

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

57-11182024-142

11/18/2024
FISH
Pages: 5
Fee: \$ 50.00

By mbraun, Deputy



Notice of Determination

To: Yolo County Clerk Office of Planning and Research
625 Court Street, B01 1400 Tenth St., Rm 113 P.O. Box 3044
Woodland, CA 95695 Sacramento, CA 95814 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: ZF2023-044- S&R Pharms, LLC, and Apex Agriculture, LLC – Cannabis Use Permit

State Clearinghouse Number: 2018082055

Applicant: Ross Haley, S&R Pharms, LLC/Apex Agriculture, LLC, 3705 Seaport Blvd, STE 12, West Sacramento, CA 95961

Property Owner: Maupin Ranch Properties, LLC, 4441 Granite Drive, STE 102, Rocklin, CA 95677

Project Location: 20750 County Road 103, Woodland, CA 95776 (APN:042-030-006)

Project Description: The Project is a Cannabis Use Permit to allow issuance of cannabis cultivation licenses for up to two acres of canopy each for colocation of S&R Pharms, LLC, and Apex Agriculture, LLC, for a total of four acres of cannabis canopy, and issuance of self-distribution licenses.

Notice: This is to advise that on November 14, 2024, 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 collocated S&R Pharms, LLC and Apex Agriculture, 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; authorized the project applicants to apply for issuance of cannabis cultivation licenses to cultivate up to two acres of canopy each, and authorized the applicants to apply for issuance of self-distribution 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

POSTED 11/18/24 TO

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 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 J. Gonzalez Title: Associate Planner

Date: 11/18/2024 Date Received for Filing at OPR: _____

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



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER:
 57-11182024-142

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 11/18/2024
COUNTY/STATE AGENCY OF FILING YOLO	DOCUMENT NUMBER	

PROJECT TITLE
 ZF2023-044- S&R PHARMS, LLC, AND APEX AGRICULTURE, LLC- CANNABIS USE PERMIT

PROJECT APPLICANT NAME YOLO COUNTY COMMUNITY SERV	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)

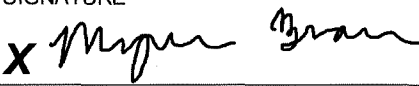
Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$4,051.25 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$2,916.75 \$ _____
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,377.25 \$ _____
- 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** \$ _____ \$50.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Morgan Braun, Deputy County Clerk-Recorder
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Yolo County County
 Jesse Salinas, Clerk-Recorder
 625 Court Street, Room B01
 P. O. Box 1130
 Woodland, CA 95776-1130
 530-666-8130

Receipt: 24-22760

Product Name	Extended
FISH FISH AND WILDLIFE FILING	\$50.00
#Pages	5
Document #	57-11182024-142
Document into 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	DEPT OF COMMUNITY SERVICES
Balance	\$3,316.75
Comments	NOI

Thank you

11/18/24 12:36 PM PST mbraun
 Workstation: ACE-REC-035

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

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



Notice of Determination

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):  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 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:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,445.25	\$	\$3,445.25
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,480.25	\$	
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,171.25	\$	
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	
<input checked="" type="checkbox"/> County documentary handling fee		\$	\$50.00
<input type="checkbox"/> 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
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Yolo County County
 Jesse Salinas, Clerk/Recorder
 825 Court Street - Room 861
 P.O. Box 1130
 Woodland, CA 95776-1130
 530-666-8130

Receipt: 21-19900

Product	Name	Extended
FISH	FISH AND WILDLIFE FILING	\$3,495.25
	#Pages	1
	Account #	510914201676
	Document title	YOLO COUNTY DEPARTMENT COMMUNITY SERVICES
	Filing Type	EIF
	State Fee Paid	false
	Charged	
	Debit Charge Clerk	false
	Fee	
Total		\$3,495.25
Tender (On Account)		\$3,495.25
	Account #	107
	Account Name	YOLO COUNTY
	Customer Name	COMMUNITY SERVICES
	Balance	\$4,215.25

Thank you

9/14/21 3:39 PM jramirez