



DRAFT ENVIRONMENTAL IMPACT REPORT

Yolo County Cannabis Land Use Ordinance

SCH number: 2018082055

PREPARED FOR:

Yolo County Department
of Community Services

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NOTICE OF AVAILABILITY AND SPECIAL PUBLIC MEETING for the DRAFT ENVIRONMENTAL IMPACT REPORT on the PROPOSED CANNABIS LAND USE ORDINANCE (CLUO) for YOLO COUNTY

DATE: October 25, 2019
TO: Interested Agencies and Individuals
FROM: Yolo County Department of Community Services

The Draft Environmental Impact Report (DEIR) (SCH #2018082955) for the Proposed Cannabis Land Use Ordinance (CLUO) is now available for review. The public is invited to comment on this document for a 60-day period extending from Friday, October 25, 2019 to Monday, December 23, 2019 at 4:00 pm. A special public meeting before the Planning Commission will be held on Tuesday, December 3, 2019 at 8:30 am. More information is provided below.

Yolo County (County) is the Lead Agency for the preparation and review of the DEIR for the Yolo County Cannabis Land Use Ordinance (Proposed Ordinance or 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 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 currently ministerial with no public notification or hearing process. Cannabis cultivation licenses are required to be renewed annually.

The County proposes to amend the County General Plan and County Code to continue to regulate, and potentially reduce or expand, allowed cannabis activities in the unincorporated area of the County. The County is considering five alternative variations to the proposed CLUO, all of which rely on the same underlying regulatory requirements that would regulate cannabis activities through land use, zoning, and development standards. The alternatives vary based on allowed cannabis license types, assumed numbers of operations, allowed location based on zoning, controls on overconcentration, 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) – 78 licenses

Alternative 2: All License Types with Moderate Limits – 132 licenses

Alternative 3: All License Types with High Limits – 264 licenses

Alternative 4: Mixed-Light/Indoor License Types Only with Moderate Limits, No Hoop Houses or Outdoor Types – 132 licenses

Alternative 5: All License Types with Moderate Limits, Within Agricultural Zones Only, No Retail – 130 licenses

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

- Certification of the Final EIR (FEIR) for the CLUO
- 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 County and its consultant, Ascent Environmental, Inc. have prepared a DEIR pursuant to the California Environmental Quality Act (CEQA). A Final EIR (Response to Comments) will be prepared following public review and comment. The County will consider this information when deliberating adoption of the CLUO. Following certification of the Final EIR and adoption of the CLUO, subsequent proposed cannabis use permit projects may rely on the EIR for CEQA compliance and/or tiering.

The DEIR analyzes impacts in the areas of Aesthetics, Agricultural Resources, Air Quality and Odors, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions and Climate Change, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services and Recreation, Transportation and Circulation, Utilities and Service Systems, Cumulative Impacts, and Other CEQA-Required Analysis. Significant impacts are identified in the following areas: aesthetics, air quality and odors, biological resources, greenhouse gas emissions and climate change, hydrology and water quality, noise, cumulative effects, and overconcentration.

The DEIR and all documents incorporated by reference are now available for public review at the following website: <https://www.yolocounty.org/community-services/cannabis-3398>

Electronic copies of the document may be requested free of charge. Printed copies of the document may be requested for a fee to cover the cost of copying. Printed copies of the document are also available for public review at the public counter at the address provided below. 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. Please contact Susan Strachan (using the contact information provided below) for more information.

You may submit comments on the DEIR during the 60-day public review period which begins Friday, October 25, 2019 and ends Monday, December 23, 2019 at 4:00 pm. All comments on the DEIR must be received by the Yolo County Department of Community Services by 4:00 pm on December 23, 2019 in order to be considered. Comments may be sent by postal service, electronic mail, hand delivery, or provided verbally at the Yolo County Planning Commission special public meeting on December 3, 2019. Pursuant to Section 15088(a) of the CEQA Guidelines, late comments will be considered only at the County's discretion. Comments must be directed to:

Susan Strachan, Cannabis Program Manager
Yolo County Department of Community Services
292 West Beamer Street
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(530) 406-4800
cannabis@yolocounty.org.

A special public meeting before the Planning Commission will be held on Tuesday, December 3, 2019 at 8:30 am in the Board of Supervisors Chambers (Room 206) at 625 Court Street, Woodland, CA to accept oral comments on the DEIR. There will be no transcription of oral comments at this meeting. Comments received will be summarized by staff for inclusion in the Final EIR. Those who wish to have their verbatim comments incorporated in the Final EIR must submit their comments in writing.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in these hearings, 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 65962.5.5 related to hazardous waste conditions include a total of 39 known hazardous material and contamination sites in the County (see Exhibit 3.9-1 of the DEIR).

Pursuant to California Government Code Section 65009(b)(2) and other provisions of law, any lawsuit challenging the approval of a project described in this notice shall be limited to only those issues raised 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.

**Draft Environmental Impact Report
for the**

**Yolo County Cannabis Land Use Ordinance
State Clearinghouse No. 2018082055**

PREPARED FOR

Yolo County
Department of Community Services
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October, 2019

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LIST OF ABBREVIATIONS

°C	degrees Celsius
°F	degrees Fahrenheit
AB	Assembly Bill
ACE	Affordable Clean Energy
ALUC	Airport Land Use Commission
ALUCP	Airport Land Use Compatibility Plan
BMP	best management practice
Board	Yolo County Board of Supervisors
BPTC	best practical treatment or control
CAA	Clean Air Act
CAAA	Clean Air Act Amendments of 1990
CAAQS	California Ambient Air Quality Standards
CAFE	Corporate Average Fuel Economy
CAL FIRE	California Department of Forestry and Fire Protection
Cal/OSHA	Occupational Safety and Health
CalARP	California Accidental Release Prevention
CalEEMod	California Emissions Estimator Model
Caltrans	California Department of Transportation
cannabis	marijuana
CAP	Climate Action Plan
CARB	California Air Resources Board
CBD	cannabidiol
CCAA	California Clean Air Act
CCAP	Cache Creek Area Plan
CCIP	Cache Creek Improvement Program
CCR	California Code of Regulations
CCRMP	Cache Creek Resources Management Plan
CDFA	California Department of Food and Agriculture
CDFW	California Department of Fish and Wildlife
CDPH	California Department of Public Health
CDPR	California Department of Pesticide Regulation

CEC	California Energy Commission
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CESA	California Endangered Species Act
CGC	County Government Code
CH ₄	methane
CHL	California Historical Landmark
CHP	California Highway Patrol
CHRIS	California Historical Resources Information System
CLUO	Cannabis Land Use Ordinance
CLUP	Comprehensive Land Use Plan
CMP	Congestion Management Process
CNDDB	California Natural Diversity Database
CNEL	Community Noise Equivalent Level
CNPS	California Native Plant Society
CNRA	California Natural Resources Agency
CO	carbon monoxide
CO ₂	carbon dioxide
Coalition	Sacramento Valley Water Quality Coalition
County	Yolo County
CRHR	California Register of Historical Resources
CRPR	California Rare Plant Rank
CSD	community services district
CTR	California Toxics Rule
CUP	conditional use permit
CUPA	Certified Unified Program Agency
CVRWQCB	Central Valley Regional Water Quality Control Board
CWA	Clean Water Act
dB	decibels
DDT	dichlorodiphenyltrichloroethane
Delta	Sacramento–San Joaquin River Delta
diesel PM	exhaust from diesel engines
District	Sacramento-Yolo Mosquito Vector Control District
DOC	California Department of Conservation
DOT	U.S. Department of Transportation
Draft EIR	draft environmental impact report

D/T	Dilution-to-Threshold
DTSC	California Department of Toxic Substances Control
DWR	California Department of Water Resources
DWSC	Deep Water Ship Channel
EAD	Exposure Assessment Document
EAP	Energy Action Plan Update
ECA	Essential Connectivity Areas
EGU	electric generating units
EIS/EIR	Environmental Impact Statement/Environmental Impact Report
EMS	emergency medical services
EPA	U.S. Environmental Protection Agency
EPCRA	Emergency Planning and Community Right-to-Know Act
ESA	Endangered Species Act
ESA	Environmental Site Assessment
ESU	evolutionarily significant unit
FEMA	Federal Emergency Management Agency
FHWA	Federal Highway Administration
FMMP	Farmland Mapping and Monitoring Program
FPD	fire protection district
FSZ	Farmland Security Zone
GCI	Green Coast Industries
GHG	greenhouse gas
gpm	gallon-per-minute
GSA	groundwater sustainability agency
GSP	groundwater sustainability plan
HAP	hazardous air pollutants
HCP	Habitat Conservation Plan
HCP/NCCP	Habitat Conservation Plan/Natural Community Conservation Plan
HMIS	Hazardous Materials Inventory Statement
HMMP	Hazardous Materials Management Plan
Hot Spots Act	Air Toxics Hot Spots Information and Assessment Act of 1987
HRI	heat rate improvement
Hz	hertz

I-	Interstate
IEPR	Integrated Energy Policy Reports
LAFCo	Local Agency Formation Commission
lb	pounds
LCC	Land Capability Classification
LCFS	Low Carbon Fuel Standard
L _{dn}	Day-Night Level
LED	light-emitting diode
LEED	Leadership in Energy and Environmental Design
L _{eq}	Equivalent Continuous Sound Level
LID	low impact development
L _{max}	Maximum Sound Level
LOS	level of service
LRA	Local Responsibility Area
LSA Agreement	Lake and Streambed Alteration Agreement
MBTA	Migratory Bird Treaty Act
MCL	maximum contaminant level
mg/L	milligrams per liter
mPa	micro-Pascals
MS4	Municipal Separate Storm Sewer System
MTCO _{2e}	metric tons of carbon dioxide equivalent
MTIP	Metropolitan Transportation Improvement Program
MTP/SCS	Metropolitan Transportation Plan/Sustainable Communities Strategy
N ₂ O	nitrous oxide
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NCCP	Natural Community Conservation Plan
NCCPA	Natural Community Conservation Planning Act
NFPA	National Fire Protection Association
NHPA	National Historic Preservation Act of 1966
NMFS	National Marine Fisheries Service
NO	nitric oxide
NO ₂	nitrogen dioxide

NOP	Notice of Preparation
NO _x	nitrogen oxide
NPDES	National Pollutant Discharge Elimination System
NPPA	California Native Plant Protection Act
NRCS	Natural Resources Conservation Service
NRHP	National Register of Historic Places
NTR	National Toxics Rule
OAV	odor activity value
OCP	Odor Control Plan
OPR	California Governor's Office of Planning and Research
OPR	Governor's Office of Planning and Research
OSHA	Occupational Safety and Health Administration
OWTS	on-site wastewater treatment systems
ozone	photochemical smog
PG&E	Pacific Gas and Electric Company
PM	particulate matter
PM ₁₀	respirable particulate matter
PM _{2.5}	Fine particulate matter
Porter-Cologne Act	Porter-Cologne Water Quality Control Act
ppb	part per billion
PPV	peak particle velocity
PRC	Public Resources Code
Proposed Ordinance or CLUO	Yolo County proposed Cannabis Land Use Ordinance
RCD	risk characterization document
RCP	Representative Concentration Pathway
RCRA	Resource Conservation and Recovery Act
RMS	root-mean-square
ROG	reactive organic gases
RWQCB	regional water quality control board
SACOG	Sacramento Area Council of Governments
SAF Plan	State Alternative Fuels Plan
SB	Senate Bill
SECP	sediment and erosion control plan

SEMS	Standard Emergency Management System
SIP	State Implementation Plan
SIUR	Small Irrigation Use Registration
SO ₂	sulfur dioxide
SPL	sound pressure level
sq. ft.	square feet
SR	State Route
SRA	State Responsibility Area
STIP	California Statewide Transportation Improvement Program
SVAB	Sacramento Valley Air Basin
SWPPP	storm water pollution prevention plan
SWRCB	State Water Resources Control Board
TAC	toxic air contaminants
TAZ	traffic analysis zone
TCR	transportation concept report
THC	tetrahydrocannabinol
TIA	traffic impact analysis
TIS Guidelines	Yolo County Transportation Impact Study Guidelines
TMDL	total maximum daily load
TRI	Toxic Release Inventory
UAIC	United Auburn Indian Community
UC	University of California
UC Davis	University of California, Davis
UFSWS	U.S. Fish and Wildlife Service
USACE	U.S. Army Corps of Engineers
UST	underground storage tank
VCE	Valley Clean Energy
VdB	vibration decibels
VMТ	vehicle miles traveled
VOC	volatile organic compound
WDR	Waste Discharge Requirement
WSFD	West Sacramento Fire Department
WWTF	wastewater treatment facility

YCC	Yolo County Creative
YCEHD	Yolo County Environmental Health Division
YCFCWCD	Yolo County Flood Control and Water Conservation District
YCTD	Yolo County Transportation District
Yolo County Code	Yolo County Code of Ordinances
Yolo ILP	Yolo County Farm Bureau Irrigated Lands Program
YSAQMD	Yolo-Solano Air Quality Management District