COUNTY RECORDER
Filing Requested by:

Yolo County Dept. of Community Services
Attn: Aaron Brown, Assistant Planner
Name
292 W. Beamer Street
Address
Woodland, CA 95695
City, State, Zip

Filed in County Clerk's Office
Jesse Salinas
Yolo County - Clerk-Recorder
57-11172025-118
11/17/2025
FISH
Pages: 5
Fee: $ 50.00
By mbraun, Deputy

Notice of Determination

To: Yolo County Clerk
625 Court Street, B01
Woodland, CA 95695

Office of Land Use and Climate Innovation
1400 Tenth St., Rm 113
Sacramento, CA 95814

P.O. Box 3044
Sacramento, CA 95812-3044

Subject: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code and Section 15094 of the California Environmental Quality Act (CEQA) Guidelines

Project Title: ZF 2023-043 - White Wolf Farms Inc., Miranda Gardens, and Till Land LLC - Cannabis Use Permit

State Clearinghouse Number: 2018082055

Applicant: David J. Ostrach, 18671 County Road 96, Woodland, CA 95695

Property Owner: Paul Long, PO Box 152, Zamora, CA 95698

Project Location: 29371 County Road 12A, Zamora, CA 95698 (APN: 054-100-017)

Project Description: The Project is a Cannabis Use Permit to allow issuance of three cannabis cultivation licenses for White Wolf Farms Inc, Miranda Gardens, and Till Land LLC, to cultivate up to two acres of canopy each (six acres total on the property).

Notice: This is to advise that on November 13, 2025, the Yolo County Planning Commission took the following actions to approve this project: *received a staff presentation, held a public hearing, and received comments on the White Wolf Farms Inc., Miranda Gardens, and Till Land LLC - Cannabis Use Permit; determined the project is consistent with the Cannabis Land Use Ordinance Environmental Impact Report (SCH#2018082055), certified by the Board of Supervisors on September 14, 2021 (Resolution 21-211), and determined that no further environmental review is needed pursuant to Sections 15168(c), 15162, and 15183 of the CEQA Guidelines, and approved the Finding of CEQA Compliance; adopted the Findings in support of approval of the Project; approved the Cannabis Use Permit subject to, and as modified by the Conditions of Approval; and authorized the project applicant to apply for issuance of cannabis cultivation licenses.* Pursuant to Section 21152 of the PRC and Section 15094 of the CEQA Guidelines, the following determinations have been made:

1. The project as conditioned will NOT have a significant effect on the environment.
2. An Environmental Impact Report WAS prepared and certified pursuant to the provisions of CEQA.
3. Mitigation measures WERE integrated into the project through conditions of approval.
4. A Mitigation Monitoring and Reporting Plan was NOT adopted for the project.
5. A statement of overriding considerations WAS NOT adopted for the project.
6. Findings WERE made pursuant to the provisions of CEQA.

The County finds that adoption of the proposed project falls within the scope of the Yolo County Cannabis Land Use Ordinance (CLUO) Program Environmental Impact Report (EIR) (State Clearinghouse #2018082055) certified by the Board of Supervisors on September 14, 2021 (Resolution 21-111). Pursuant to CEQA Guidelines (California Code of Regulations, Title 14) Section 15168, the impacts associated with the proposed project were studied, and mitigation measures concerning such impacts were developed, in the CLUO EIR. No further environmental review is required because the County finds, based on substantial evidence in the record of proceedings, that: 1) approval of this project is a "later activity" associated with the CLUO EIR, as defined by subsection (c) of Section 15168; 2) no subsequent EIR is required pursuant to CEQA Guidelines Section 15162; and/or the project qualifies for streamlined environmental review pursuant to CEQA Guidelines Section 15183 due to consistency with zoning. All impacts associated with the approval of this project are within the

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scope of environmental review previously studied, and the requirements and mitigations incorporated into the CLUO adequately serve to mitigate the impacts associated with approval of this project.

This is to certify that the Final EIR including comments and responses, and the record of project approval, including the Program EIR Checklist/Project Initial Study, are available to the general public at the Community Services Department at 292 W. Beamer Street, Woodland, CA 95695, (530) 406-4717, aaron.brown@yolocounty.gov.

Signature (Public Agency): Aaron Brown Title: Assistant Planner

Date: 11/13/2025 Date Received for Filing at LCI: _____

Authority cited: PRC 21152 and 21167, and CEQA Guidelines 15094 and 15112.

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Yolo County Dept. of Community Services
Attn: Jeff Anderson, Senior Planner
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292 W. Beamer Street
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City, State, Zip

Notice of Determination

Filed in County Clerk's Office
Jesse Salinas
Yolo County - Clerk/Recorder

57-09142021-078

09/14/2021
FISH
Pages: 1
Fee: $ 3495.25

By jramirez, Deputy
[redacted]

To: Yolo County Clerk
625 Court Street, B01
Woodland, CA 95695

Office of Planning and Research
1400 Tenth St., Rm 113
Sacramento, CA 95814

Subject: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code and Section 15094 of the California Environmental Quality Act (CEQA) Guidelines

Project Title: Yolo County Cannabis Land Use Ordinance (CLUO)

State Clearinghouse Number: 2018082055

Applicant/Owner: Yolo County Community Services Department
292 West Beamer Street
Woodland, CA 95695
Lead Agency Contact: Jeff Anderson, Senior Planner; (530) 666-8043

Project Location: Countywide

Project Description: The Yolo County Cannabis Land Use Ordinance (CLUO) establishes comprehensive land use regulations for all cannabis activities including a conditional use permit requirement, zoning and site design requirements, and comprehensive development and operational standards. The CLUO expands allowed cannabis activities in the unincorporated County, and includes requirements for public noticing, buffers from identified sensitive land uses, caps on the number of operations and license types, and other performance standards. Amendment and/or addition of several policies of the Countywide General Plan, and of several other related County regulations, are included as a part of this action.

Notice: This is to advise that on September 14, 2021 the Yolo County Board of Supervisors approved: a Resolution to Certify the EIR, a Resolution to Amend the General Plan and Adopt the Mitigation and Monitoring Program; an Ordinance approving the CLUO; an Ordinance amending the Subdivision Regulations; and an Ordinance amending other sections of the Zoning Regulations. Pursuant to Section 21152 of the PRC and Section 15094 of the CEQA Guidelines, the following determinations have been made:

1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared and certified pursuant to the provisions of CEQA.
3. Mitigation measures were integrated into the CLUO.
4. A Mitigation Monitoring and Reporting Plan was adopted for the project.
5. A statement of overriding considerations was adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Final EIR including comments and responses, and the record of project approval, are available to the general public at the Yolo County Department of Community Services, 292 West Beamer Street, Woodland, CA 95695, (530) 666-8775, cannabis@yolocounty.org.

Signature (Public Agency): _____ Date: 9/14/21
Jeff Anderson, Senior Planner

Date Received for Filing at OPR: _____

Authority Cited: PRC 21152 and 21167, and Guidelines 15094 and 15112

POSTED SEP 14 2021 TO OCT 16 2021

State of California - Department of Fish and Wildlife
2021 ENVIRONMENTAL FILING FEE CASH RECEIPT
DFW 753.5a (REV. 01/01/21) Previously DFG 753.5a

RECEIPT NUMBER:	57-09142021-078
STATE CLEARINGHOUSE NUMBER *(If applicable)*	2018082055

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
YOLO COUNTY DEPARTMENT COMMUNITY	jeff.anderson@yolocounty.org	09/14/2021

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
YOLO	

PROJECT TITLE
YOLO COUNTY CANNABIS LAND USE ORDINANCE (CLUO)

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
YOLO COUNTY DEPARTMENT COMMUNITY	jeff.anderson@yolocounty.org	(530) 666-8043

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
292 W BEAMER STREET	WOODLAND	CA	95695

PROJECT APPLICANT *(Check appropriate box)*

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

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR)	$3,445.25	$ $3,445.25
☐ Mitigated/Negative Declaration (MND)(ND)	$2,480.25	$
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,171.25	$

☐ Exempt from fee
- ☐ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)

☐ *Fee previously paid (attach previously issued cash receipt copy)*

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$
☒ County documentary handling fee		$ $50.00
☐ Other		$

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other **TOTAL RECEIVED** $ $3,495.25

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X	Josie Ramirez, Deputy County Clerk-Recorder

ORIGINAL - PROJECT APPLICANT COPY - CDFW/ASB COPY - LEAD AGENCY COPY - COUNTY CLERK DFW 753.5a (Rev. 06012020)

Yolo County County
Jesse Salinas, Clerk/Recorder
625 Court Street - Room 801
P.O. Box 1130
Woodland, CA 95776-1130
530-666-8130

Receipt: 21-19000

Product	Name	Extended
FISH	FISH AND WILDLIFE FILING	$3,495.25
# Pages		1
Document #		57-09142021-078
Document Info		YOLOCOUNTYDEPARTMENT COMMUNITY SERVICES
Filing Type		EIR
State Fee Prev Charged		false
No Charge Clerk Fee		false
Total		$3,495.25
Tender (On Account)		$3,495.25

Account # 137
Account Name YOLOCOUNTY
Customer Name COMMUNITY SERVICES
Balance $4,215.25

Thank you

9/14/21 3:30 PM jramirez

State of California - Department of Fish and Wildlife

2025 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER: 57-11172025-118

STATE CLEARINGHOUSE NUMBER *(If applicable)*: 2018082055

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
YOLO COUNTY COMMUNITY SERV	aaron.brown@yolocounty.gov	11/17/2025

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
YOLO	

PROJECT TITLE

ZF 2023-043- WHITE WOLF FARMS INC., MIRANDA GARDENS, AND TILL LAND LLC - CANNABIS USE PERMIT

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
DAVID J. OSTRACH	aaron.brown@yolocounty.gov		(530) 406-4717
PROJECT APPLICANT ADDRESS	**CITY**	**STATE**	**ZIP CODE**
292 WEST BEAMER ST	WOODLAND	CA	95695

PROJECT APPLICANT *(Check appropriate box)*

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

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR)	$4,123.50	$
☐ Mitigated/Negative Declaration (MND)(ND)	$2,968.75	$
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,401.75	$

☐ Exempt from fee

- ☐ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)

☒ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$
☒ County documentary handling fee		$ $50.00
☐ Other		$

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other **TOTAL RECEIVED** $ $50.00

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

ORIGINAL - PROJECT APPLICANT COPY - CDFW/ASB COPY - LEAD AGENCY COPY - COUNTY CLERK DFW 753.5a (Rev. 01012025)

State of California - Department of Fish and Wildlife

2025 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER: 57-11172025-118

STATE CLEARINGHOUSE NUMBER *(If applicable)*: 2018082055

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
YOLO COUNTY COMMUNITY SERV	aaron.brown@yolocounty.gov	11/17/2025

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
YOLO	

PROJECT TITLE

ZF 2023-043- WHITE WOLF FARMS INC., MIRANDA GARDENS, AND TILL LAND LLC - CANNABIS USE PERMIT

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
DAVID J. OSTRACH	aaron.brown@yolocounty.gov	(530) 406-4717

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
292 WEST BEAMER ST	WOODLAND	CA	95695

PROJECT APPLICANT *(Check appropriate box)*

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☐ Other		$

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

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012025)

Yolo County County
Jesse Salinas, Clerk-Recorder
625 Court Street, Room B01
P.O. Box 1130
Woodland, CA 95776-1130
530-666-8130

Receipt: 25-24285

Product	Name	Extended
FISH	FISH AND WILDLIFE FILING	$50.00
	# Pages	5
	Document #	57-11172025-118
	Document Info	YOLOCOUNTYCOMMUNITYSERV
	Filing Type	EIR
	State Fee Prev Charged	true
	No Charge Clerk Fee	false
Total		$50.00

Tender (On Account)	$50.00
Account #	137
Account Name	DEF - YOLO COUNTY
Customer Name	YOLOCOUNT /COMMSERV
Balance	$3,810.00
Comments	NOD

Thank you

11/17/25, 1:07 PM PST mbraun
Workstation: ACE-REC-035