FINAL ENVIRONMENTAL IMPACT REPORT

Yolo County Cannabis Land Use Ordinance

SCH number: 2018082055

PREPARED FOR:
Yolo County Department of Community Services

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Woodland, CA 95695
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Final Environmental Impact Report
for the

Yolo County Cannabis Land Use Ordinance
State Clearinghouse No. 2018082055

PREPARED FOR

Yolo County
Department of Community Services
292 W. Beamer Street
Woodland, CA 95695

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(530) 406-4800

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September 2020
NOTICE OF AVAILABILITY and 
NOTICE OF PLANNING COMMISSION ONLINE WORKSHOP AND HEARING for the 
FINAL ENVIRONMENTAL IMPACT REPORT on the 
PROPOSED CANNABIS LAND USE ORDINANCE (CLUO) for YOLO COUNTY

DATE: August 28, 2020
TO: Interested Agencies and Individuals
FROM: Yolo County Department of Community Services

The Final Environmental Impact Report (Final EIR) (SCH #2018082055) for the Proposed Cannabis Land Use Ordinance (CLUO), including new proposed revisions to the Draft CLUO, is available for public review on September 1, 2020.

An online public workshop on the Draft CLUO and related approval process will be conducted by the Planning Commission on Thursday, September 10, 2020 at 8:30 a.m.

An online Planning Commission public hearing on the Draft CLUO will be held on Thursday, November 12, 2020 at 8:30 a.m. and Thursday, December 10, 2020 at 8:30 a.m., if necessary.

More information on the workshop and hearing is provided below.

Yolo County (County) is proposing to adopt a Cannabis Land Use Ordinance (CLUO). The proposed ordinance will apply to all unincorporated areas of the County. The County currently regulates the cultivation of cannabis under the Marijuana Cultivation Ordinance codified in Chapter 20 of Title 5 of the Yolo County Code. The Marijuana Cultivation Ordinance includes standards for licensing, setbacks, compliance with State regulations, surety bonding, lighting restrictions for mixed-light cultivation, and implementation and enforcement provisions. The approval process for cannabis cultivation licenses is ministerial with no public notification or hearing process. Cannabis cultivation licenses are required to be renewed annually.

The County proposes to amend the County Code to add a discretionary conditional use permit requirement for all cannabis activities including comprehensive zoning, site design, development, and operational standards. The CLUO will potentially reduce or expand allowed cannabis activities in the unincorporated County, and will include requirements for public noticing, buffers from identified sensitive land uses, caps on the number of operations and license types, and other performance standards. Amendment of several policies of the County General Plan, and of several other related County regulations, is also proposed.

The Draft EIR analyzed at an equal level of detail five alternative variations to the proposed CLUO, all of which rely on the same underlying regulatory requirements with varied assumptions for cannabis license types, numbers of operations, allowed location, allowed density, and required buffers from identified sensitive uses.
The alternatives are: **Alternative 1**: Cultivation (Ancillary Nurseries and Processing Only) with Existing Limits (Existing Operations with CLUO) (CEQA Preferred Alternative); **Alternative 2**: All License Types with Moderate Limits; **Alternative 3**: All License Types with High Limits; **Alternative 4**: Mixed-Light/Indoor License Types Only with Moderate Limits, No Hoop Houses or Outdoor Types; and **Alternative 5**: All License Types with Moderate Limits, Within Agricultural Zones Only, No Retail.

The Final EIR includes the Draft EIR volumes by reference, and provides: copies of all of the comment letters received on the Draft EIR, master responses to common comments, individual responses to all comments, identified changes to correct and clarify the Draft EIR, the Mitigation Monitoring and Reporting Program (MMRP), and additional relevant information.

Adoption of the proposed CLUO will require several actions by the County, including the following:

- Certification of the Final EIR
- Adoption of a General Plan Amendment for revisions to the text of Policy LU-1.1 and Table LU-4, modification of Policies LU-2.3 and AG-1.3, and inclusion of a new Policies LU 1.4 and AG-3.21
- Adoption of the CLUO adding Article 14 (Cannabis Land Use Ordinance) to Chapter 2 (Zoning Regulations) of Title 8 of the Yolo County Code
- Adoption of amendments to other sections of the County Code to comport to the CLUO

The Final EIR (including the Draft EIR and the Draft CLUO) is available for public review on September 1, 2020 at the following website: [https://www.yolocounty.org/community-services/cannabis-3398](https://www.yolocounty.org/community-services/cannabis-3398)

Electronic copies of the document may be downloaded at no cost at the link provided above. Printed copies of the document may be requested for a fee to cover the cost of copying and delivery. Printed or electronic copies of the document are also provided at all Yolo County libraries including the Woodland Public Library at 250 First Street, Woodland, CA 95695; however, access to these facilities may restricted or prohibited due to COVID-19 orders. Please contact Susan Strachan (using the contact information provided below) for more information:

Susan Strachan, Cannabis Policy and Enforcement Manager  
Yolo County Department of Community Services  
292 West Beamer Street  
Woodland, CA 95695  
Phone: (530) 406-4800  
Email: cannabis@yolocounty.org.

Based on guidance from the California Governor’s Office and the California Department of Public Health, in order to minimize the spread of COVID-19, you can participate in the Planning Commission workshop and hearings online or by phone. Meeting agendas, staff reports, and related information will be available at least 72 hours prior to each meeting at the following link: [https://www.yolocounty.org/Home/Components/Calendar/Event/49989/428](https://www.yolocounty.org/Home/Components/Calendar/Event/49989/428)

An online public workshop on the Draft CLUO and related approval process will be conducted by the Planning Commission on Thursday, September 10, 2020 at 8:30 a.m.

An online public hearing on the CLUO will be conducted by the Planning Commission. The hearing schedule is as follows:
• Thursday, November 12, 2020 at 8:30 a.m.
• Thursday, December 10, 2020 at 8:30 a.m., if necessary

You may watch and/or participate in the workshop and hearing via computer by clicking on the link below and entering the meeting ID Number: https://zoom.us/j/91217693177?pwd=bHRTaGxoSUlkFjJON1E1czBjeVlEdz09, Meeting ID: 912 1769 3177.
You can also listen and/or participate by phone by calling: 1-669-900-9128, Meeting ID: 912 1769 3177#, Passcode=174319

You may submit written comments prior to the hearing via email: cannabis@yolocounty.org or via mail to Susan Strachan with the Department of Community Services at the address above.

There will be no transcript of the workshop or hearing. However, the workshop and hearing will be summarized in future Planning Commission and Board of Supervisors staff reports, respectively.

If you require special accommodations to participate in the public hearing, please contact the Yolo County Department of Community Services at (530) 666-8078. Please make your request as early as possible and at least one-full business day before the start of the meeting.

In compliance with CEQA Guidelines Section 15087(c)(6) the lists specified under Government Code Section 65009(b)(2) and other provisions of law, any lawsuit challenging the approval of a project described in this notice shall be limited to only those issues raised at the public hearing or described in written correspondence delivered for consideration before the hearing is closed.

For more specific questions about the project, please contact Susan Strachan using the contact information provided above.
TABLE OF CONTENTS

NOTICE OF AVAILABILITY FOR THE FINAL EIR

LIST OF ABBREVIATIONS

1 INTRODUCTION ...................................................................................................................... 1-1
   1.1 Purpose of This Response to Comment Document ........................................................... 1-1
   1.2 Proposed Cannabis Land Use Ordinance ...................................................................... 1-2
   1.3 Equal Weight Cannabis Land Use Ordinance Alternatives ...................................... 1-2
   1.4 Environmental Review Process ................................................................................ 1-5
   1.5 Organization of This Document ................................................................................. 1-5

2 DRAFT EIR COMMENTERS ................................................................................................. 2-1

3 COMMENTS AND RESPONSES ......................................................................................... 3-1
   3.1 Master Responses ....................................................................................................... 3-1
   3.2 Comments and Responses ........................................................................................ 3-36

4 REVISIONS TO THE DRAFT EIR ..................................................................................... 4-1

5 REFERENCES .......................................................................................................................... 5-1

6 LIST OF PREPARERS ............................................................................................................ 6-1

Appendices
A Cannabis Cultivation Inspection Report
B Cannabis Notice
C Mitigation Monitoring and Reporting Program (MMRP)
D Proposed Revisions to the Draft CLUC
E Trinity Consultants Technical Memorandum Entitled “Modeling to Estimate Odor Impacts at Various Buffer Distances
F Revised Draft EIR Table ES-1: Summary of Impacts and Mitigation Measures

Tables
Table 2-1 List of Commenters ................................................................................................. 2-1
Table 3-1 Crimes Related to Cannabis Sites ........................................................................ 3-15
Table 3-2 Land Area Impacted by Buffer Distances ............................................................ 3-20
Table 3-3 Differences in the Definition of Sensitive Land Uses Between the CLUO and County Code .................................................................................................................. 3-21
Table 3-4 Differences in the Definition of Sensitive Land Uses Between the CLUO and General Plan .......................................................................................................................... 3-22
Table 3-5 Traffic Generation by Alternative ........................................................................ 3-33

Exhibits
Revised Exhibit 2-2 .................................................................................................................. 4-2
### LIST OF ABBREVIATIONS

<table>
<thead>
<tr>
<th>Abbreviation</th>
<th>Full Form</th>
</tr>
</thead>
<tbody>
<tr>
<td>Board</td>
<td>Yolo County Board of Supervisors</td>
</tr>
<tr>
<td>BVOC</td>
<td>biogenic volatile organic compound</td>
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<tr>
<td>CAC</td>
<td>citizens advisory committee</td>
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<tr>
<td>CCR</td>
<td>California Code of Regulations</td>
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<td>CDFA</td>
<td>California Department of Food and Agriculture</td>
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<td>California Environmental Quality Act</td>
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<td>Cannabis Land Use Ordinance</td>
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<tr>
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<td>community noise equivalent level</td>
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<td>Council</td>
<td>Delta Stewardship Council</td>
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<td>CTF</td>
<td>Cannabis Task Force</td>
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<td>conditional use permit</td>
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<td>A-weighted decibels</td>
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<td>Sacramento–San Joaquin Delta</td>
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<td>Yolo-Solano Air Quality Management District</td>
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<td>greenhouse gas</td>
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<td>habitat conservation plan/natural community conservation plan</td>
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<td>mitigation monitoring and reporting program</td>
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<td>MR</td>
<td>master response</td>
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<td>MTCO₂e/year</td>
<td>metric tons of carbon dioxide equivalent per year</td>
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<td>NOA</td>
<td>notice of availability</td>
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<td>notice of preparation</td>
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<td>Natural Resources Conservation Service</td>
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<td>Public Resources Code</td>
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<td>Sacramento Activity-Based Travel Simulation Model</td>
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<td>Sacramento Municipal Utility District</td>
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<td>Sphere of Influence</td>
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<td>State Water Resources Control Board</td>
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<td>traffic impact analysis</td>
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<td>U.S. Department of Agriculture</td>
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<td>VMT</td>
<td>vehicle miles traveled</td>
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<td>volatile organic compound</td>
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<td>waste discharge requirement</td>
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