding uses. As such, the project site is located a sufficient distance from the nearest noise-sensitive receptor such that a significant impact would not occur.

The CLUO EIR determined that implementation of the CLUO could result in new cannabis operations that would result in temporary noise increases associated with construction of new buildings, ancillary structures, and minor earth movement/excavation and a significant impact would occur. However, through implementation of Mitigation Measure NOI-1, the impact would be reduced to a less-than-significant level. Mitigation Measure NOI-1 requires compliance with Section 8-2.1408 of the CLUO, which limits the hours in which construction activities may occur. The proposed project would be required to comply with Mitigation Measure NOI-1, which would ensure any construction noise associated with the proposed project would be reduced to a less-than-significant level. Therefore, the proposed project would not result in any new or more severe impacts associated with construction noise from what is already anticipated by the General Plan EIR or CLUO EIR.

Overall, the proposed project does not include peculiar project features or new important information related to noise beyond what was included in the CLUO EIR.

**Question #3 (Project Consistent with CLUO), Discussion and Substantial Evidence:** As documented in this CLUO Compliance Checklist, the project is consistent with the requirements of the CLUO. Various conditions of approval have been identified to ensure ongoing compliance, including the following relevant to noise:

- Comply with CLUO Section 8-2.1408(F), Building Design, which establishes requirements for design and construction of buildings and structures to consider noise control.
- Comply with CLUO Section 8-2.1408(BB), Noise Control, which establishes requirements for control of exterior and interior noise levels.

- Comply with CLUO Section 8-2.1408(CC), Nuisance, which identifies the conditions under which noise and vibration would constitute a public nuisance, subject to three levels of enforcement.
- Comply with CLUO Section 8-2.1408(OO), Site Design, which requires that site design integrate adopted regulatory and design requirements for noise control.

**Conclusions:** The site-specific analysis did not reveal any impacts related to noise that were not anticipated in the CLUO EIR. The proposed project will not create effects or require mitigation measures that were not discussed in the CLUO EIR. The proposed project, as conditioned, meets the thresholds, criteria, and requirements to qualify for streamlining under CEQA pursuant to Sections 15162, 15168(c), and 15183 of the CEQA Guidelines. Based on the above, the proposed project would not result in a significant impact to noise and the project was *adequately addressed in the CLUO EIR*.

### XIII. PUBLIC SERVICES

*Would the project:*

	CLUO EIR Conclusion	Question #1: Project Within Scope of CLUO EIR?	Question #2: Important Site-Specific or New Information?	Question #3: Project Consistent with CLUO?
a. Impact PS-1: Result in Substantial Adverse Physical Impacts Associated with the Need for New or Physically Altered Fire Protection Facilities?	LS	Yes	No	Yes
b. Impact PS-2: Result in Substantial Adverse Physical Impacts Associated with the Need for New or Physically Altered Law Enforcement Facilities?	LS	Yes	No	Yes

N/A = Not Analyzed; NI = No Impact; LS = Less-than-Significant; LS w/ MMs = Less-than-Significant with Mitigation; SU = Significant and Unavoidable; SU w/MMs = Significant and Unavoidable with Mitigation.

**CLUO EIR Discussion and Conclusions:** Impacts to public services are analyzed on pages 3.13-1 to 3.13-37, 4-34, 4-63 to 4-67, and in Chapter 5 of the draft volume of the CLUO EIR. No changes to the analysis of public services were made in the final volume of the CLUO EIR or the CEQA Findings of Fact. Clarifications to the cumulative analysis were made on pages 4-5 to 4-7 in the final volume of the CLUO EIR. All impacts related to public services were found to be less than significant, with no mitigation measures required.

**Question #1 (Project Within Scope of CLUO EIR), Discussion and Substantial Evidence:** As documented herein, the proposed project falls within the scope of the CLUO EIR. The proposed project would include the addition of four acres of outdoor cannabis cultivation canopy (for a total of six acres of canopy) and the development of 56 hoop houses between three co-located facilities, which was anticipated in the CLUO EIR. The subject project is presently used for cultivating cannabis by existing licensees White Wolf Farms Inc. and Miranda Gardens, who have been licensed since 2017, and was included in the CLUO EIR analysis as a component of existing conditions. The area where Till Land LLC is proposing operations is presently used for agricultural purposes. As discussed in the Documentation That the Project is within the Scope of the CLUO EIR section of this checklist, approval of the requested Cannabis Use Permit would not result in the exceedance of the number of cannabis sites; maximum number of cannabis land uses; maximum outdoor cultivation acreage; maximum total land area; total assumed new land disturbance; maximum total building area; maximum total employees; nor would the project result in an over-concentration of Cannabis Use Permits within a six-mile radius.

The proposed project would not include any expansion onto portions of the site not previously used for agriculture or not already developed in some manner.

**Question #2 (Important Site-Specific or New Information), Discussion and Substantial Evidence:** The following site-specific information is relevant to public services:

The White Wolf Farms Inc. and Miranda Gardens facilities were identified as existing cannabis operations in the CLUO EIR, and were considered in the analysis conducted therein. Till Land’s previous facility in the Capay Valley was also considered in the CLUO EIR analysis. Although the Till Land LLC facility would be new to the property, the majority of the proposed project is an expansion of an

existing site south of CR 12A. The project site is already provided fire protection and law enforcement services by the Zamora Fire Protection District (ZFPD) and the Yolo County Sheriff's Office. In addition, the proposed project would be consistent with the site's General Plan land use designation. Accordingly, any demand for fire protection and law enforcement services associated with the site have already been anticipated by the County in the General Plan EIR. The CLUO EIR determined that through compliance with CLUO policies, the CBSC, California Fire Code, and State cannabis regulations, implementation of the CLUO would result in less-than-significant impacts related to fire protection services. The proposed project would also be subject to all other federal, State, and local fire regulations, as well as General Plan and CLUO policies such as obtaining will-serve letters from service agencies and payment of development impact fees, if applicable. In addition, a Security Plan has been prepared for the project, which outlines safety measures for perimeter security, lighting, security cameras, storage of cannabis and cash, site access requirements, employee training, inventory control, inventory tracking, and waste disposal. Security measures include 24-hour surveillance of the premises, securing processed cannabis until picked up by a licensed distributor, limiting access to the site to employees and authorized individuals only, tracking of the inventory, and securing the composting areas and posting "No Trespassing" signs. Implementation of the Security Plan would help minimize the demand for law enforcement services. Overall, the proposed project would not result in any new or increased severity of impacts from what has already been anticipated for the site by the General Plan EIR or CLUO EIR.

Overall, the proposed project does not include peculiar project features or new important information related to public services beyond what was included in the CLUO EIR.

**Question #3 (Project Consistent with CLUO), Discussion and Substantial Evidence:** As documented in this CLUO Compliance Checklist, the project is consistent with the requirements of the CLUO. Various conditions of approval have been identified to ensure ongoing compliance, including the following relevant to public services:

- Comply with CLUO Section 8-2.1408(F), Building Design, which establishes requirements for design and construction of buildings and structures to consider safety and security.
- Comply with CLUO Section 8-2.1408(K), Driveway Access, which establishes requirements for driveways.
- Comply with CLUO Section 8-2.1408(Q), Fire Protection, which identifies basic requirements for fire protection.
- Comply with CLUO Section 8-2.1408(CC), Nuisance, which identifies the conditions under which safety concerns would constitute a public nuisance, subject to three levels of enforcement.
- Comply with CLUO Section 8-2.1408(KK), Screening, which requires a screening plan (vegetative or fencing) for outdoor cultivation to address visibility from public rights-of-way.

- Comply with CLUO Section 8-2.1408(LL), Security, which requires a Security Plan that identifies how security and surveillance will be operational on the site at all times.
- Comply with CLUO Section 8-2.1408(OO), Site Design, which requires that site design integrate adopted regulatory and design requirements for safety and security.
- Comply with CLUO Section 8-2.1411, Reporting and Inspections, which identifies requirements for annual reporting and County inspections, including retention and submittal of security camera footage.

**Conclusions:** The site-specific analysis did not reveal any impacts related to public services that were not anticipated in the CLUO EIR. The proposed project will not create effects or require mitigation measures that were not discussed in the CLUO EIR. The proposed project, as conditioned, meets the thresholds, criteria, and requirements to qualify for streamlining under CEQA pursuant to Sections 15162, 15168(c), and 15183 of the CEQA Guidelines. Based on the above, the proposed project would not result in a significant impact to public services and the project was ***adequately addressed in the CLUO EIR***

**XIV. TRANSPORTATION AND CIRCULATION.**

*Would the project:*

	CLUO EIR Conclusion	Question #1: Project Within Scope of CLUO EIR?	Question #2: Important Site-Specific or New Information?	Question #3: Project Consistent with CLUO?
a. Impact TRANS-1: Conflict with Program, Plan, Ordinance or Policy Addressing the Circulation System?	LS	Yes	No	Yes
b. Impact TRANS-2: Conflict or be Inconsistent with CEQA Guidelines Section 15064.3(b)?	LS	Yes	No	Yes

N/A = Not Analyzed; NI = No Impact; LS = Less-than-Significant; LS w/ MMs = Less-than-Significant with Mitigation; SU = Significant and Unavoidable; SU w/MMs = Significant and Unavoidable with Mitigation.

**CLUO EIR Discussion and Conclusions:** Impacts to transportation and circulation are analyzed on pages 3.14-1 to 3.14-21, 4-35 to 4-36, 4-67, and in Chapter 5 of the draft volume of the CLUO EIR. Clarifications were made on page 4-4 in the final volume of the CLUO EIR. Clarifications to the cumulative analysis were made on pages 4-5 to 4-7 in the final volume of the CLUO EIR. No changes to the analysis were made in the CEQA Findings of Fact. All impacts related to transportation and circulation were found to be less than significant, with no mitigation measures required.

**Question #1 (Project Within Scope of CLUO EIR), Discussion and Substantial Evidence:** As documented herein, the proposed project falls within the scope of the CLUO EIR. The proposed project would include the addition of four acres of outdoor cannabis cultivation canopy (for a total of six acres of canopy) and the development of 56 hoop houses between three co-located facilities, which was anticipated in the CLUO EIR. The subject project is presently used for cultivating cannabis by existing licensees White Wolf Farms Inc. and Miranda Gardens, who have been licensed since 2017, and was included in the CLUO EIR analysis as a component of existing conditions. The area where Till Land LLC is proposing operations is presently used for agricultural purposes. As discussed in the Documentation That the Project is within the Scope of the CLUO EIR section of this checklist, approval of the requested Cannabis Use Permit would not result in the exceedance of the number of cannabis sites; maximum number of cannabis land uses; maximum outdoor cultivation acreage; maximum total land area; total assumed new land disturbance; maximum total building area; maximum total employees; nor would the project result in an over-concentration of Cannabis Use Permits within a six-mile radius.

The proposed project would not include any expansion onto portions of the site not previously used for agriculture or not already developed in some manner.

**Question #2 (Important Site-Specific or New Information), Discussion and Substantial Evidence:** The following site-specific information is relevant to transportation and circulation:

The White Wolf Farms Inc. and Miranda Gardens facilities were identified as existing cannabis operations in the CLUO EIR, and were considered in the analysis conducted therein. Till Land’s previous facility in the Capay Valley was also considered in the CLUO EIR analysis. In addition, the proposed project would be consistent with the General Plan designation for the site of AG. The proposed project does not involve any improvements to the existing roadway network; the proposed Till Land LLC facility would develop a gravel

parking area on the north side of CR 12A. The proposed project would result in an increase in the number of full-time and seasonal employees, leading to an increase of passenger vehicle trips, pedestrians, bicyclists, or transit riders during peak season from what currently occurs. White Wolf Farms Inc., Miranda Gardens, and Till Land LLC all encourage, but do not require, seasonal employees to ride share to minimize daily trips. Deliveries would occur four times a year (one annual trip for nutrient deliveries and three trips per year for nursery deliveries), waste disposal would occur once a month, and transport of harvested product would occur approximately 10 times a year. Accordingly, the proposed project would not result in any new or increase in severity of identified impacts related to the circulation system from what has already been anticipated for the site by the General Plan EIR or CLUO EIR.

Pursuant to Section 15064.3 of the CEQA Guidelines, analysis of vehicle miles travelled (VMT) attributable to a project is the most appropriate measure of transportation impacts. VMT refers to automobile VMT, specifically passenger vehicles and light trucks; heavy truck traffic is typically excluded. VMT does not directly measure traffic operations; instead, VMT is a measure of transportation network use and efficiency, especially when expressed as a function of population (i.e., VMT per capita or employee). Based on the technical advisory guidance published by the Governor's Office of Land Use and Climate Innovation (LCI), several screening thresholds are used to quickly determine whether a project may be presumed to have a less-than-significant VMT impact without conducting a detailed project generated VMT analysis. One of the screening criteria is for small projects, which are projects that generate or attract fewer than 110 trips per day. As presented above, the proposed project would not involve more than 110 average daily vehicle trips. Thus, the proposed project would be considered to result in a less-than-significant impact related to VMT. Furthermore, the proposed project would be consistent with the CLUO regulations and standards regarding transportation, as described under Question 3, below.

Based on the above, the proposed project does not include peculiar project features or new important information related to transportation beyond what was included in the CLUO EIR.

**Question #3 (Project Consistent with CLUO), Discussion and Substantial Evidence:** As documented in this CLUO Compliance Checklist, the project is consistent with the requirements of the CLUO. Various conditions of approval have been identified to ensure ongoing compliance, including the following relevant to transportation and circulation:

- Comply with CLUO Section 8-2.1408(K), Driveway Access, which establishes requirements for driveways.
- Comply with CLUO Section 8-2.1408(CC), Nuisance, which identifies the conditions under which traffic would constitute a public nuisance, subject to three levels of enforcement.

**Conclusions:** The site-specific analysis did not reveal any impacts related to transportation and circulation that were not anticipated in the CLUO EIR. The proposed project will not create effects or require mitigation measures that were not discussed in the CLUO EIR. The proposed project, as conditioned, meets the thresholds, criteria, and requirements to qualify for streamlining under CEQA pursuant to Sections 15162, 15168(c), and 15183 of the CEQA Guidelines. Based on the above, the proposed project would not result in a significant impact to transportation and the project was ***adequately addressed in the CLUO EIR.***

**XV. UTILITIES AND SERVICE SYSTEMS.**

*Would the project:*

	CLUO EIR Conclusion	Question #1: Project Within Scope of CLUO EIR?	Question #2: Important Site-Specific or New Information?	Question #3: Project Consistent with CLUO?
a. Impact UTIL-1: Result in Relocation or Expansion of Wastewater Treatment Systems and Facilities?	LS	Yes	No	Yes
b. Impact UTIL-2: Result in Relocation or Expansion of Water Supply Systems)?	LS	Yes	No	Yes
c. Impact UTIL-3: Generate Solid Waste in Excess of Solid Waste Facilities or That Conflicts with Regulations?	LS	Yes	No	Yes

N/A = Not Analyzed; NI = No Impact; LS = Less-than-Significant; LS w/ MMs = Less-than-Significant with Mitigation; SU = Significant and Unavoidable; SU w/MMs = Significant and Unavoidable with Mitigation.

**CLUO EIR Discussion and Conclusions:** Impacts to utilities and service systems are analyzed on pages 3.15-1 to 3.15-24, 4-36 to 4-37, 4-68, and in Chapter 5 of the draft volume of the CLUO EIR. Clarifications were made on pages 4-4 to 4-5 in the final volume of the CLUO EIR. Clarifications to the cumulative analysis were made on pages 4-5 to 4-7 in the final volume of the CLUO EIR. No changes to the analysis were made in the CEQA Findings of Fact. All impacts related to utilities and services systems were found to be less than significant, with no mitigation measures required.

**Question #1 (Project Within Scope of CLUO EIR), Discussion and Substantial Evidence:** As documented herein, the proposed project falls within the scope of the CLUO EIR. The proposed project would include the addition of four acres of outdoor cannabis cultivation canopy (for a total of six acres of canopy) and the development of 56 hoop houses between three co-located facilities, which was anticipated in the CLUO EIR. The subject project is presently used for cultivating cannabis by existing licensees White Wolf Farms Inc. and Miranda Gardens, who have been licensed since 2017, and was included in the CLUO EIR analysis as a component of existing conditions. The area where Till Land LLC is proposing operations is presently used for agricultural purposes. As discussed in the Documentation That the Project is within the Scope of the CLUO EIR section of this checklist, approval of the requested Cannabis Use Permit would not result in the exceedance of the number of cannabis sites; maximum number of cannabis land uses; maximum outdoor cultivation acreage; maximum total land area; total assumed new land disturbance; maximum total building area; maximum total employees; nor would the project result in an over-concentration of Cannabis Use Permits within a six-mile radius.

The proposed project would not include any expansion onto portions of the site not previously used for agriculture or not already developed in some manner.

**Question #2 (Important Site-Specific or New Information), Discussion and Substantial Evidence:** The following site-specific information is relevant to utilities and service systems:

The White Wolf Farms Inc. and Miranda Gardens facilities were identified as existing cannabis operations in the CLUO EIR, and were considered in the analysis conducted therein. Till Land’s previous facility in the Capay Valley was also considered in the CLUO EIR

analysis. In addition, the proposed project would be consistent with the site's General Plan land use designation. Accordingly, any demand for utilities and service systems associated with the site have already been anticipated by the County in the General Plan EIR.

The project site is currently served by a portable bathroom that is cleaned weekly for employee use. The proposed project would result in an increase of three full-time employees for Till Land LLC and no additional seasonal employees. As there is no wastewater generated, the on-site portable restroom would service the increase in employment, and would not result in significant impacts.

Water supply for the site is currently provided by one existing, private irrigation well. As discussed in the Hydrology and Water Quality section above, the County groundwater conditions have maintained consistent depth to groundwater elevations, regardless of production rates in recent years, indicating a substantial amount of available groundwater resources. The Yolo County Groundwater Sustainability Plan shows that the storage capacity of the Yolo Subbasin has historically remained relatively stable.<sup>11</sup> Therefore, the existing well is expected to have sufficient water supplies to serve the project.

The proposed project would result in an increase in the solid waste produced at the facility. The majority of solid waste generated in the County is transported to the Yolo County Central Landfill.<sup>12</sup> According to the California Department of Resources Recycling and Recover (CalRecycle), the landfill has remaining capacity of 33,140,373 cubic yards and a cease operation date of February 21, 2124.<sup>13</sup> During construction activities, the project would be required to comply with the CALGreen Code, which requires diversion of at least 65 percent of construction waste from landfills. Given the regulations in place governing solid waste disposal and the remaining capacity at the Yolo County Central Landfill, sufficient capacity would exist to accommodate the solid waste generated by the proposed project.

In addition, the proposed project would increase the amount of green waste produced and composted at the site. In compliance with Title 14, CCR, Division 7, Chapter 3.1, composting at the site is classified as small-scale on-site composting that is under 750 square feet and 100 cubic yards, which is not subject to the State composting regulations.

Based on the above, the proposed project does not include peculiar project features or new important information related to utilities and service systems beyond what was included in the CLUO EIR.

**Question #3 (Project Consistent with CLUO), Discussion and Substantial Evidence:** As documented in this CLUO Compliance Checklist, the project is consistent with the requirements of the CLUO. Various conditions of approval have been identified to ensure ongoing compliance, including the following relevant to utilities and service systems:

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<sup>11</sup> Yolo Subbasin Groundwater Agency. *2022 Groundwater Sustainability Plan*. January 24, 2022.

<sup>12</sup> Yolo County. *2030 Countywide General Plan* [pg. PF-34]. Adopted November 10, 2009.

<sup>13</sup> California Department of Resources Recycling and Recovery. *SWIS Facility/Site Activity Details: Yolo County Central Landfill (57-AA-0001)*. Available at: <https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/689?siteID=4033>. Accessed December 2024.

- Comply with CLUO Section 8-2.1408(TT), Wastewater Discharge, which establishes standards for disposal of effluent from washing and toilet facilities onsite.
- Comply with CLUO Section 8-2.1408(VV), Water Supply/Use, which establishes standards for drinking and washing water onsite.
- Comply with CLUO Section 8-2.1408(SS), Waste Management, which establishes standards for solid waste storage and removal.

**Conclusions:** The site-specific analysis did not reveal any impacts related to utilities and service systems that were not anticipated in the CLUO EIR. The proposed project will not create effects or require mitigation measures that were not discussed in the CLUO EIR. The proposed project, as conditioned, meets the thresholds, criteria, and requirements to qualify for streamlining under CEQA pursuant to Sections 15162, 15168(c), and 15183 of the CEQA Guidelines. Based on the above, the criteria for requiring further CEQA review are not met and impacts related to utilities and service systems were ***adequately addressed in the CLUO EIR.***

**XVI. MANDATORY FINDINGS OF SIGNIFICANCE.**

*Would the project:*

	CLUO EIR Conclusion	Question #1: Project Within Scope of CLUO EIR?	Question #2: Important Site-Specific or New Information?	Question #3: Project Consistent with CLUO?
a. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; or substantially reduce the number or restrict the range of an endangered, rare, or threatened species?	LS	Yes	No	Yes
b. Have impacts that are individually limited, but cumulatively considerable?	LS	Yes	No	Yes
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	LS	Yes	No	Yes

N/A = Not Analyzed; NI = No Impact; LS = Less-than-Significant; LS w/ MMs = Less-than-Significant with Mitigation; SU = Significant and Unavoidable; SU w/MMs = Significant and Unavoidable with Mitigation.

**CLUO EIR Discussion and Conclusions:** Each of these issues is addressed earlier in this Checklist. Item “a” is addressed in Biological Resources. Item “b” related to cumulative impacts is addressed in each section I to XIV. Item “c” is addressed in sections I (Aesthetics), III (Air Quality and Odor), IX (Hazards and Hazardous Materials), XI (Land Use and Planning), and XIII (Noise).

**Question #1 (Project Within Scope of CLUO EIR), Discussion and Substantial Evidence:** Each of these issues is addressed earlier in this Checklist. Item “a” is addressed in Biological Resources. Item “b” related to cumulative impacts is addressed in each section I to XIV. Item “c” is addressed in sections I (Aesthetics), III (Air Quality and Odor), IX (Hazards and Hazardous Materials), XI (Land Use and Planning), and XIII (Noise).

**Question #2 (Important Site-Specific or New Information), Discussion and Substantial Evidence:** Each of these issues is addressed earlier in this Checklist. Item “a” is addressed in Biological Resources. Item “b” related to cumulative impacts is addressed in each section I to XIV. Item “c” is addressed in sections I (Aesthetics), III (Air Quality and Odor), IX (Hazards and Hazardous Materials), XI (Land Use and Planning), and XIII (Noise).

**Question #3 (Project Consistent with CLUO), Discussion and Substantial Evidence:** Each of these issues is addressed earlier in this Checklist. Item “a” is addressed in Biological Resources. Item “b” related to cumulative impacts is addressed in each section I to XIV. Item “c” is addressed in sections I (Aesthetics), III (Air Quality and Odor), IX (Hazards and Hazardous Materials), XI (Land Use and Planning), and XIII (Noise).

**Conclusions:** The site-specific analysis did not reveal any impacts related to the mandatory findings of significance that were not anticipated in the CLUO EIR. The proposed project will not create effects or require mitigation measures that were not discussed in the CLUO EIR. The proposed project, as conditioned, meets the thresholds, criteria, and requirements to qualify for streamlining under CEQA pursuant to Sections 15162, 15168(c), and 15183 of the CEQA Guidelines.