

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

57-04152025-041

04/15/2025  
FISH  
Pages: 6  
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:** ZF2023-046 – Kind Farms LLC - Cannabis Use Permit

**State Clearinghouse Number:** 2018082055

**Applicant:** Thomas Sheridan et al. 1025 Joellis Way Ste 150, Sacramento, CA 95815

**Property Owner:** Kind Farms LLC, 21531 County Road 89, Winters, CA 95694

**Project Location:** 21531 County Road 89, Winters, CA 95694 (APN: 050-100-040)

**Project Description:** The Project is a Cannabis Use Permit to allow issuance of a cannabis cultivation license for up to two acres of cannabis canopy, and a self-distribution license.

**Notice:** This is to advise that on April 10, 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 Kind Farms- 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 license issuance of a cannabis cultivation license and a self-distribution license. 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

APR 15 2025

POSTED \_\_\_\_\_ TO \_\_\_\_\_

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](mailto:aaron.brown@yolocounty.gov).

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

Date: 04/10/2025 Date Received for Filing at OPR: \_\_\_\_\_

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

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  
[Redacted Signature]

## 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](mailto: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:**

<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)			
<hr/>			
<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 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	YOLO COUNTY DEPARTMENT COMMUNITY SERVICES
	Filing Type	EIR
	State Fee Prev	false
	Charged	
	No Charge Clerk	false
	Fee	
<b>Total</b>		<b>\$3,495.25</b>
<b>Tender (On Account)</b>		<b>\$3,495.25</b>
Account #	137	
Account Name	YOLO COUNTY	
Customer Name	COMMUNITY SERVICES	
Balance	\$4,215.25	

Thank you

9/14/21 3:39 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:  
57-04152025-041

STATE CLEARINGHOUSE NUMBER (if applicable)  
2018082055

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY YOLO COUNTY COMMUNITY SERV	LEAD AGENCY EMAIL aaron.brown@yolocounty.gov	DATE 04/15/2025
COUNTY/STATE AGENCY OF FILING YOLO		DOCUMENT NUMBER

PROJECT TITLE  
ZF2023-046 - KIND FARMS LLC - CANNABIS USE PERMIT

PROJECT APPLICANT NAME YOLO COUNTY COMMUNITY SERV	PROJECT APPLICANT EMAIL aaron.brown@yolocounty.gov	PHONE NUMBER (530) 406-4717
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)

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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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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: 57-04152025-041
STATE CLEARINGHOUSE NUMBER (If applicable) 2018082055

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY YOLO COUNTY COMMUNITY SERV	LEAD AGENCY EMAIL aaron.brown@yolocounty.gov	DATE 04/15/2025
COUNTY/STATE AGENCY OF FILING YOLO	DOCUMENT NUMBER	

PROJECT TITLE  
ZF2023-046 - KIND FARMS LLC - CANNABIS USE PERMIT

PROJECT APPLICANT NAME YOLO COUNTY COMMUNITY SERV	PROJECT APPLICANT EMAIL aaron.brown@yolocounty.gov	PHONE NUMBER (530) 406-4717
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     \$ \_\_\_\_\_
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- 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 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  
530-686-6130

Receipt: 25-7730

Product	Name	Extended
FISH	FISH AND WILDLIFE FILING	\$50.00
	# Pages	6
	Document #	57-04152025-041
	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 YOLOCOUNTYCOMMSERV  
Balance \$3,288.75  
Comments HOD-BINDFARMS

Thank you

4/15/25 12:47 PM PST mbraun  
Workstation: ACE-REC-035