

COUNTY RECORDER
Filing Requested by:

Yolo County Dept. of Community Services

Attn: Tracy Gonzalez, Associate 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

57-11172025-117

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: ZF2023-041 - Yolo Gardens - Cannabis Use Permit

State Clearinghouse Number: 2018082055

Applicant: Jack Brown, Yolo Gardens, 36459 County Road 21, Woodland, CA 95695

Property Owner: Golden State Ranch Properties, LLC, 36459 County Road 21, Woodland, CA 95695

Project Location: 36459 County Road 21, Woodland, CA 95695 (APN: 025-130-027)

Project Description: The Project is a Cannabis Use Permit to allow issuance of a cannabis cultivation license for up to two acres of canopy for Yolo Gardens.

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 Yolo Green 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 denied a buffer exception to allow cannabis cultivation within ±530 feet of an offsite legal residence, and directed the applicant to submit a revised site plan to the Department of Community Services that meets the applicable buffers.* 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

NOV 17 2025

POSTED _____ TO _____

CEQA Guidelines Section 15183 due to consistency with zoning. All impacts associated with the approval of this project are within the 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) 666-8803, Tracy.Gonzalez@yolocounty.gov.

Signature (Public Agency): Tracy L. Gonzalez Title: Associate Planner

Date: 11/17/2025 Date Received for Filing at LCI: _____

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



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:
57-11172025-117

STATE CLEARINGHOUSE NUMBER (If applicable)
2018082055

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY YOLO COUNTY COMMUNITY SERV	LEAD AGENCY EMAIL tracy.gonzalez@yolocounty.gov	DATE 11/17/2025
COUNTY/STATE AGENCY OF FILING YOLO	DOCUMENT NUMBER	

PROJECT TITLE

ZF2023-041-YOLO GARDENS - CANNABIS USE PERMIT

PROJECT APPLICANT NAME JACK BROWN	PROJECT APPLICANT EMAIL tracy.gonzalez@yolocounty.gov	PHONE NUMBER (530) 666-8803
PROJECT APPLICANT ADDRESS 292 WEST BEAMER ST	CITY WOODLAND	STATE CA
		ZIP CODE 95695

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR) \$4,123.50 \$ _____
☐ 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 X 	AGENCY OF FILING PRINTED NAME AND TITLE Morgan Braun, Deputy County Clerk-Recorder
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COUNTY RECORDER
Filing Requested by:

Yolo County Dept. of Community Services

Attn: Jeff Anderson, Senior Planner

Name

292 W. Beamer Street

Address

Woodland, CA 95695

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 Jaramirez, Deputy



To: Yolo County Clerk Office of Planning and Research
625 Court Street, B01 1400 Tenth St., Rm 113
Woodland, CA 95695 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):

Jeff Anderson, Senior Planner

Date:

9/14/21

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

YOLO COUNTY DEPARTMENT COMMUNITY

LEAD AGENCY EMAIL

jeff.anderson@yolocounty.org

DATE

09/14/2021

COUNTY/STATE AGENCY OF FILING
YOLO

DOCUMENT NUMBER

PROJECT TITLE

YOLO COUNTY CANNABIS LAND USE ORDINANCE (CLUO)

PROJECT APPLICANT NAME

YOLO COUNTY DEPARTMENT COMMUNITY

PROJECT APPLICANT EMAIL

jeff.anderson@yolocounty.org

PHONE NUMBER

(530) 666-8043

PROJECT APPLICANT ADDRESS

292 W BEAMER STREET

CITY

WOODLAND

STATE

CA

ZIP CODE

95695

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR)	\$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

Josie Ramirez, Deputy County Clerk-Recorder



State of California - Department of Fish and Wildlife
**2025 ENVIRONMENTAL DOCUMENT FILING FEE
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		ZIP CODE 95695

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☒ County documentary handling fee		\$ _____ \$50.00
☐ Other		\$ _____

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other

TOTAL RECEIVED \$ _____ \$50.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

Morgan Braun, Deputy County Clerk-Recorder